

8660 EAST HARTFORD DRIVE • SCOTTSDALE, ARIZONA 85255



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87,000 SF CLASS "A" OFFICE BUILDING

Available For Lease
PERIMETER GATEWAY III

Scottsdale

Area Amenities

- In the heart of the prestigious 260-acre Perimeter Center business office park
- The Scottsdale Municipal Airport and the Scottsdale Airpark
- Nestled near the base of the McDowell Mountains in the beautiful Sonoran Desert
- Resort hotels including The Boulders, Fairmont Princess, Hyatt Regency Scottsdale at Gainey Ranch, Four Seasons, JW Marriott Desert Ridge Resort and Westin Kierland Resort
- World renowned residential golf communities including DC Ranch, Grayhawk, Desert Mountain, Desert Highlands, Gainey Ranch, McCormick Ranch, Estancia, Terravita, Troon, Troon North and the Tournament Players Club (home of the FBR Open)
- An abundance of retail centers and shopping malls that provide everything from fine dining to high-end retail



another fine development of
DESERT TROON COMPANIES



3200 East Camelback Road
Suite 100
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(602) 956-7777
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Available For Lease

SCOTTSDALE AIRPARK

TOURNAMENT PLAYERS CLUB

SCOTTSDALE PRINCESS RESORT



PERIMETER GATEWAY III

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Building Features

- Class "A" office project located within Perimeter Center
- New to market
- Zoning: I-1, Business Park
- Parking: ±600-car above-grade parking structure
- Direct Loop 101/Pima Freeway access
- Prominent building identification
- Terrific exterior views of McDowell Mountains
- Tenant flexibility, as landlord currently owns and manages ±1.3 million SF at this location of office space in and around Perimeter Center

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Perimeter Gateway III

ADDRESS:	8660 East Hartford Drive Scottsdale, AZ 85255	
TOTAL BUILDING SIZE:	83,821 SF	
SPACE AVAILABLE:	Floor 1	18,351 RSF
	Floor 2	26,401 RSF
	Floor 3	10,000 RSF
MAXIMUM CONTIGUOUS:	83,237 SF	
MINIMUM CONTIGUOUS:	2,500 SF	
LEASE RATE:	\$26.00 / Full Service	
PARKING:	\$65.00 Covered, Reserved - per stall, per month	
	\$45.00 Covered, Unreserved - per stall, per month	
T.I. ALLOWANCE:	Negotiable	
COMMENTS:	Landmark building in the heart of the prestigious 260 acre business office park. The site is nestled near the base of the McDowell Mountains. There is an abundance of retail centers and shopping malls that provide everything from fine dining to high-end retail.	

Exclusively Presented By:

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