

# Sublease Available

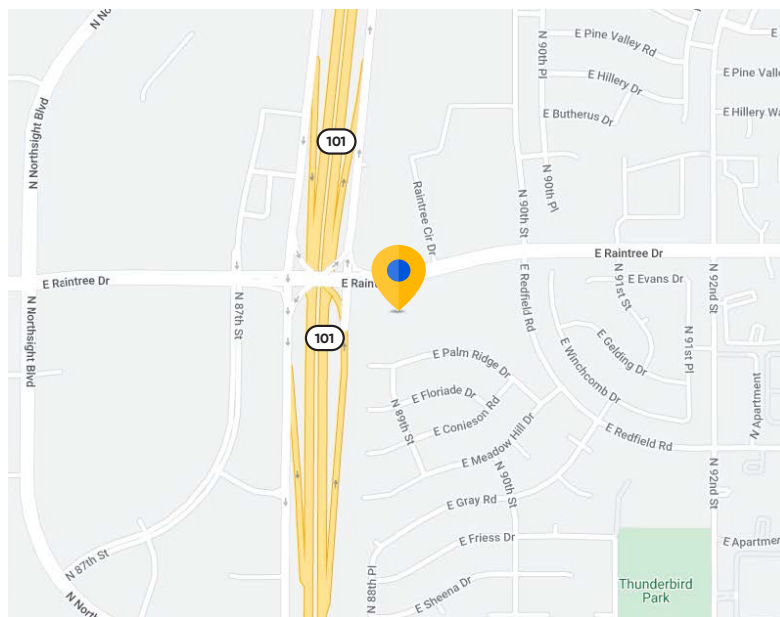


## Raintree Office Center 8801 E Raintree Dr., Suite 200, Scottsdale, AZ

### Space Profile

<b>Premises</b>	Suite 200
<b>RSF</b>	9,431 RSF
<b>Rental Rate</b>	Withheld
<b>Availability</b>	Q2, 2024
<b>Term</b>	Flexible (Call for Details)
<b>Building Class</b>	A
<b>Submarket</b>	Scottsdale Airpark
<b>Built</b>	2001
<b>Parking</b>	5.5/1000

### Map



Newly available office suite next door to a national consulting firm in prime Scottsdale location at the Loop 101 and Raintree.

Finance, technology, real estate, consulting, and medical firms create a strong office ecosystem. Multiple hotel, resort, and dining options for business visitors with easy access to Sky Harbor Airport. Time-saving location for employees with ample parking and short distance to lunch spots, Costco, Target, car repair, daycare, and more.

### For More Information



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**Suite 200 | 9,431 RSF**

**Actual Floor Plan**



**Space Features**

(3) Meeting Rooms, (3) Private Offices, (3) Stalls in each Women’s/Men’s Private Restrooms, (1) Reception, (1) Break Area, (1) Lounge Area, (1) Game Room, and (1) Electrical Room

**Suite 200 | 9,431 RSF**

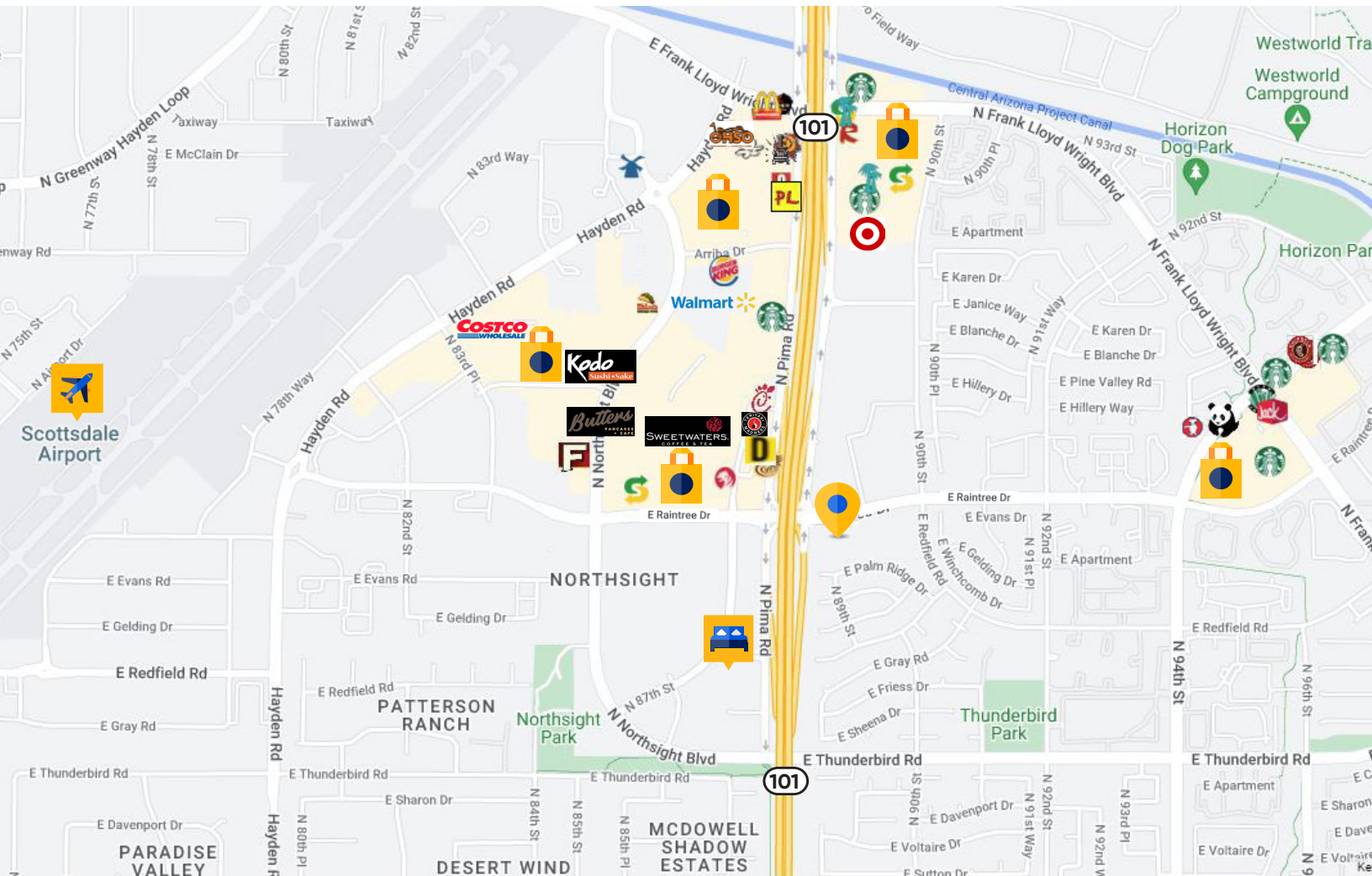
**Hypothetical Floor Plan**



**Space Features**

(53) 6x6 Workstations (Not included), (3) Meeting Rooms, (8) Private Offices, (3) Stalls in each Women’s/Men’s Private Restrooms, (1) Reception, (1) Break Area, (1) Lounge Area, (1) Game Room, (1) Electrical Room, and (1) IT/Closet Area

# Amenity-rich area



## Area Amenities

Amenity-rich location including: Chick-Fil-A, Dutch Bros, Wildflower, Pei Wei, Oreganos, O.H.S.O. Brewery, Teriyaki Madness, Panera Bread, Kodo Sushi + Sake, Starbucks, Butters Pancakes + Cafe, Jimmy Johns, Sweetwater Coffee & Tea, Costco, Target, and Walmart

Within close proximity to Princess Resort, Scottsdale Four Seasons, Hyatt at Gainey Ranch, the Westin Kierland Resort, and Scottsdale Airpark

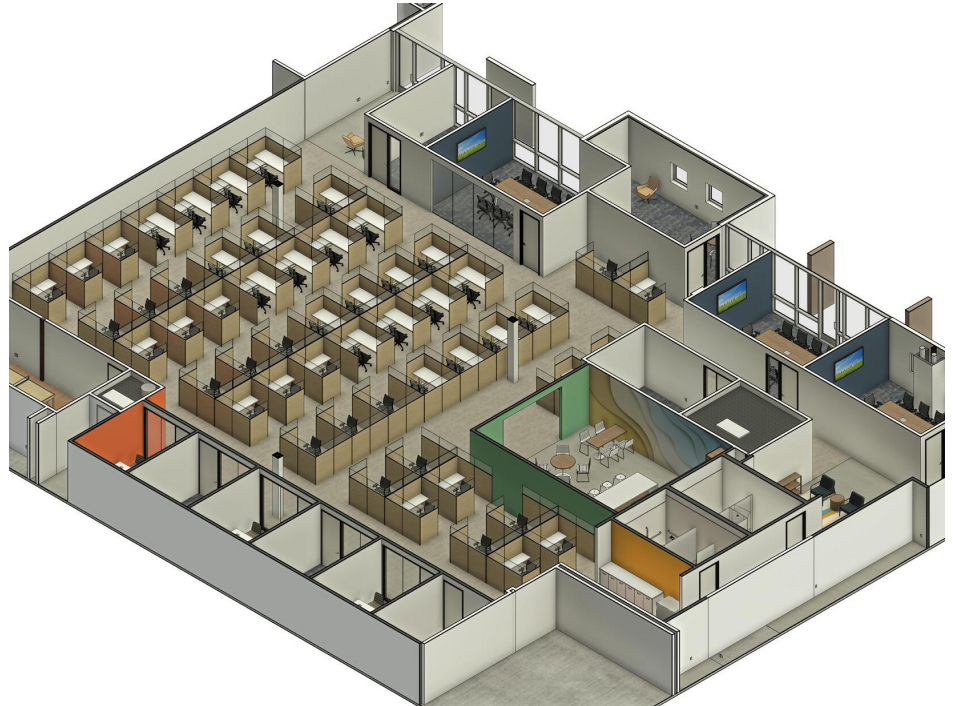
The Raintree Office Center features excellent access and exposure to Loop 101



**Raintree Office Center**  
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Scottsdale, AZ

**Rendering of Hypothetical Layout**

**Suite 200 | 9,431 RSF**



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