

# Indian Bend Corporate Centre

## 8151 East Indian Bend Road

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<b>LOCATION:</b>	8151 East Indian Bend Road, Scottsdale, AZ Building 9
<b>AVAILABLE:</b>	+ / - 1,527 - 6,563 SF (divisible)
<b>OCCUPANCY:</b>	Immediate
<b>RENTAL RATE:</b>	\$27 per rentable square foot, Full Service
<b>T.I. ALLOWANCE:</b>	As-is (See attached floor plan)
<b>LOAD FACTOR:</b>	0%
<b>PARKING:</b>	4 per 1,000 square feet
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Excellent access to the Loop 101</li><li>• Located on Silverado Golf Course in the heart of Scottsdale</li><li>• Incredible golf course views</li><li>• Walking distance to restaurants, shops, athletic club, and entertainment</li><li>• Located within one mile of over 1 million square feet of retail amenities (Scottsdale Pavilions)</li><li>• Unlimited common area use including conference room, interior restrooms, and reception area</li><li>• Extensive glass line</li><li>• Ability to build additional offices</li></ul>

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**For more information please contact:**



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