



PIMA CENTER

9015 East Pima Center Parkway
Scottsdale, Arizona 85258

16,802 SF Sublease Available

Flex/Showroom/Warehouse/Office



For more information contact:

RICK COLLINS
480.362.9503

rcollins@rossbrown.com

CURTIS BROWN
480.362.95001

cbrown@rossbrown.com

PROPERTY FEATURES:

- ◆ 21,094 SF Building
- ◆ 16,802 SF Available (Suites 2-6)
- ◆ 5 Grade Level Doors
- ◆ 16' Clear Height
- ◆ 3.4/1,000 Parking
- ◆ 200A, 277/480V 3P, 4W Power per bay
- ◆ Fully Sprinklered Warehouse
- ◆ Common Area Restrooms
- ◆ Shell Condition Currently
- ◆ Tremendous Visibility

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein.

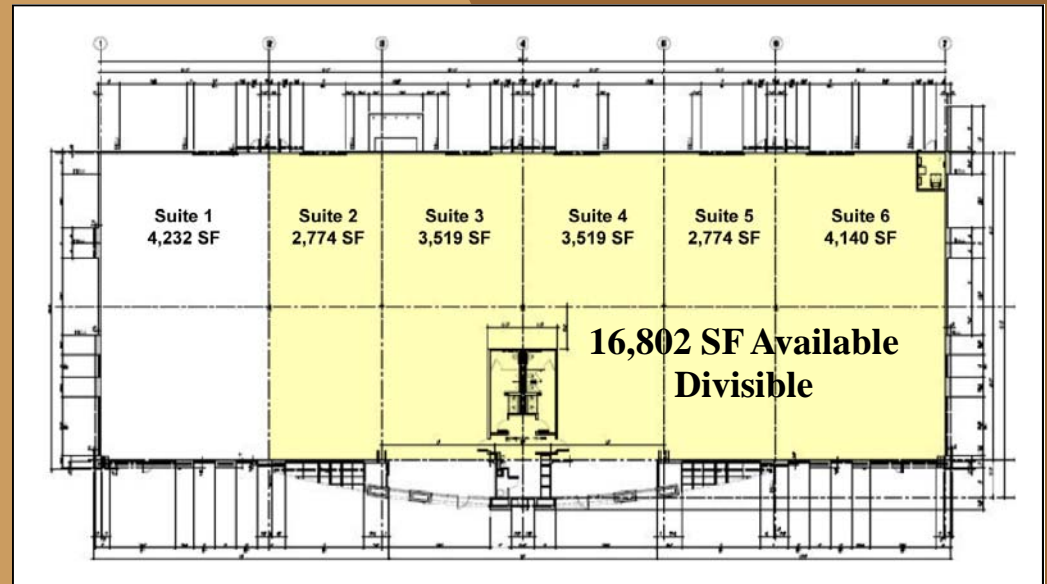
**ROSS
BROWN**

A REAL ESTATE SERVICES COMPANY

PIMA CENTER

LOCATION FEATURES:

- ◆ Part of a 209-acre master planned mixed use business park
- ◆ Two full diamond interchanges on Loop 101
- ◆ Superior ingress/egress to surrounding surface streets
- ◆ Immediate access to Scottsdale amenities



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PIMA CENTER

9035 East Pima Center Parkway
Scottsdale, Arizona 85258

Available Lease

Suites Available For Immediate Occupancy



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PROPERTY FEATURES:

- ◆ 44,426 SF Building - *Availabilities Below*
- ◆ Suite 3 - 2,540 SF with 736 SF Office
- ◆ Suite 4 - 3,094 SF 100% A/C Office
- ◆ Suite 6 - 2,739 SF 100% A/C Showroom
- ◆ Suite 8 - 3,903 SF with 1,200 SF Office
- ◆ Suite 11 - 3,039 SF with 1,800 SF Office
- ◆ 1 Grade Level Door per bay
- ◆ 16' Clear Height
- ◆ 200A, 277/480V 3P, 4W Power per bay
- ◆ Fully Sprinklered Warehouse
- ◆ Professional Business Park Setting

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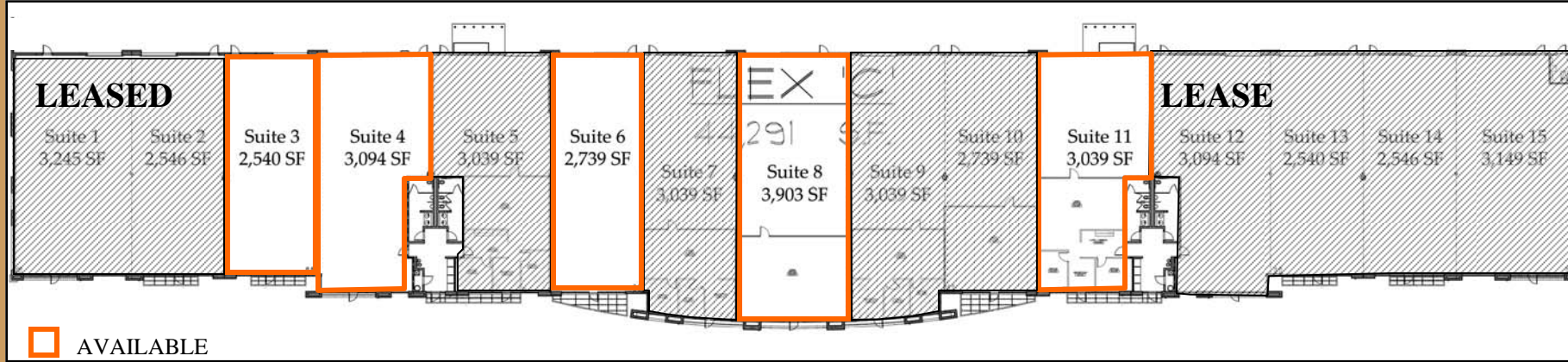
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PIMA CENTER

FLEX BUILDING B

9045 East Pima Center Parkway
Arizona 85258

Available for Lease - Suites 1-2

*±8,000 SF Built Out Office—50% Private, 50% Open
Available For Immediate Occupancy*



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PROPERTY FEATURES:

- ◆ 20,818 SF Building
- ◆ ±8,000 SF Office Space Available
- ◆ Parking Ratio: 3.4:1000
(Covered Parking Available)
- ◆ Common Area Restrooms
- ◆ 2 Grade Level Doors Can be Exposed
- ◆ 16' Clear Height Above Ceiling Grid
- ◆ Professional Business Park Setting

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