

 PIMACENTER

# ACACIA 2C

8444 N. 90TH STREET,  
SCOTTSDALE, AZ

8444

EXCLUSIVELY  
REPRESENTED BY

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

OWNED BY

 LPC  
Real Estate Corp



SINGLE-STORY  
CORPORATE  
OFFICE PARK



PROMINENT BUILDING  
VISIBILITY AND EASY ACCESS  
FROM THE LOOP 101 FREEWAY



MINUTES FROM SKY HARBOR  
AIRPORT AND TEMPE, PHOENIX,  
SCOTTSDALE AMENITIES



FULL DIAMOND  
INTERCHANGE AT  
VIA DE VENTURA



ACCESS TO FULLY  
REDUNDANT SONNET RING  
FIBER LOOP



LOW LOAD  
FACTOR



EXTERIOR  
BUILDING SIGNAGE



4.5:1000  
PARKING RATIO





## ABOUT

# SCOTTSDALE

The City of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals more than 241,000 residents. Scottsdale has three distinct districts. South Scottsdale, which encompasses Old Town Scottsdale, is the premier entertainment and tourism segment. South Scottsdale features hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Neiman Marcus, Barney's New York and Tiffany).

Central Scottsdale is the affluent residential and business hub in Scottsdale, with master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 employees within five miles. Our site is located on the reservation near the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road.



ABUNDANT WALKABLE  
AMENITIES



WORLD CLASS GOLF  
& RECREATION



HIP HOTELS  
& RESORTS



NINE MILLION  
VISITORS PER YEAR





### SCOTTSDALE FIESTA SHOPPING CENTER

FLOWER CHILD A FOOD REVOLUTION | SUPERCUTS every time | SCOTTSDALE AIRPORT B.L.

SUBWAY | POPEYES LOUISIANA KITCHEN | STARBUCKS COFFEE | TACO BELL | WHATABURGER

### THE BLOCK AT PIMA CENTER

néktar | STARBUCKS COFFEE | TEXAS | Jockey Mike's | White Castle | SPINATO'S PIZZERIA | HOME 2 SUITES BY HILTON | tru

### Medieval Times DINNER & TOURNAMENT

### SALT RIVER FIELDS AT TALKING STICK THE PAVILIONS AT TALKING STICK

### TOPGOLF

### TALKING STICK RESORT

### Hampton Inn

### DAYS INN

### BUTTERFLY WONDERLAND





## CONTACT US

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