

**CBRE**

Professional Office Available  
For Lease - ±1,112 SF



8350 E Raintree Dr  
Suite 235  
Scottsdale, AZ 85260

# RAINTREE CROSSING



# Project Highlights

Raintree Crossing buildings are ±75,137 SF professional/medical office condo park with available custom built-out office space in an upscale North Scottsdale trade area offering a secure second floor location with beautiful mountain views!

## PROPERTY SUMMARY

Building Size	±38,084 SF	
Stories	2	
Year Built	2006	
Zoning	C-4, Scottsdale	
Parking	4.0/1000 SF <i>covered reserved available</i>	
Availability	Suite 235	±1,112 SF
Lease Rate	\$24.00/SF	modified gross net Janitorial

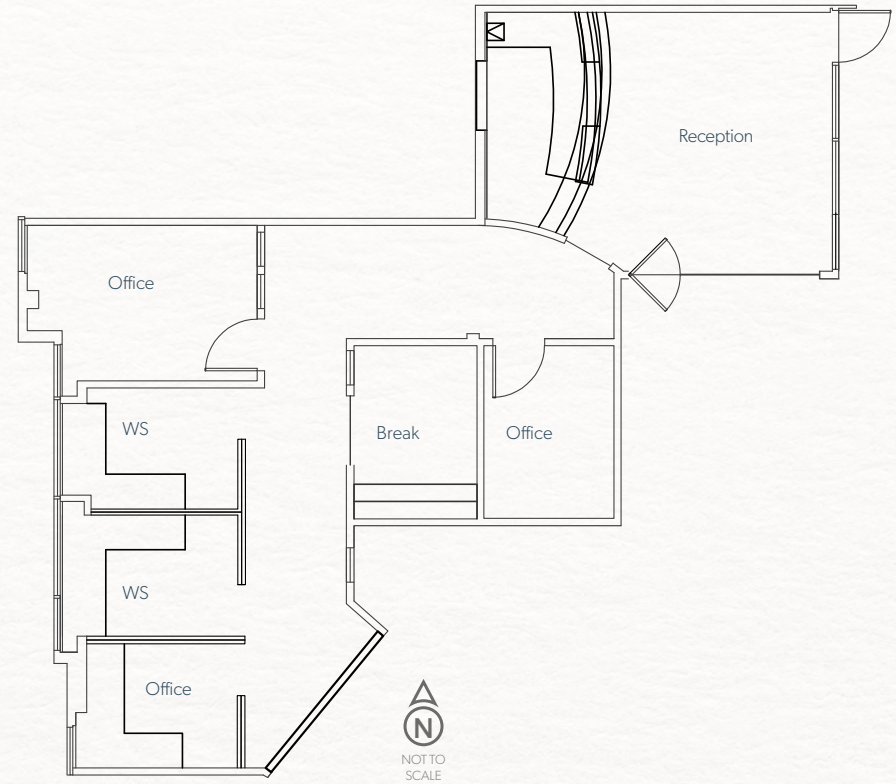


- Professionally designed high-end office
- Endcap space with three sides of energy efficient glass extensive natural light throughout
- Built-in space efficient office partitions with glass dividers and audio-visual package
- Fully furnished and decorations convey with the property
- Intelligent temperature management system
- Easy access to common area elevator and restrooms

# Location



SUITE 235  
±1,112 SF



## DEMOGRAPHICS

2024	Employees	Avg HH Income	Median Age
1 mile radius	33,027	\$177,063	49.0
3 mile radius	113,517	\$165,787	45.7
5 mile radius	179,479	\$168,913	47.3

Source: esri

## TRAFFIC COUNTS

Raintree Dr & Loop 101	±30,730 vpd
Raintree Dr & Hayden Rd	±10,430 vpd

Source: mpsi



 Scottsdale

 THE PROMENADE  
SCOTTSDALE

THE WESTIN  
KIERLAND  
RESORT & SPA  
PHOENIX-SCOTTSDALE

 SCOTTSDALE  
QUARTER

Scottsdale Airport

WESTWORLD  
OF SCOTTSDALE

**SITE**

# RAINTREE CROSSING

8350 E Raintree Dr | Suite 235 | Scottsdale, AZ 85260

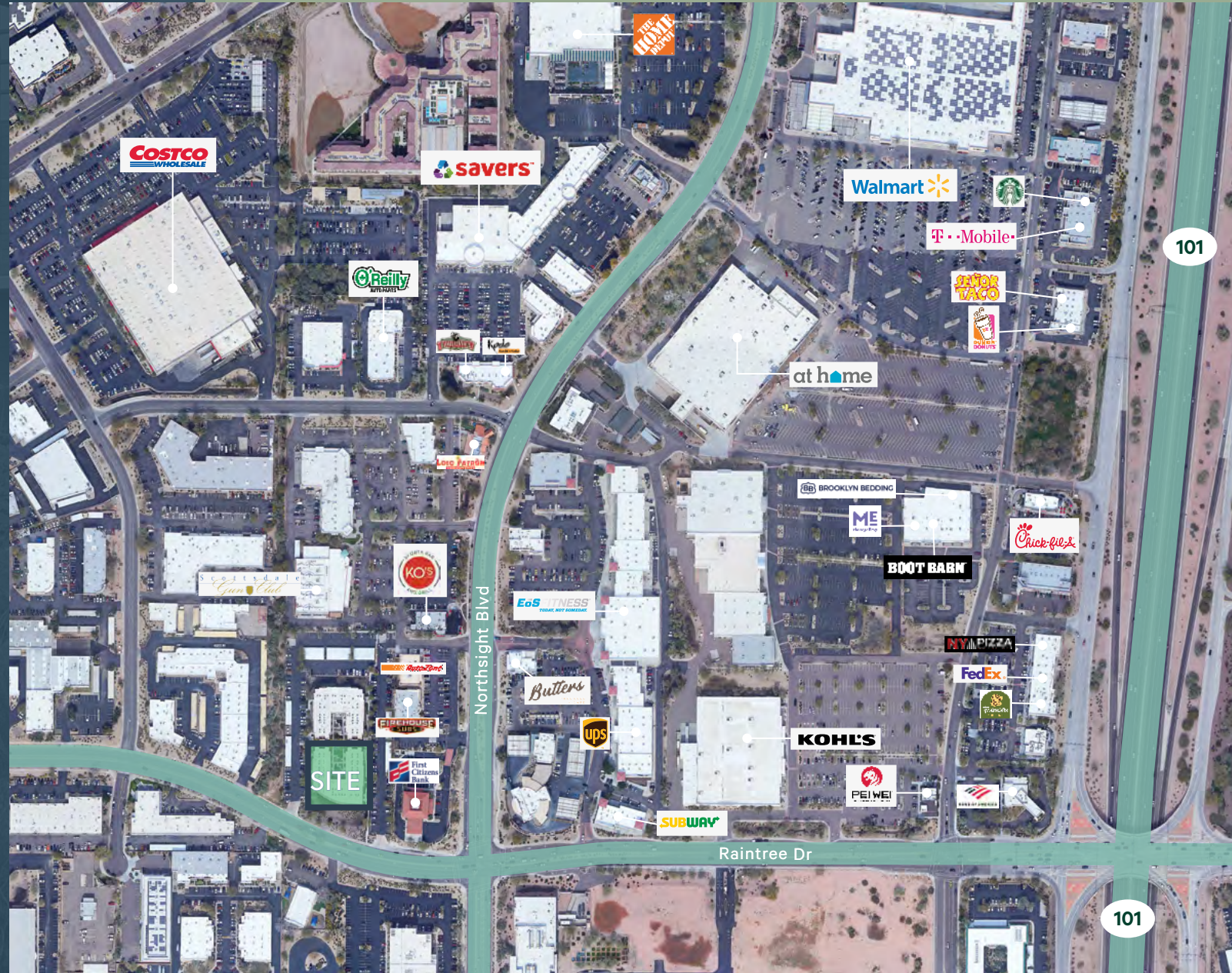
## CONTACT US:

**Philip Wurth, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com

**Ethan Diedrichsen**

+1 402 689 3895  
ethan.diedrichsen@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

