

STANDALONE NORTH SCOTTSDALE OFFICE BUILDING

8712 E Vista Bonita Dr
Scottsdale, AZ 85255





INVESTMENT SUMMARY

Beautifully Updated Standalone Office Building in North Scottsdale

This 2,980 sq. ft. two-story standalone office building is perfectly situated in a quiet North Scottsdale complex. Recently updated with modern finishes, it offers a bright, professional, and inviting atmosphere ideal for any business. Expansive patios and large windows create a seamless indoor-outdoor feel and showcase stunning mountain views.

With nine parking spaces—four covered—the property provides excellent convenience for clients and staff. The standalone layout offers privacy and distinction, making it an exceptional opportunity for an owner-user or investor in one of Scottsdale's most desirable locations.



PROPERTY SUMMARY

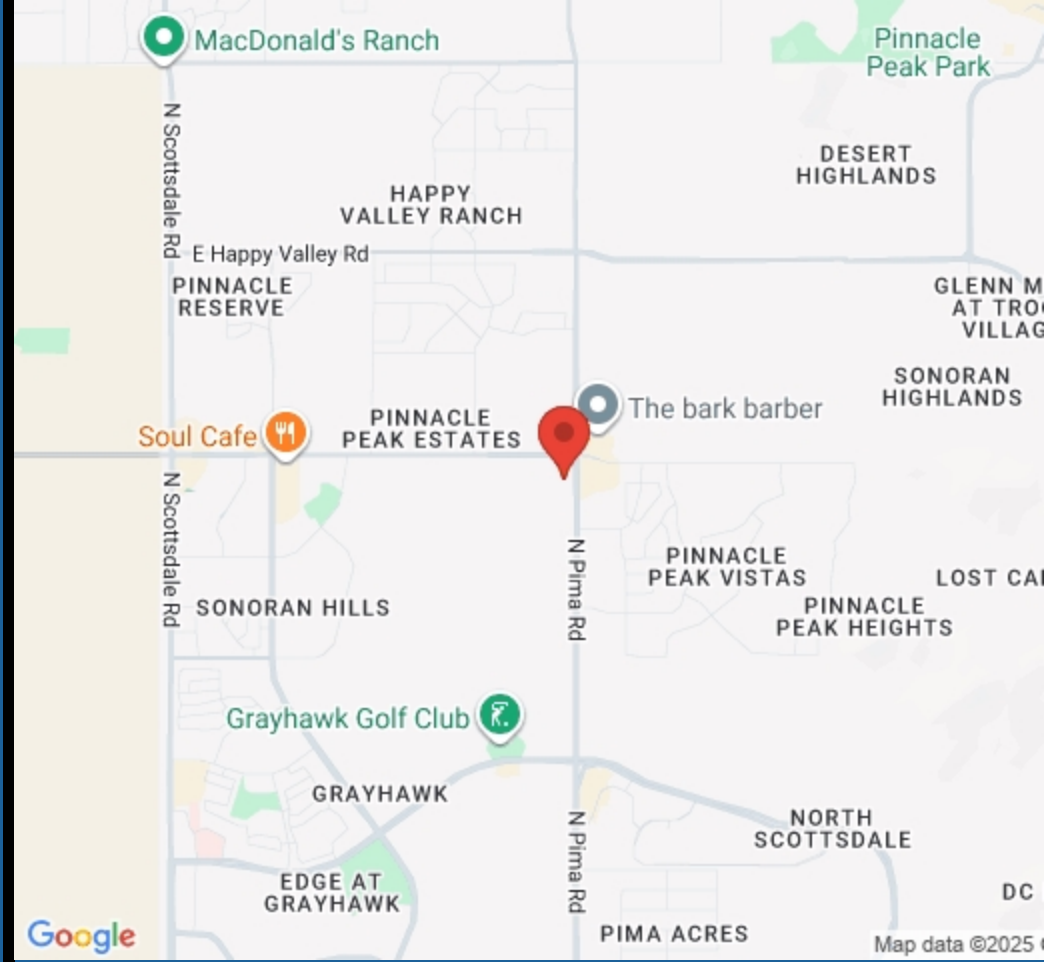
Offering Price	Negotiable
Building SqFt	2,980 SqFt
Year Built	1997
Lot Size (SF)	8,606.00 SqFt
Parcel ID	212-01-590B
Zoning Type	C2-ESL - Scottsdale
County	Maricopa



INVESTMENT HIGHLIGHTS

Standalone Office Building – North Scottsdale

- SIZE:** 2,980 sq. ft. two-story office building
- LOCATION:** Pinnacle Peak Rd & Pima Rd
- PARKING:** Nine spaces total — four covered and five uncovered
- INTERIOR:** Beautifully updated with modern, high-end finishes throughout
- LAYOUT:** Reception, 4 Private Offices, 1 Conference Room, Open Bullpen area, Breakroom, Coffee Bar, 5 Bathrooms and Patios
- OUTDOOR:** Expansive patios offering seamless indoor-outdoor flow
- VIEWS:** Stunning mountain vistas from multiple vantage points
- PRIVACY:** Standalone structure providing exclusivity within the complex
- OPPORTUNITY:** Ideal for an owner-user or as a premium investment property





LOCATION HIGHLIGHTS

- Intersection: Pinnacle Peak Road & Pima Road

Located in the heart of North Scottsdale, this office building is surrounded by some of the Valley's most prestigious communities, golf courses, and resorts. The area is defined by its affluent demographics, with a strong concentration of executives, professionals, and high-net-worth households. Just minutes from premier destinations such as Kierland Commons, Scottsdale Quarter, and DC Ranch, the property offers unmatched convenience to upscale dining, shopping, and entertainment.





CITY OF SCOTTSDALE

COUNTY

MARICOPA

AREA

CITY 184.4 SQ MI

LAND 184 SQ MI

WATER 0.4 SQ MI

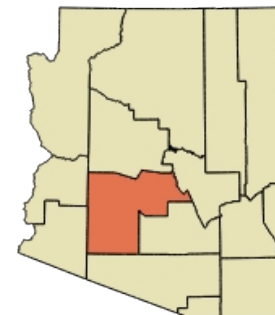
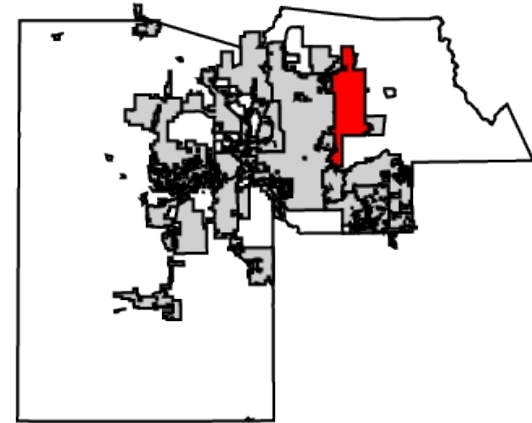
ELEVATION 1257 FT

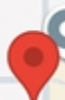
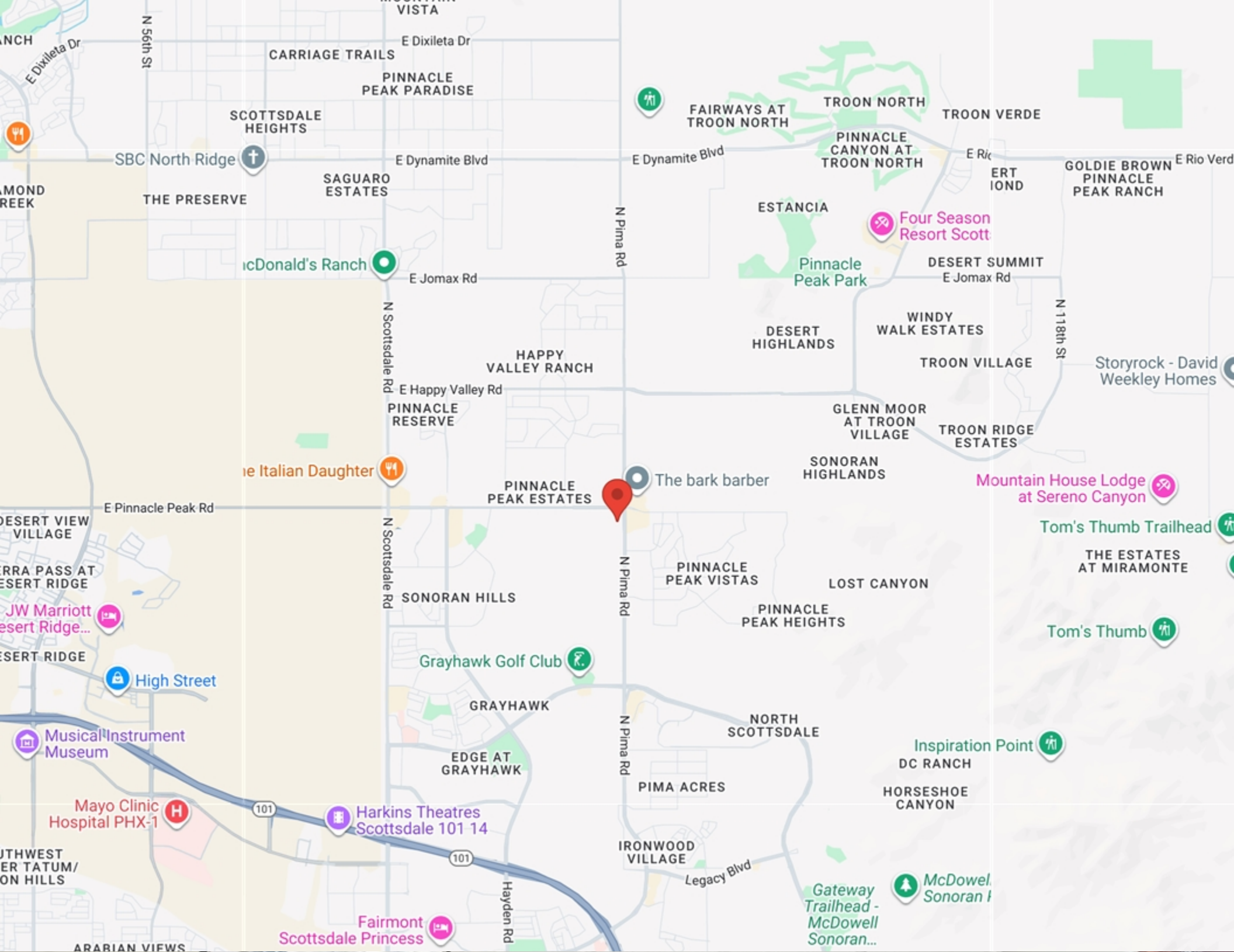
POPULATION



ABOUT SCOTTSDALE

Scottsdale is a city in eastern Maricopa County, Arizona, United States, and is part of the Phoenix metropolitan area. Named Scottsdale in 1894 after its founder Winfield Scott, a retired U.S. Army chaplain, the city was incorporated in 1951 with a population of 2,000. At the 2020 census, the population was 241,361, which had grown from 217,385 in 2010.





The bark barber

Pinnacle Peak Estates

The Italian Daughter

Mountain House Lodge at Sereno Canyon

Tom's Thumb Trailhead

THE ESTATES AT MIRAMONTE

Tom's Thumb

Inspiration Point

HORSESHOE CANYON

Gateway Trailhead - McDowell Sonoran...

McDowell Sonoran I

Fairmont Scottsdale Princess

Harkins Theatres Scottsdale 101 14

Mayo Clinic Hospital PHX-1

Musical Instrument Museum

High Street

Grayhawk Golf Club

GRAYHAWK

EDGE AT GRAYHAWK

PIMA ACRES

IRONWOOD VILLAGE

Legacy Blvd

NORTH SCOTTSDALE

Pinnacle Peak Vistas

Pinnacle Peak Heights

LOST CANYON

SONORAN HIGHLANDS

GLENN MOOR AT TROON VILLAGE

TROON RIDGE ESTATES

WINDY WALK ESTATES

TROON VILLAGE

DESERT SUMMIT

ESTANCIA

Pinnacle Peak Park

DESERT HIGHLANDS

HAPPY VALLEY RANCH

Pinnacle Reserve

SONORAN HILLS

McDonald's Ranch

THE PRESERVE

SBC North Ridge

SCOTTSDALE HEIGHTS

CARRIAGE TRAILS

Pinnacle Peak Paradise

FAIRWAYS AT TROON NORTH

TROON NORTH

Pinnacle Canyon at Troon North

TROON VERDE

GOLDIE BROWN PINNACLE PEAK RANCH

MOND CREEK

ANCH

NCH

OUTHWEST TATUM/ON HILLS

ARABIAN VIEWS

N 56th St

N Scottsdale Rd

N Pima Rd

N Pima Rd

N Pima Rd

Hayden Rd

N 118th St

E Rio Verde

E Dynamite Blvd

E Dynamite Blvd

E Jomax Rd

E Happy Valley Rd

E Pinnacle Peak Rd

E Dixieleta Dr

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