

PINNACLE101

CLASS "A" OFFICE SPACE
★ ★ ★ ★ ★
FOR LEASE

17851 N 85th Street • Scottsdale, AZ 85255

±2,782 SF to ±16,099 SF



AMAZING CURB APPEAL • MAGNIFICENT MOUNTAIN VIEWS!
UNBEATABLE LOCATION AT LOOP 101 INTERCHANGE • PROFESSIONAL PROPERTY MANAGEMENT

Please contact John or Suzanne for additional information!



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SHELL
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Property Owned
& Managed by

RELIANCE
MANAGEMENT



Arizona's Trusted
Commercial Real Estate
Partner for Local Business

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

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OVERVIEW

When it comes to Class “A” office space, Pinnacle 101 ticks all the categories:

Location:

- High visibility in the Scottsdale Airpark submarket
- Backs up to full diamond interchange at Loop 101 Freeway/Princess Drive for outstanding signage visibility
- Corporate neighbors including AXON, Pulte Homes, Fender, Nationwide Insurance, and Choice Hotels
- 360° sweeping mountain views
- Average home value within one mile demographic: \$703,000
- Upscale amenities within two miles including Scottsdale Quarter, Kierland Scottsdale, and Scottsdale Promenade
- Near sports venues such as TPC Champion Golf Course, home of the annual WM Open, the area’s new state-of-the-art facility VICTORIUM, and WestWorld, known for the Barrett-Jackson auto auction

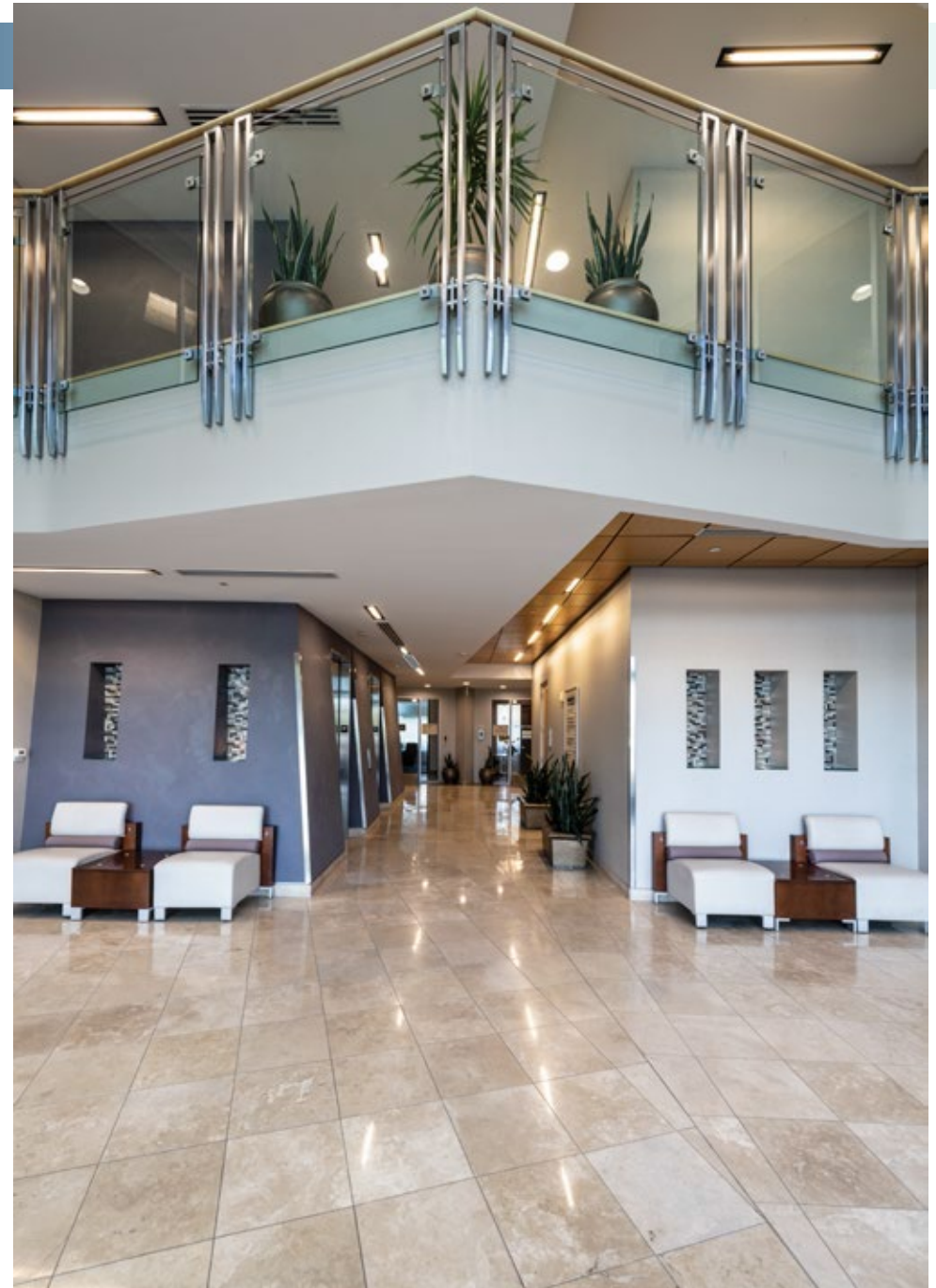
Architecture:

- Pinnacle 101’s 3-story 93,000± sf building touts a solid, high-profile presence with nationally renowned Davis-designed architecture, designer for some of America’s premier corporations and developers
- Central lobby with magnificent high-end designs and finishes
- Appealing aesthetics inside and out!

Amenities:

- 5:1000 parking ratio, both surface and canopy parking
- Well-marked handicap parking spaces
- Mature, well-maintained landscaping
- Local professional owner/property management

CLASS “A” OFFICE



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CLASS "A" OFFICE



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LOOP 101 EXPOSURE!

FUTURE LOCATION!



17851 N 85TH ST



LOOP 101



85TH ST

PERIMETER DR

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CORPORATE NEIGHBORS



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LOCAL AMENITIES



Parking ratio:
5.0/1000 per RSF



Over 100 restaurants
within 5 minute drive



7 Resort hotels
within 5 minute drive



Scottsdale Municipal
Airport - 5 minute drive



11 Golf courses
within 5 mile radius



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LOCATION MAP



LOOP 101 FREEWAY



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