

PINNACLE101

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

17851 N 85th Street • Scottsdale, AZ 85255

±2,060 SF to ±16,281 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

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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, 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:

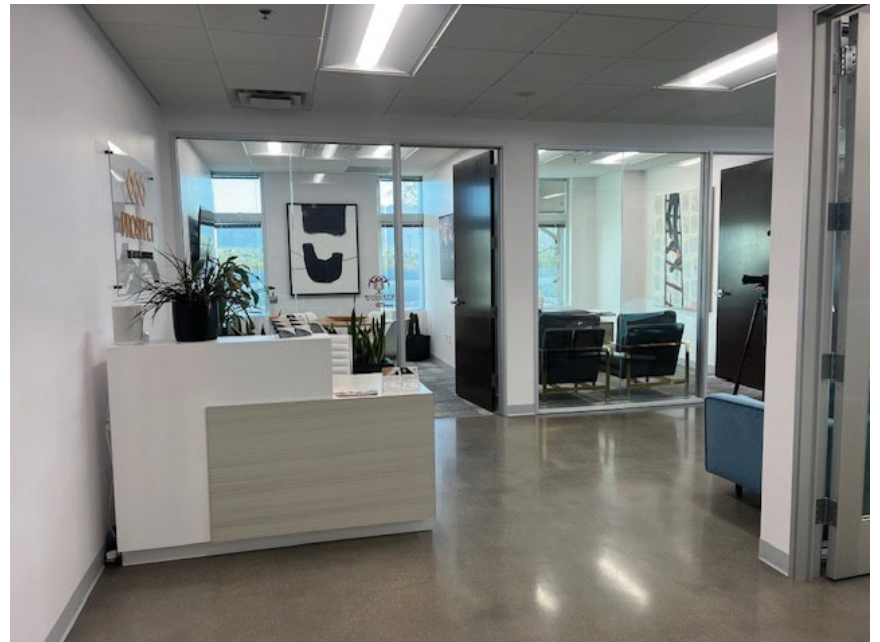
- Pinnacle 101’s 3-story 93,000± sf building touts a solid, high-profile presence with nationally renowned Davis-designed architecture, designer for some of America’s premier corporations and developers
- Central lobby with magnificent high-end designs and finishes
- Appealing aesthetics inside and out!

Amenities:

- Shared conference/training room with FREE coffee bar & bottled water
- New outdoor patio with tables, awnings and water feature available soon!
- 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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LOOP 101 EXPOSURE!

FUTURE LOCATION!



17851 N 85TH ST

LOOP 101



85TH ST

PERIMETER DR

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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



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