

PINNACLE 101

17851 N 85th Street • Scottsdale, AZ 85255

CLASS "A" OFFICE SPACE FOR LEASE



FEATURES

LEASE RATE: \$35/SF/YR FULL SERVICE

DESCRIPTION: ±93,000 SF CLASS "A"
THREE-STORY OFFICE
BUILDING

PARKING RATIO: 5/1,000

PARKING RATE: \$65/STALL/MONTH
(COVERED RESERVED)

OPERATING EXP: BASE YEAR

FIRST FLOOR

SUITE #	±RSF	INFO	AVAILABILITY
130	±1,355	SPEC	4/1/2026
140	±2,763	SPEC	4/1/2026
110	±2,850	SPEC	4/1/2026
130/140	±4,118	SPEC	4/1/2026
100	±7,001	AS-BUILT	NOW
105	±8,323	SPEC	NOW

SECOND FLOOR

SUITE #	±RSF	INFO	AVAILABILITY
210	±2,060	SPEC	NOW
220	±3,277	SPEC	NOW
280	±3,290	SPEC	NOW
250	±4,096	AS-BUILT	NOW
210/220	±5,337	SPEC	4/1/2026

THIRD FLOOR

SUITE #	±RSF	INFO	AVAILABILITY
300	±16,281	SPEC	NOW

EASY ACCESS TO LOOP 101 FREEWAY

Please contact John or Suzanne for additional information:



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