

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

EASY ACCESS TO LOOP 101 FREEWAY

FIRST FLOOR			
SUITE #	±RSF	INFO	AVAILABILITY
120	±1,355	SPEC	5/1/2026
130	±1,355	SPEC	5/1/2026
140	±2,763	SPEC	5/1/2026
110	±2,850	SPEC	5/1/2026
100	±7,001	SPEC	5/1/2026
105A	±8,323	SPEC	NOW
SECOND FLOOR			
SUITE #	±RSF	INFO	AVAILABILITY
240	±1,311	SPEC	4/1/2026
235	±1,355	SPEC	4/1/2026
210	±2,060	SPEC	NOW
200	±2,348	SPEC	NOW
230	±2,638	SPEC	4/1/2026
245	±2,763	SPEC	4/1/2026
220	±3,277	SPEC	NOW
280	±3,290	SPEC	NOW
250	±4,096	SPEC	11/1/2025
230A	±8,069		NOW
THIRD FLOOR			
SUITE #	±RSF	INFO	AVAILABILITY
300	±16,281	AS-BUILT	NOW

Please contact John or Suzanne for additional information:



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