



Premier McCormick Ranch Office Space

FOR SUBLEASE | 8035 N. 85TH WAY | SCOTTSDALE, AZ 85258

PROPERTY SUMMARY

Property Address: 8035 N. 85th Way
Scottsdale, AZ 85258

Availability: ±3,760 SF

Rental Rate: \$24.00/SF Modified Gross

Lease Expiration: March 31, 2027

Parking: ±4.52/1,000 SF
(6 Covered, 11 Surface Spaces)

PROPERTY HIGHLIGHTS

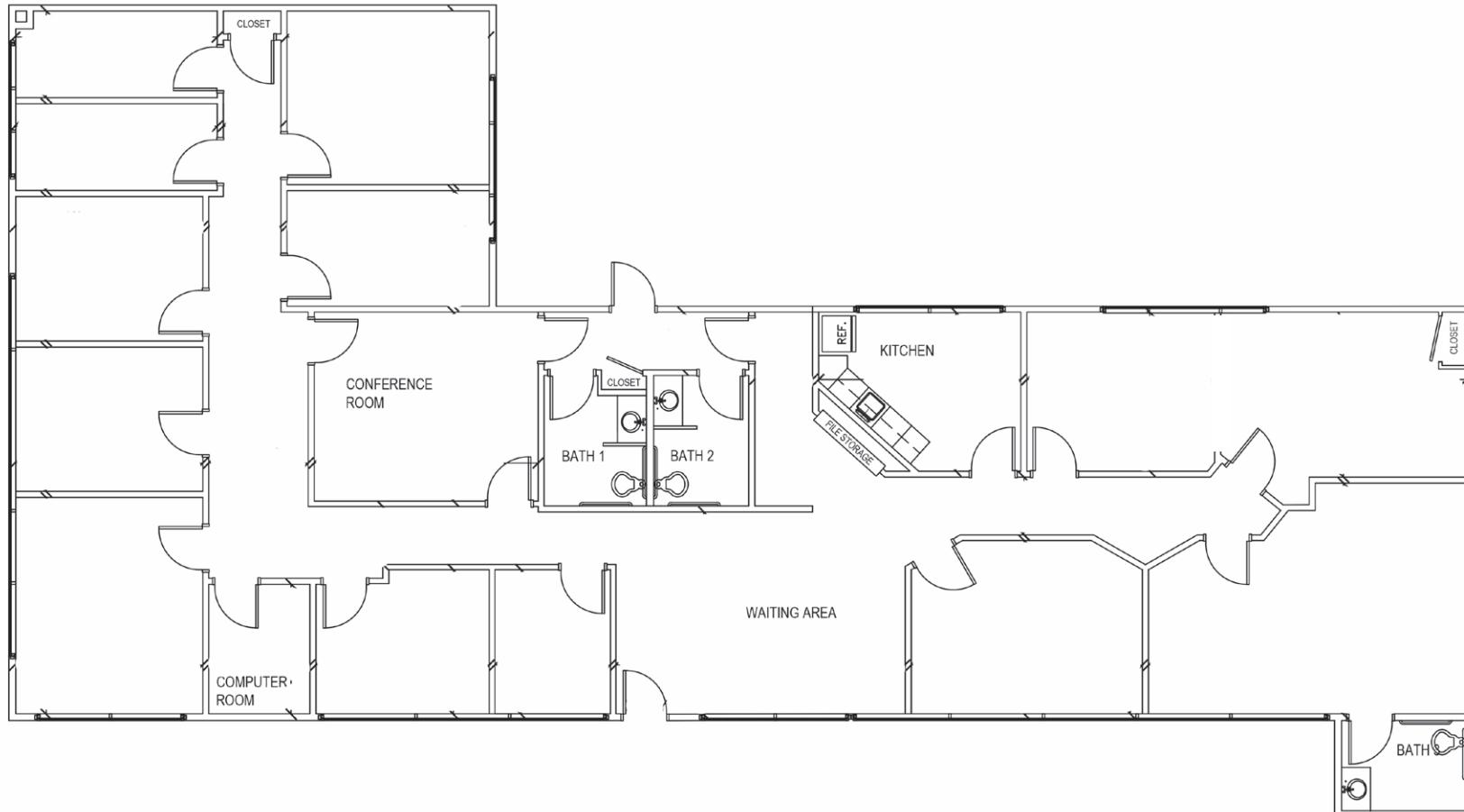
- Available Immediately
- Freestanding Building with High-end Professional Office Finishes Throughout
- Exceptional Pull Up Parking with Covered Reserved spaces in Close Proximity
- The Property Features Tremendous Glass Line Throughout the Space Creating Ample Amounts of Natural Light
- Prominent Building Signage Available Directly on 85th Way
- Direct Access to the Loop 101 via Via de Ventura



FLOOR PLAN

±3,760 SF

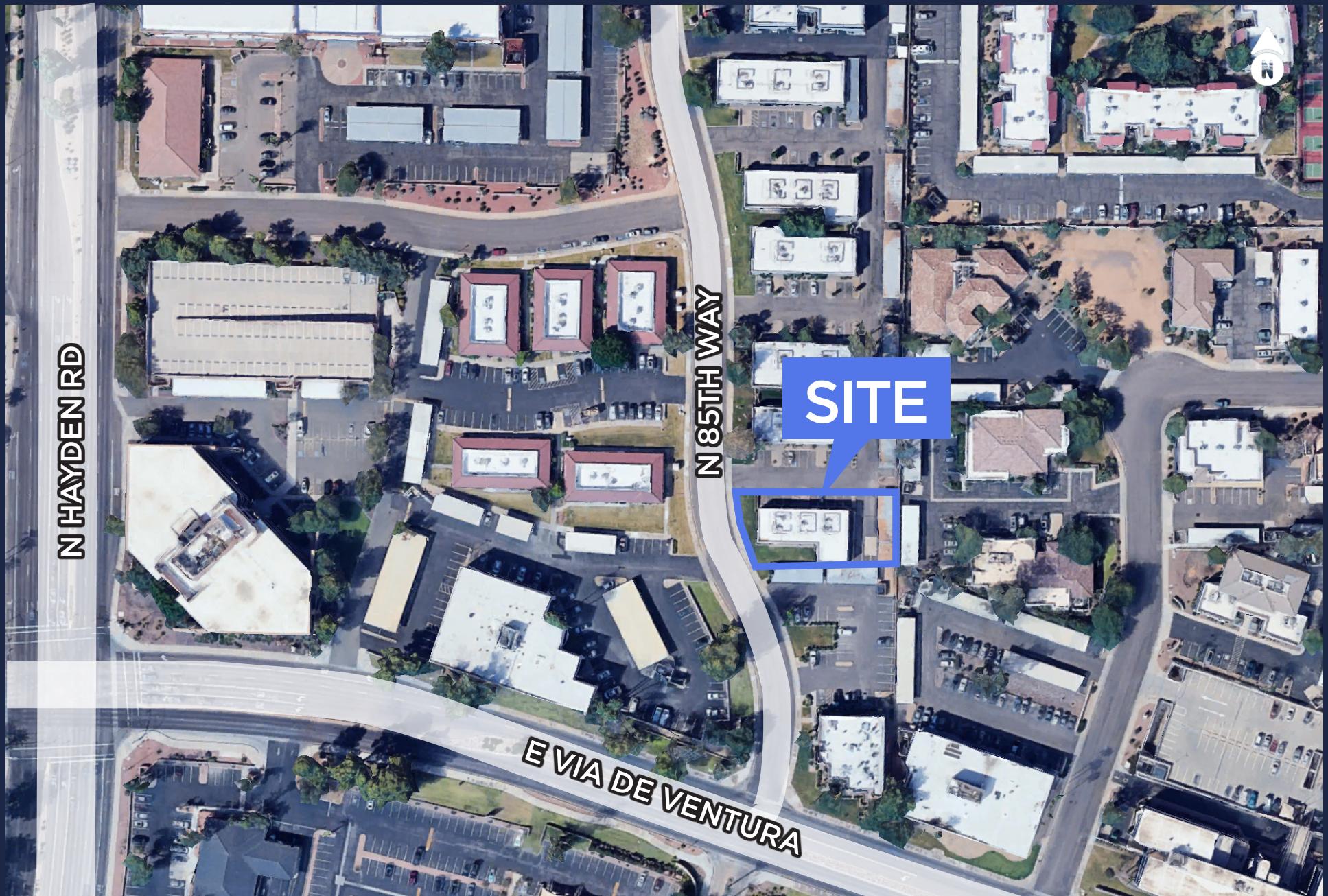
 [VIEW VIRTUAL TOUR](#)



INTERIOR PHOTOS



SITE OVERVIEW





LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 1 MILE



20+ RETAIL STORES
WITHIN 1 MILE



20 MINUTES FROM PHOENIX
SKY HARBOR AIRPORT



N



HUNTER CHASSE
Vice President
480.289.4225
hchasse@levrose.com

ZAK KOTTLER
Partner
480.294.6003
zkottler@levrose.com

BILLY COWAN
Advisor
480.294.6013
bcowan@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES