



# 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

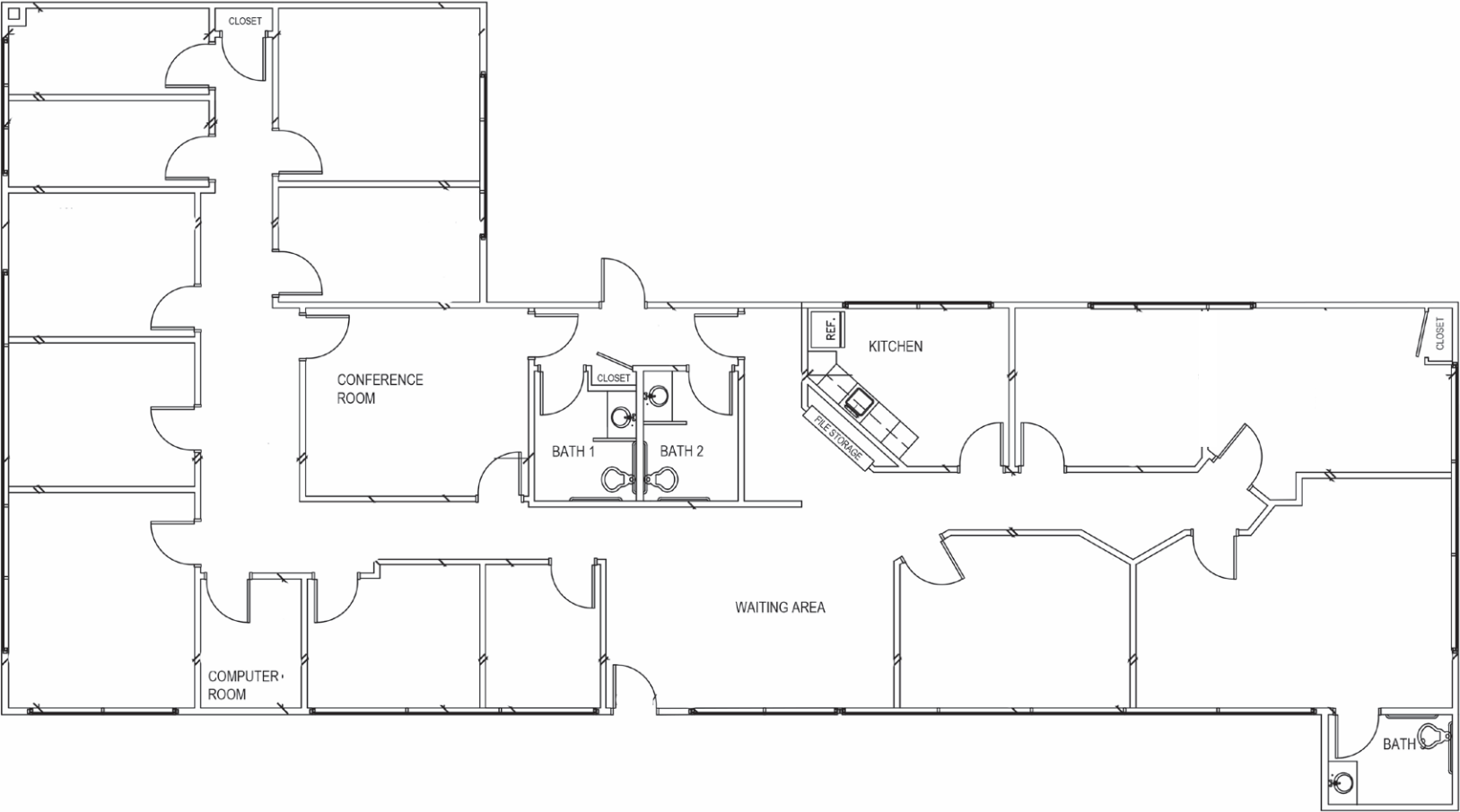
- Available Immediately
- Freestanding Building with High-end Professional Office Finishes Throughout
- Exceptional Pull Up Parking with Covered Reserved spaces in Close Proximity
- The Property Features Tremendous Glass Line Throughout the Space Creating Ample Amounts of Natural Light
- Prominent Building 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







CAMPO  
ITALIAN BISTRO AND BAR

ZIPPS  
SPORTS GRILL

VILLAGE COFFEE

Grassroots  
kitchen & tap

COLLINS BROS.

Agave  
AUTHENTIC MEXICAN CUISINE

CHOPHOUSE

KHAZANA  
INDIAN CUISINE

SWEET  
PROVISIONS

Tejas

Butters  
pancakes & café

Since 1983  
TIMMY JOHN'S  
GOURMET SANDWICHES

R

YASU-O  
SUSHI & TAPAS

CRUST  
SIMPLY ITALIAN

PHX BEER

PRESS  
COFFEE ROASTERS

Froyo Maya



## 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





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