

20,000 SF Office Building For Sale or Lease

17785 N PACESETTER WAY | SCOTTSDALE, AZ 85255



WATCH VIDEO OF PROPERTY

\$6,300,000 (\$314.92 PSF)

LEASING | \$25.00/SF NNN



Property Overview

17785 N. Pacesetter Way is located in the middle of the Perimeter Center, surrounded by beautifully maintained desert scenery. The property features an inviting outdoor patio and offers an excellent parking ratio, including 60 covered spaces. The building was designed by acclaimed architect Bing Hu, a recipient of the AIA Western Region Design Award.



SALE SUMMARY



\$6,300,000

Sale Price (\$314.92 PSF)



3.90/1,000 SF

Parking Ratio



\$25.00/SF NNN

Lease Price



I-1, Scottsdale

Zoning



20,005 SF

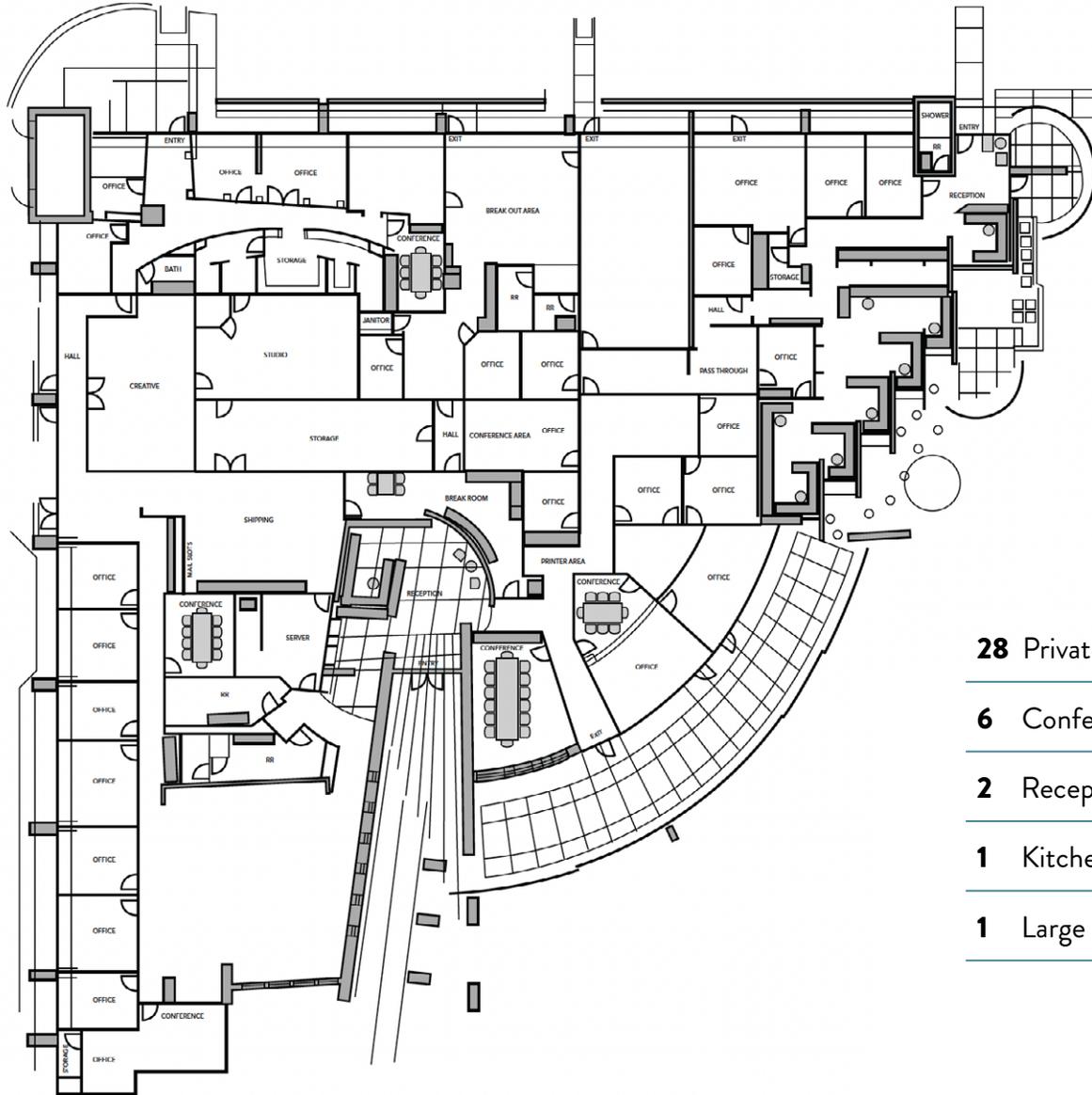
Building Size



1.8 Acres

Lot Size

Floor Plan



28 Private Offices

6 Conference Rooms

2 Reception Areas

1 Kitchen/Break Area

1 Large Patio Area

3.90/1,000 SF PARKING RATIO

78 Total Spaces with 42 Covered

1998

Year Built

1.8 ACRES

Lot Size

I-1 ZONING

I-1 Industrial District is intended for light industrial, office, and employment-focused uses within a well-organized business park setting. It supports a mix of production, research, and service activities that contribute to Scottsdale's high-quality job base.

Typical allowable uses include:

- Corporate and professional offices
- Research and development facilities
- Limited on-site support services
- Light manufacturing and fabrication



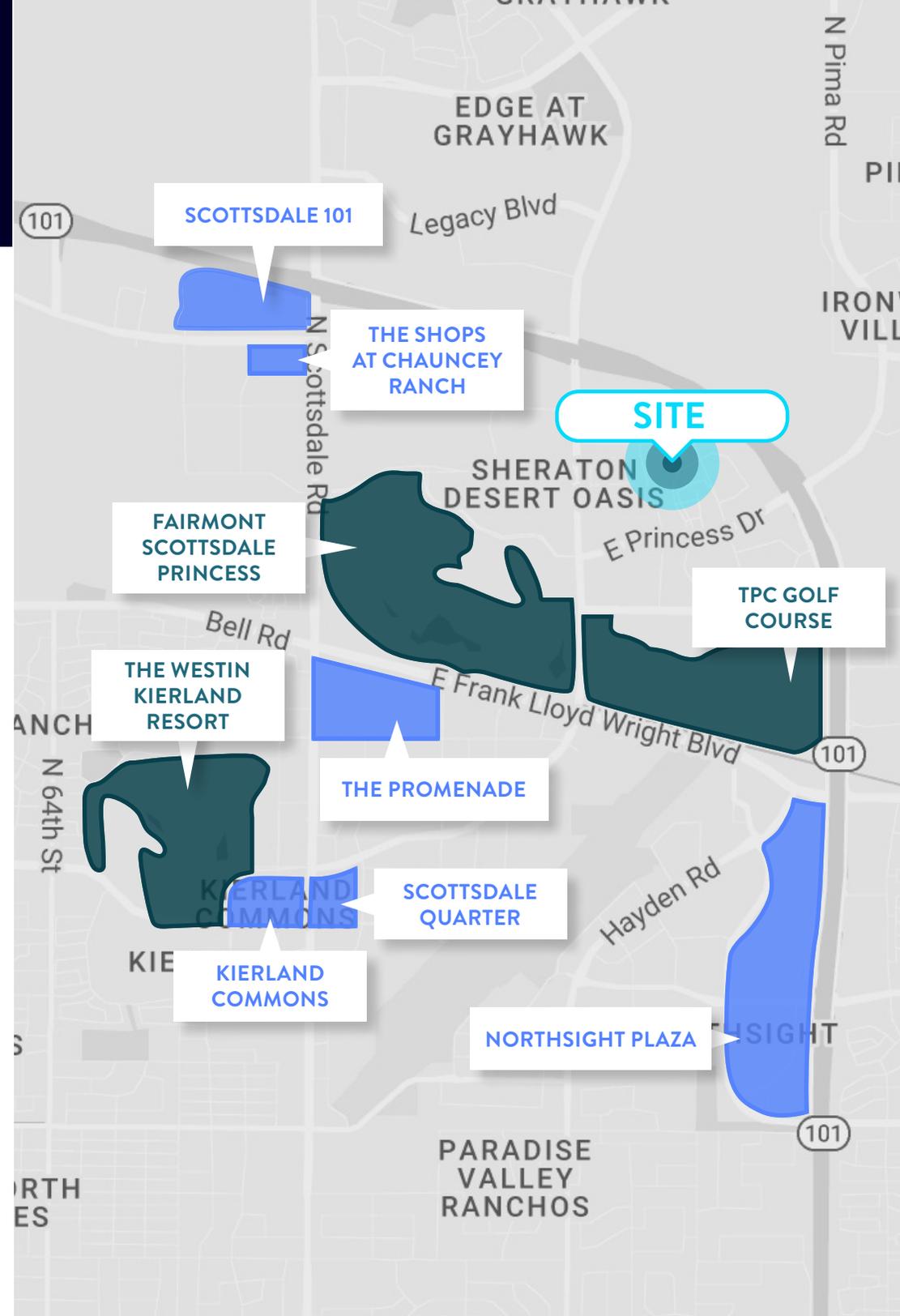
Nearby Amenities

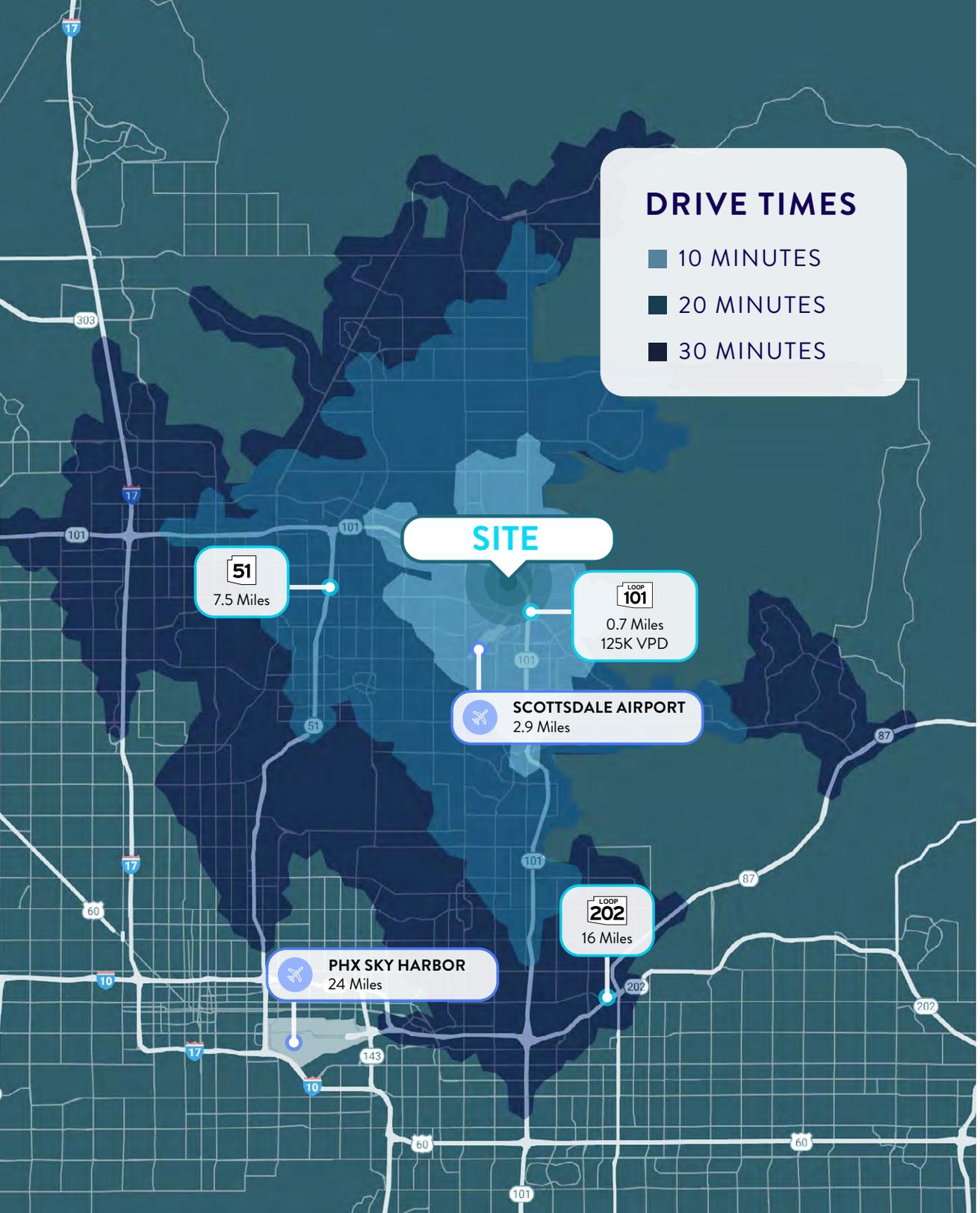
OVERVIEW

Conveniently positioned near Loop 101 and Princess Drive, this location attracts employees from both North Scottsdale and the Desert Ridge area. The property offers quick freeway access and is surrounded by a wide variety of nearby amenities, including TPC Scottsdale, the Fairmont Scottsdale Princess, The Promenade, Scottsdale Quarter, and Kierland Commons—all just minutes away.

NEARBY RESTAURANTS

- Buck & Rider
- Arboleda
- Fat Ox
- The Greene House
- Dominick's Steakhouse
- Fleming's Prime Steakhouse
- Rodizio Grill
- STK Scottsdale
- Culinary Dropout
- The House Brasserie
- Roaring Fork
- Francine
- Virtu Honest Craft
- Olive & Ivy
- Maple & Ash
- The Mick Brasserie + Bar
- CALA Scottsdale
- La's Thai Cuisine
- Kodo Sushi Sake
- ...AND MORE





DRIVE TIMES

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES

SITE

51
7.5 Miles

Loop 101
0.7 Miles
125K VPD

SCOTTSDALE AIRPORT
2.9 Miles

Loop 202
16 Miles

PHX SKY HARBOR
24 Miles

Location

QUICK ACCESS TO ALL MAJOR FREEWAYS

Loop 101 less than 1-mile away

14,000 VEHICLES PER DAY

Along E Princess Drive

CORPORATE NEIGHBORS

Consumer Cellular

Regus

Vanguard

Abbott

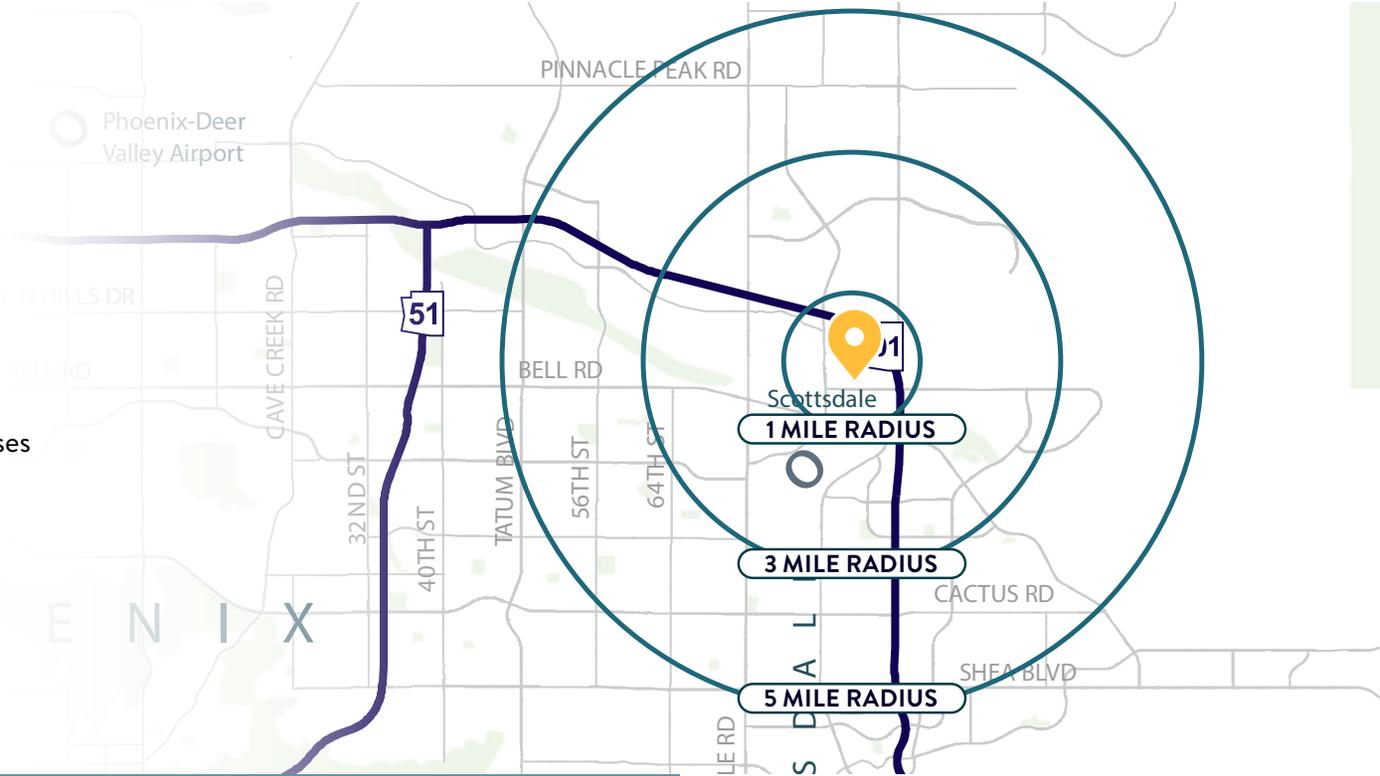
osaic

Federal Aviation Administration

REPUBLIC SERVICES

Demographics

The surrounding North Scottsdale area offers a powerful combination of sustained population growth, exceptional affluence, and a highly skilled workforce, creating an environment where businesses can thrive and office assets hold long-term value. With a strong employment base and an active business community, the market supports stable demand, making this location especially attractive for investors seeking a resilient, future-focused opportunity.



Dense Employment Hub

148,000+

Employees
(5-mi radius)



Strong Daytime Population

195,000+ People Supporting
the Local Economy
(5-mi radius)



**Projected
Population Growth**
2025-2030
(3-mi radius)



Hold Bachelor's Degree or Higher

Strong Talent Pool
(5-mi radius)

18,000+
Companies

Thriving Business Ecosystem
(5-mi radius)

Highly Affluent Market

\$191,000

Avg. Household Income
(5-mi radius)



Contact

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