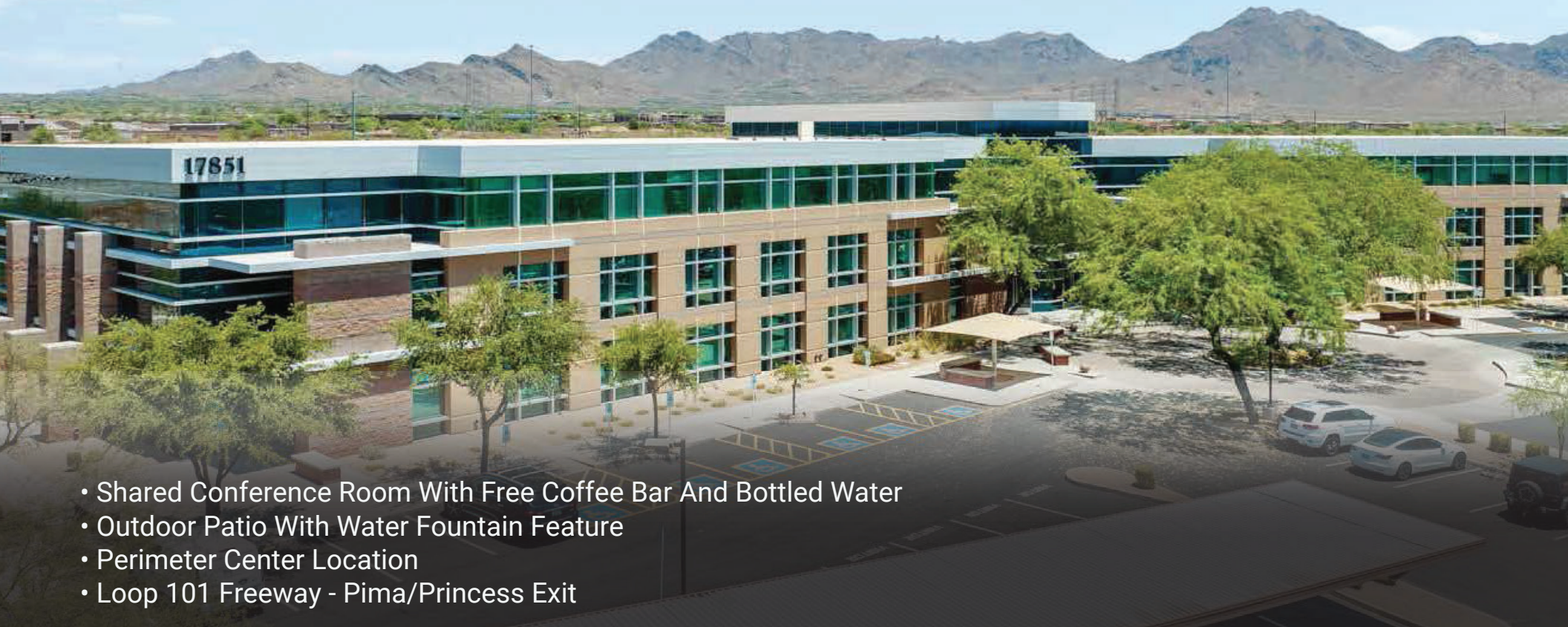


PINNACLE 101

CLASS "A" OFFICE SPACE FOR LEASE

17851 N 85th Street | Suite 290 | Scottsdale, AZ 85255

±4,407 SF



- Shared Conference Room With Free Coffee Bar And Bottled Water
- Outdoor Patio With Water Fountain Feature
- Perimeter Center Location
- Loop 101 Freeway - Pima/Princess Exit

Please contact John or Suzanne for additional information:



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SHELL
Commercial Investment Real Estate

480-443-3992
shellcommercial.com

16410 N 91st Street | #112 | Scottsdale, AZ 85260

Property Owned
& Managed by



The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

PINNACLE 101

17851 N 85th Street | Scottsdale, AZ 85255

PROPERTY OVERVIEW

When It Comes To Class "A" Office Space, **Pinnacle 101** Has it Covered!

Location:

- Perimeter Center
- Backs up to full diamond interchange at Loop 101 Freeway/Princess Drive for outstanding signage visibility
- Corporate neighbors including AXON, Pulte Homes, Nationwide Insurance, and Choice Hotels
- 360° sweeping mountain views
- Average home value within one mile demographic: \$703,000
- Upscale amenities within two miles including Scottsdale Quarter, Kierland Scottsdale, and Scottsdale Promenade
- Near sports venues such as a TPC Champion Golf Course, home of the annual WM Open, the area's new state-of-the-art facility VICTORIUM, and WestWorld, known for the Barrett-Jackson Auto Auction

Architecture:

- Pinnacle 101's 3-story 93,000 ± sf building touts a solid, high-profile presence with nationally renowned Davis-designed architecture, designer for some of America's premier corporations and developers
- Central lobby with magnificent high-end designs and finishes
- Appealing aesthetics inside and out!

Amenities:

- Shared conference/training room with FREE coffee bar & bottled water
- New outdoor patio with tables, awnings and water feature available soon!
- 5:1000 parking ratio, both surface and canopy parking
- Well-marked handicap parking spaces
- Mature, well-maintained landscaping
- Local professional owner/property management

CLASS "A" OFFICE



PINNACLE 101

17851 N 85th Street | Scottsdale, AZ 85255

LOOP 101 EXPOSURE!

FUTURE LOCATION!



17851 N 85TH ST



LOOP 101



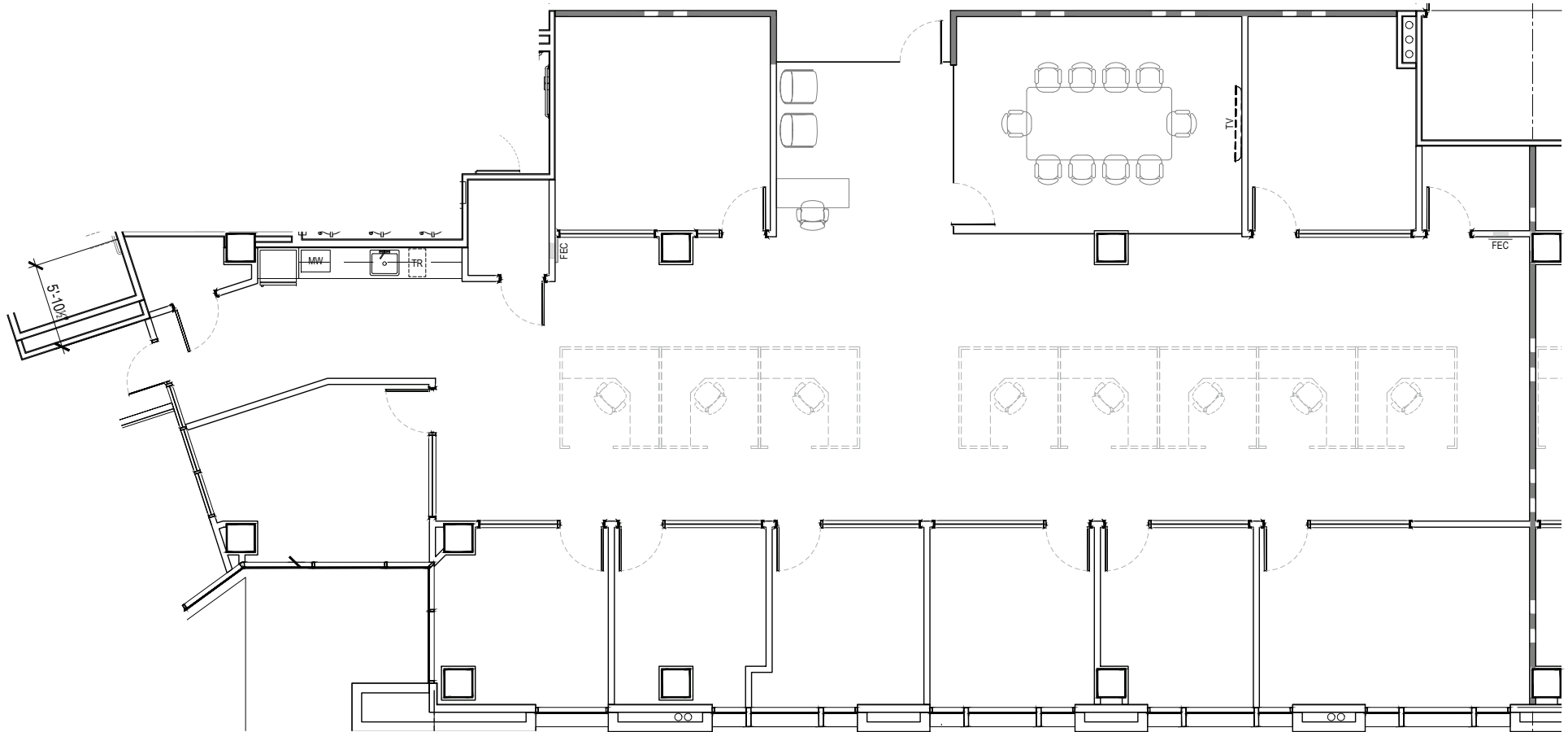
85TH ST

PERIMETER DR

PINNACLE 101

SECOND FLOOR | AS-BUILT FLOOR PLAN

17851 N 85th Street | Scottsdale, AZ 85255
SUITE 290 | ±4,407 RSF



 **SHELL**
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NOT TO SCALE

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**PROPERTY OWNED
& MANAGED BY**

