

THE PINNACLE IN PERIMETER CENTER

17851 N. 85TH STREET

SCOTTSDALE, ARIZONA

FOR LEASE

31,834 SF - FULL FLOOR OPPORTUNITY!



PROMINENT FREEWAY SIGNAGE

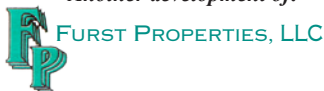
AVAILABILITY:

- Suite 105, 8,140 RSF, Available 10/2015
- Suite 155, 3,555 RSF, Available
- Suite 175, 6,724 RSF, Available
- Suite 250, 10,378 RSF, Available
- Suite 300, 31,834 RSF, Available

FEATURES:

- Building size: 93,000 SF, 3 floors
- Starting Full Service Rate: \$24.00/RSF with \$.50 annual increases
- Parking: 5:1000 - Canopy: \$55/stall/month
Surface: no charge
- Access: Full diamond interchange at Princess Drive & 101
- Corporate Neighbors: Taser International, Pulte Homes, GE Franchise Finance, iGo Electronics, Fender Guitar, and Ryland Mortgage.

Another development of:



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

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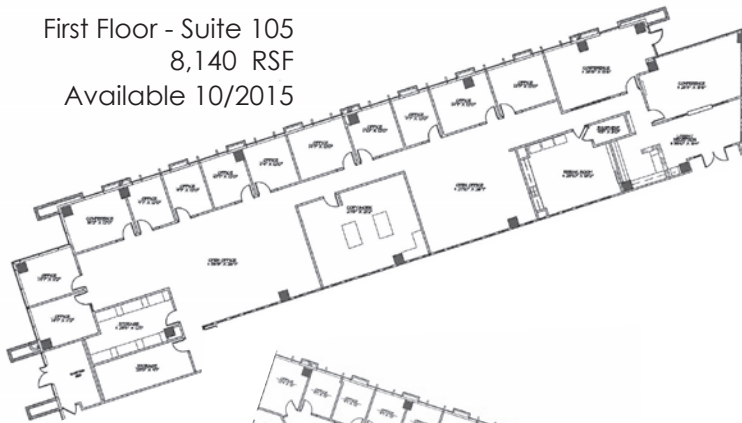
SUITES 105, 155 & 175 CAN BE COMBINED FOR 18,419 RSF

Another development of:

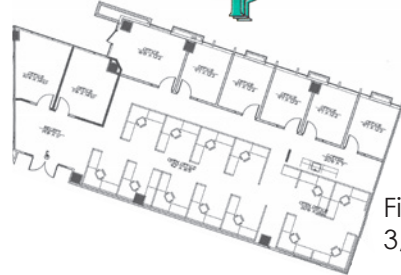


FOR LEASE

First Floor - Suite 105
8,140 RSF
Available 10/2015



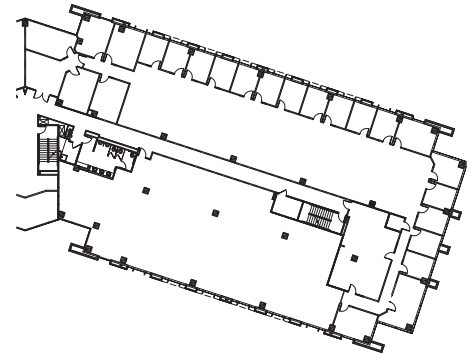
First Floor - Suite 155
3,555 RSF



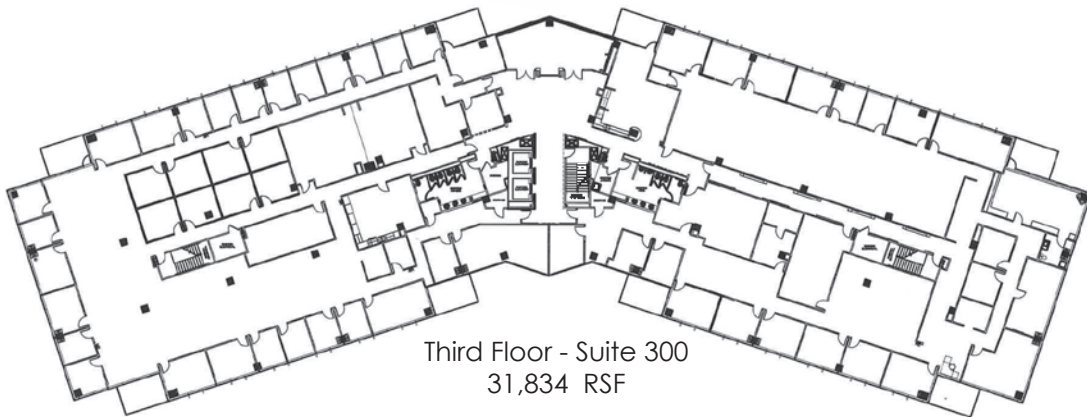
First Floor - Suite 175
6,724 RSF



Second Floor - Suite 250
10,378 RSF



Third Floor - Suite 300
31,834 RSF



- Four private balconies on 3rd floor
- Above standard lobby entrance
- Oversized glass side lights
- Creative break rooms
- Panoramic views!



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