



CORNWELL TECHNOLOGY CENTER

17301 North Perimeter Drive
Scottsdale, Arizona

SPECIFICATIONS - FOR LEASE

TOTAL PROJECT SIZE:	Approximately 56,634 Square Feet
AVAILABILITY:	Building B: ±20,189 Rentable Square Feet Available
STARTING LEASE RATE:	\$15.00 Per Rentable Square Foot Modified Gross Net of electric and janitorial Offered as-is; lease term up to 3 years
PARKING RATIOS:	5.00/1,000 SF
2012 ESTIMATED CAM:	\$4.10 Per Square Foot

BUILDING FEATURES

- Can accommodate flex and office requirements
- Class "A" office buildout
- Covered parking available

AREA HIGHLIGHTS

- Immediate access to Loop 101 (under 1/2 mile)
- Located within Scottsdale's Perimeter Center Business Park
- Quick access to Scottsdale Airport
- Nearby amenities include the Princess Resort, golf courses, hotels, retail and restaurants

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