



GOLD DUST CORPORATE CENTER

10446 North 74th Street
Scottsdale, Arizona

SPECIFICATIONS - FOR LEASE

PROJECT DESCRIPTION:	Two-Story Office Building For Lease
BUILDING SIZE:	±31,800 SF
CURRENT AVAILABILITY:	1st Floor, Suite 140: ± 4,989 SF 2nd Floor, Suite 200: ±12,751 SF 2nd Floor, Suite 220: ± 2,136 SF
LEASE RATE:	\$21.00 Per Square Foot
EXPENSE STOP:	Base Year
TENANT IMPROVEMENTS:	As-Is
PARKING:	5.00/1,000 Square Feet
AVAILABLE FOR SALE:	\$160.00 SF or \$5,088,000.00
LEASE TERM:	Minimum three years

PROJECT COMMENTS

- Excellent central Scottsdale location
- Southeast of the heavily traveled intersection of Scottsdale Road and Shea Boulevard with over 50,000 vehicles per day*
- Building features a two-story, stone atrium entry lobby with grand staircase.
- Offers colored efficiency glass and slate floor patterns with a slate base.

**According to Maricopa County Association of Governments Updated 08/11/2008*

BRAD ANDERSON
Executive Vice President
602.735.1713
brad.anderson@cbre.com

BRYAN TAUTE
Senior Vice President
602.735.1710
bryan.taute@cbre.com

MIKE STRITTMATTER
Sales Assistant
602.735.5512
mike.strittmatter@cbre.com

CBRE

2415 East Camelback Road
Phoenix, Arizona 85016-4290
T 602.735.5555 | F 602.735.5655
www.cbre.com/phoenix