



# HAYDEN CORPORATE CENTER

8283 North Hayden Road  
Scottsdale, Arizona

## SPECIFICATIONS - FOR LEASE

<b>TOTAL BUILDING SIZE:</b>	Approximately 55,000 square feet
<b>TOTAL AVAILABLE:</b>	± 17,645 rentable square feet
<b>CURRENT AVAILABILITY:</b>	Suite 100: ± 3,865 RSF Suite 135: ± 1,152 RSF Suite 145: ± 3,064 RSF Suite 155: ± 2,733 RSF Suite 178: ± 1,904 RSF Suite 225: ± 2,020 RSF Suite 229: ± 1,439 RSF Suite 277: ± 1,468 RSF
<b>STARTING LEASE RATE:</b>	\$17.50 per rentable square foot, full service, plus applicable rental tax
<b>LOAD FACTOR:</b>	12%
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>EXPENSE STOP:</b>	Base year
<b>PARKING:</b>	5:1,000 with covered, reserved parking available at \$45.00 per month; uncovered, unreserved available at no charge

## PROJECT COMMENTS

- On-site fitness center
- Located within the prestigious McCormick Ranch area
- Near many resorts, restaurants and golf courses
- Excellent access to Pima Freeway (Loop 101) from Via de Ventura interchange

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