



McDOWELL MOUNTAIN BUSINESS PARK

Phase I—16425 North Pima Road
Scottsdale, AZ

SPECIFICATIONS - FOR LEASE

TOTAL PROJECT SIZE:	Two (2) Class "A" Three-Story Office Buildings Approximately 260,000 Square Feet
TOTAL AVAILABLE:	±6,807 Rentable Square Feet
AVAILABLE SPACE:	<u>Spec Suites</u> Suite 165: ± 2,318 RSF divisible (delivering 8/1/12)* Suite 170: ± 2,893 RSF divisible (delivering 8/1/12)* Suite 360: ± 1,596 RSF

**Contiguous to ±5,211 RSF*

LEASE RATE: \$25.00 per rentable square foot; full service

TENANT IMPROVEMENTS: "As-Is" per spec-suite plans

EXPENSE STOP: Base Year 2012

PARKING: 4.0:1,000 with covered parking structure
Garage, reserved at \$75.00/month/space
Garage, unreserved at \$55.00/month/space
Canopy parking at \$40.00/month/space

PROJECT COMMENTS

- Convenient North Scottsdale location with outstanding freeway visibility and immediate accessibility to Loop 101.
- Spectacular views of the McDowell Mountains
- Close proximity to a myriad of restaurants, retail, resorts and golf courses
- Major fiber optic capability for high-tech users
- Building signage available

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