



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:	±40,834 RENTABLE SQUARE FEET
AVAILABLE SPACE:	<u>SHELL SPACE</u> SUITE 100*: ±6,646 RSF DIVISIBLE (SHELL CONDITION) SUITE 150*: ±17,699 RSF DIVISIBLE (SHELL CONDITION) SUITE 155*: ±3,494 RSF SPEC SUITE SUITE 160*: ±1,956 RSF SPEC SUITE SUITE 170*: ±5,123 RSF DIVISIBLE (SHELL CONDITION) SUITE 325: ±5,916 RSF *CAN BE MADE CONTIGUOUS TO ±34,918 RSF
LEASE RATE:	\$25.00 PER RENTABLE SQUARE FOOT; FULL SERVICE
TENANT IMPROVEMENTS:	\$35.00 PER USABLE SQUARE FOOT* *SHELL INCLUDES MINI-BLINDS, HVAC, CEILING GRID, CEILING TILES
EXPENSE STOP:	\$8.00 PER RENTABLE SQUARE FOOT
PARKING:	4.5: 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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