

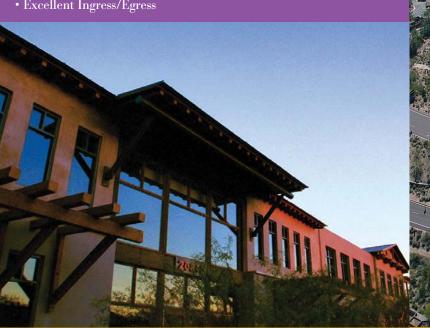
Location

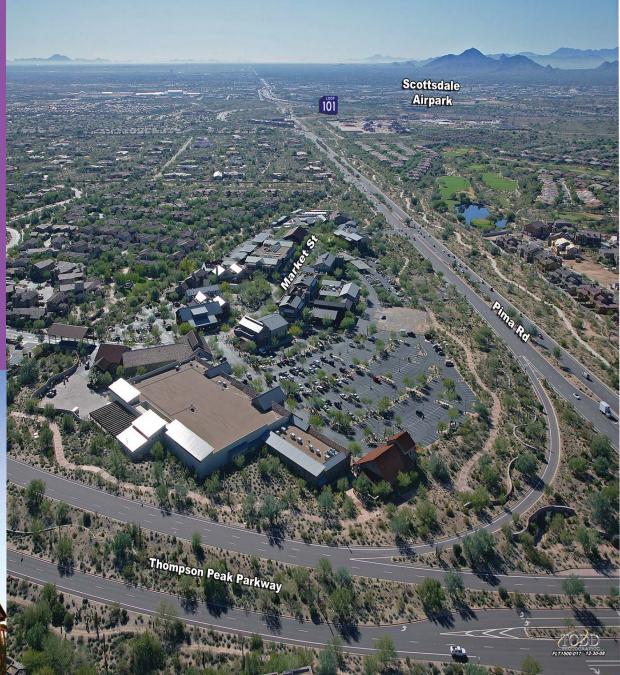
Southeast corner of Pima Road & Thompson Peak Parkway. Just 3 miles north of Loop 101 off Pima Road.

Features/Amenities

- Located within a 37 acre mixed-use environment, showcasing 157,215 SF of retail and restaurant options
- Approximately 84,216 SF of Class "A" two story office space
- Excellent Ingress/Egress

- Convenient access to Loop 101 area attractions, airports, and North Scottsdale's labor pool
- Adjacent to prestigious DC Ranch, an affluent planned community located in the western foothills of the **McDowell Mountains**

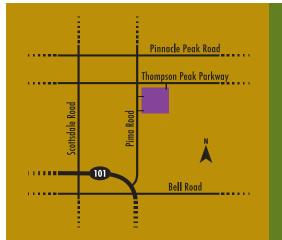




For further office information contact CBF **Brad Anderson** CB RICHARD ELLIS 602•735•1713

A Passion for Great Places

DMB







Lease Rate: \$32.00 per RSF

Tenant Improvement Allowance: Negotiable

Operating Expense Stop: Base Year

Parking: 4.0 per 1,000 Covered, reserved: \$45/space/month Uncovered, unreserved Ample visitor parking



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