



# CORNWELL TECHNOLOGY CENTER

8515 East Anderson Drive &  
17301 North Perimeter Drive  
Scottsdale, Arizona

## SPECIFICATIONS - FOR LEASE

<b>TOTAL PROJECT SIZE:</b>	Approximately 56,634 Square Feet
<b>AVAILABILITY:</b>	Building B: ±13,611 Rentable Square Feet ±20,189 Rentable Square Feet ±33,800 Total Rentable Square Feet Available
<b>STARTING LEASE RATE:</b>	\$15.00 Per Rentable Square Foot Modified Gross Net of electric and janitorial Offered as-is; lease term up to 3 years
<b>PARKING:</b>	4:1,000
<b>2011 ESTIMATED CAM:</b>	\$4.10 Per Square Foot

## BUILDING FEATURES

- Can accommodate flex and lab requirements
- Approximately 4,000 SF of wet lab space
- Class "A" office buildout
- Covered parking available

## AREA HIGHLIGHTS

- Immediate access to Loop 101 (under 1/2 mile)
- Located within Scottsdale's Perimeter Center Business Park
- Quick access to Scottsdale Airport
- Nearby amenities include the Princess Resort, golf courses, hotels, retail and restaurants

**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