



HAYDEN CORPORATE CENTER

8283 North Hayden Road
Scottsdale, Arizona

SPECIFICATIONS - FOR LEASE

TOTAL BUILDING SIZE:	Approximately 55,000 square feet
TOTAL AVAILABLE:	± 16,058 rentable square feet
CURRENT AVAILABILITY:	Suite 100: ± 3,865 RSF Suite 135: ± 1,152 RSF Suite 145: ± 3,064 RSF Suite 155: ± 3,055 RSF Suite 178: ± 1,904 RSF Suite 225: ± 2,020 RSF Suite 241: ± 998 RSF
STARTING LEASE RATE:	\$17.50 per rentable square foot, full service, plus applicable rental tax
LOAD FACTOR:	12%
TENANT IMPROVEMENTS:	Negotiable
EXPENSE STOP:	Base year
PARKING:	5:1,000 with covered, reserved parking available at \$45.00 per month;

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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