

PHASE II BUILDING SPECIFICATIONS

PROJECT DESCRIPTION: 1 2-STORY MARQUEE OFFICE BUILDING
AVAILABLE FOR LEASE

TOTAL BUILDING SIZE: APPROXIMATELY ±300,000 SQUARE FEET

AVAILABLE SPACE: ±95,533 RENTABLE SQUARE FEET

CURRENT AVAILABILITY:

1ST FLOOR:	±2,714
1ST FLOOR:	±6,384
1ST FLOOR:	±16,150
2ND FLOOR:	±19,919
5TH FLOOR:	±2,057
5TH FLOOR:	±10,647
6TH FLOOR:	±4,453
7TH FLOOR:	±1,850
10TH FLOOR:	±7,824
12TH FLOOR:	±23,535

LEASE RATE: FLOORS 1-10: \$30.00/RSF FSG
FLOOR 12: NEGOTIABLE

EXPENSE STOP: \$6.50 PER RENTABLE SQUARE FOOT

PROJECT HIGHLIGHTS

- EXCELLENT ACCESS TO LOOP 202, LOOP 101 AND US-60
- MINUTES FROM NEWLY BUILT LIGHT RAIL SYSTEM
- CLOSE PROXIMITY TO SKY HARBOR INTERNATIONAL AIRPORT
- ON-SITE AMENITIES INCLUDE CITY MARKET AND DELI, SEGWAY, TRUST BANK AND ROMANCING THE BEAN
- WITHIN WALKING DISTANCE ALONG MILL AVENUE'S ENTERTAINMENT DISTRICT

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