

## PHASE II BUILDING SPECIFICATIONS

PROJECT DESCRIPTION:	12-STORY MARQUEE OFFICE BUILDING AVAILABLE FOR LEASE		
TOTAL BUILDING SIZE:	±300,000 SQUARE FEET		
AVAILABLE SPACE:	±23,633 RENTABLE SQUARE FEET		
LEASE RATES:	\$28.00 - \$30.00 FULL SERVICE GROSS		
CURRENT AVAILABILITY:	1st Floor:	± 2,512	RSF Shell Condition
	1st Floor:	± 8,260	RSF Shell Condition
	Suite 502:	± 2,057	RSF Spec Suite
	Suite 715:	± 6,175	RSF 2nd Generation
	Freestanding:	± 4,629	RSF Shell Condition
EXPENSE STOP:	\$6.50 per rentable square foot		

## PROJECT HIGHLIGHTS

- Excellent access to Loop 202, Loop 101 and US-60
- Less than 1/4 mile from Light Rail System
- Close proximity to Sky Harbor International Airport
- On-site amenities include City Market and Deli, Segway and Romancing the Bean
- Within walking distance along Mill Avenue's entertainment district
- Breathtaking views of Tempe Town Lake, the surrounding skyline, mountains and foothills

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