



McDOWELL MOUNTAIN BUSINESS PARK

Phase I—16425 North Pima Road
Scottsdale, AZ

SPECIFICATIONS - FOR LEASE

TOTAL PROJECT SIZE:	Two (2) Class "A" Three-Story Office Buildings Approximately 260,000 Square Feet
TOTAL AVAILABLE:	±28,136 Rentable Square Feet
AVAILABLE SPACE:	<u>Shell Space</u> Suite 100*: ± 6,643 RSF divisible (shell condition) Suite 140*: ± 14,774 RSF divisible (shell condition) Suite 165: ± 2,279 RSF divisible (shell condition) Suite 170: ± 2,844 RSF divisible (shell condition) Suite 360: ± 1,596 RSF spec suite *Can be made contiguous to ±21,417 RSF
LEASE RATE:	\$25.00 per rentable square foot; full service
TENANT IMPROVEMENTS:	\$35.00 per usable square foot* *shell includes mini-blinds, HVAC, ceiling grid, ceiling tiles
EXPENSE STOP:	\$8.00 per rentable square foot
PARKING:	4.5:1,000 with covered parking structure Garage, reserved at \$75.00/month/space Garage, unreserved at \$55.00/month/space Canopy parking at \$40.00/month/space

PROJECT COMMENTS

- Convenient North Scottsdale location with outstanding freeway visibility and immediate accessibility to Loop 101.
- Spectacular views of the McDowell Mountains
- Close proximity to a myriad of restaurants, retail, resorts and golf courses
- Major fiber optic capability for high-tech users
- Building signage available

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