



PROMENADE CORPORATE CENTER 16427 & 16435 NORTH SCOTTSDALE ROAD

Scottsdale, Arizona | SEC of Scottsdale Road and Frank Lloyd Wright Blvd

Building Features:

Square Footage: ±256,157 SF

Floors: 4

Year Built: 2004 and 2005

Lease Rate: \$33.50/SF

Parking Ratio: 4.0/1,000 SF

Covered Parking Ratio: 3.0/1,000 SF

Parking Costs:

- Covered, reserved: \$75/stall/month

- Covered, unreserved: \$55/stall/month

Tenant Improvements: Negotiable

Operating Expenses: Base Year

Load Factor: 13.0%

Available Suites:

Phase I (16427):

Suite 225: ±1,533 RSF

Suite 280: ±9,625 RSF

Suite 340: ±4,179 RSF

Phase II (16435):

Suite 130: ±6,140 RSF

Suite 210: ±2,427 RSF ⁽¹⁾ (Available 11.01.18)

Suite 230: ±7,151 RSF ⁽¹⁾

Suite 250: ±2,350 RSF ⁽¹⁾

Suite 300: ±10,156 RSF (Divisible to 4,770 SF)

Suite 405: ±3,145 RSF ⁽²⁾

Suite 420: ±4,217 RSF ⁽²⁾

⁽¹⁾ Contiguous to ±11,928 RSF

⁽²⁾ Contiguous to ±7,362 RSF

Comments:

- Located adjacent to the Scottsdale Promenade with retail tenants including Capital Grille, Maggiano's, Cantina Laredo, Buffalo Wild Wings, Bank of America, Benihana, and In-N-Out Burger
- Prominent Scottsdale Road address
- Located within 1/2-mile to the Loop 101 Freeway and Scottsdale Airport
- Located within 1/4-mile of the upscale Kierland Commons and Scottsdale Quarter shopping centers including 147 retail shops and restaurants

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