



# SCOTTSDALE LANDING



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THREE BUILDING ±375,094 SF OFFICE COMPLEX  
NWC OF BELL ROAD AND LOOP 101 | SCOTTSDALE, ARIZONA



WENTWORTH  
PROPERTY COMPANY



# SCOTTSDALE LANDING



PRINCESS DRIVE

PERIMETER  
CENTER

ONE SCOTTSDALE  
LANDING

THREE SCOTTSDALE  
LANDING

TWO SCOTTSDALE  
LANDING

BELL ROAD

101

ACCESS

101



TENANT LOUNGE



HIGH END SPEC SUITES



ON-SITE CAFÉ



FITNESS CENTER



# SCOTTSDALE LANDING



THREE BUILDING ±375,094 SF OFFICE COMPLEX  
NWC OF BELL ROAD AND LOOP 101 | SCOTTSDALE, ARIZONA

## ONE SCOTTSDALE LANDING

8665 East Hartford Drive, Scottsdale, AZ

- ±66,108 rentable square feet
- 2 stories with approximately 32,000 RSF per floor
- 5.0 per 1000 parking – surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- 2 passenger elevators and feature stair
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road

## TWO SCOTTSDALE LANDING

8667-8701 East Hartford Drive, Scottsdale, AZ

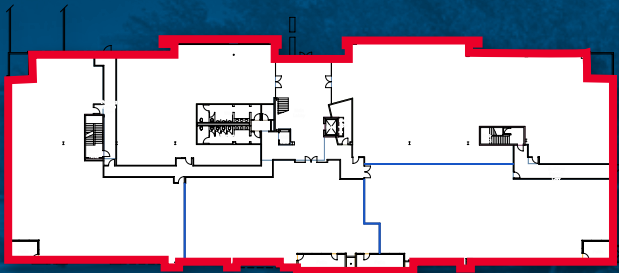
- Campus Environment totaling ±226,157 rentable square feet
- 2 stories with approximately 57,000 RSF per floor
- 6.0 per 1000 parking – surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Data Center totaling ±25,000 SF on raised floor
- Back-up generator system with redundancy
- Card access and energy management system
- Visibility and identity from the Loop 101
- Class A build out

## THREE SCOTTSDALE LANDING

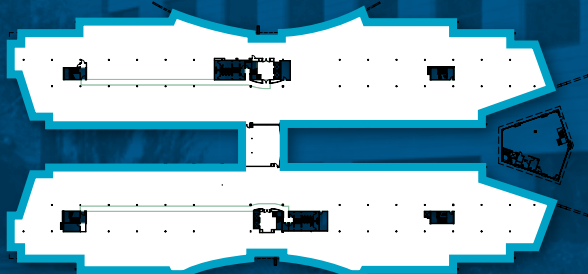
8777 East Hartford Drive, Scottsdale, AZ

- ±82,829 rentable square feet
- 2 stories with approximately 40,000 RSF per floor
- 5.0 per 1000 parking – surface and underground parking garage
- Elevator access to parking garage
- Excellent view corridors in every suite
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- Visibility and identity from the Loop 101

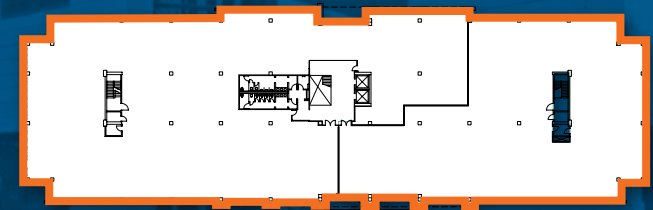
### Typical Floor Plates



±32,000 RSF



±57,000 RSF



±40,000 RSF

## LOCATION FEATURES

- Located in the prestigious 260 acre master-planned Perimeter Center business park
- Adjacent to the Loop 101 Pima Freeway with direct access to the northwest and southeast valley labor markets
- Close proximity to executive housing, including DC Ranch, Troon North, Desert Highlands, and Silverleaf
- 5 minute drive to TPC Scottsdale, Scottsdale Quarter and Kierland Commons dining, shopping, and night life
- Multiple points of ingress and egress
- Excellent freeway access via a full diamond interchange on the Loop 101 at Princess Drive; ½ mile freeway access from Bell Road
- 5 minutes to Scottsdale Airpark and 30 minutes to Sky Harbor International Airport
- Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles

## SITE FEATURES

- Stand alone, on site full service Café/Deli serving breakfast and lunch as well as catering options
- 2nd floor tenant collaboration lounge and game room – comfortable seating, flat screens, pool table, shuffleboard, wifi enabled
- Full service fitness center complete with men's and women's locker rooms with showers for each – ground floor courtyard access
- Situated along the Loop 101 freeway with direct access to the buildings via Bell Road and the 101 frontage road
- Terrific views of the McDowell Mountains
- Exterior signage available
- Magnificent courtyard – lushly landscaped with shade structures and seating located in Two Scottsdale Landing

## CORPORATE NEIGHBORS

- Taser International
- Pulte Homes
- Fender Musical Instruments
- CalAtlantic Homes (formerly Ryland Mortgage)
- Accolade Health
- Colony Starwood Homes (formerly Colony American)
- Early Warning Systems

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