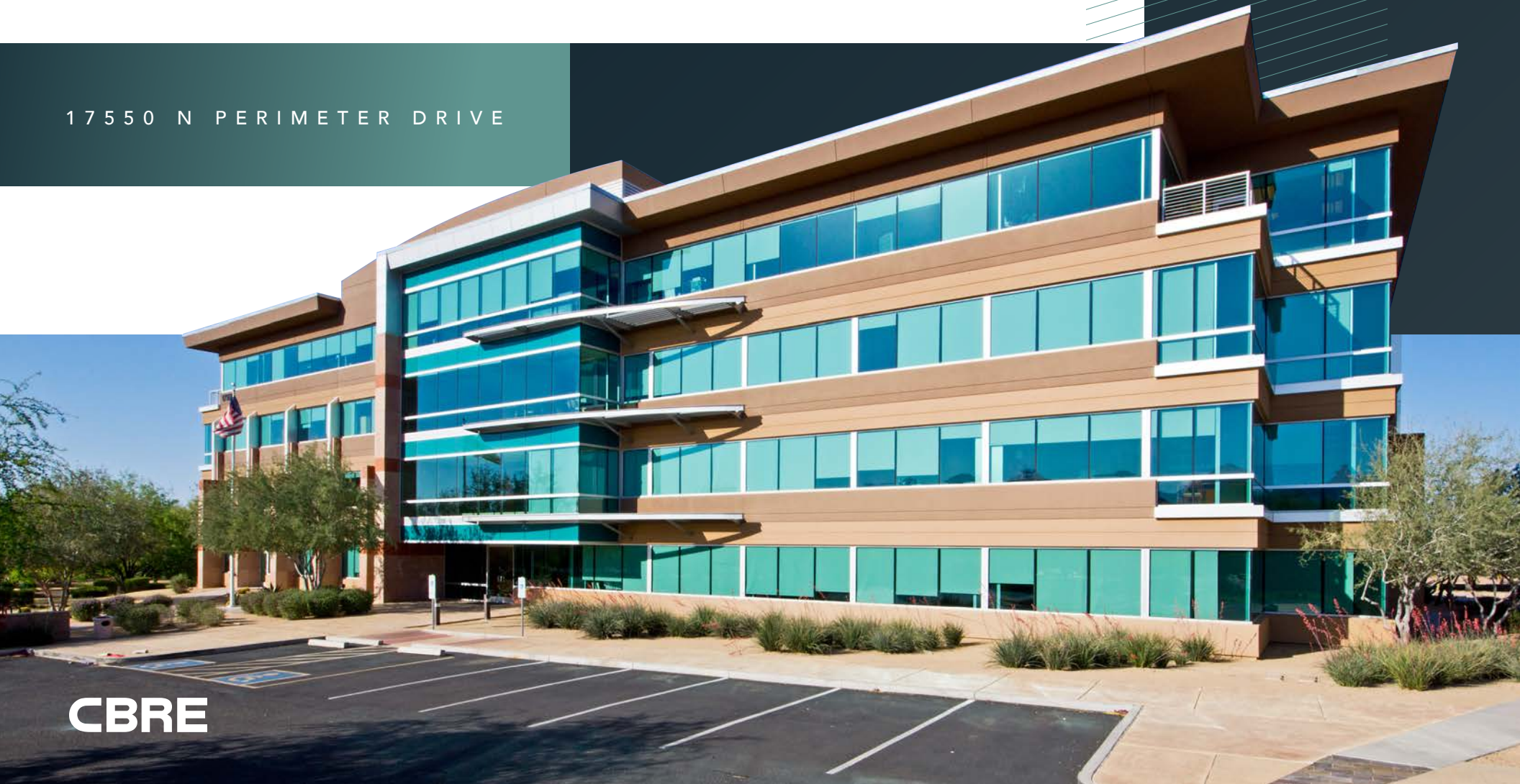


PRINCESS & PERIMETER

17550 N PERIMETER DRIVE

SCOTTSDALE | AZ



CBRE

PROPERTY FEATURES



±86,000 SF, FOUR-STORY BUILDING
(Typical Floor Size: ±22,000 SF)



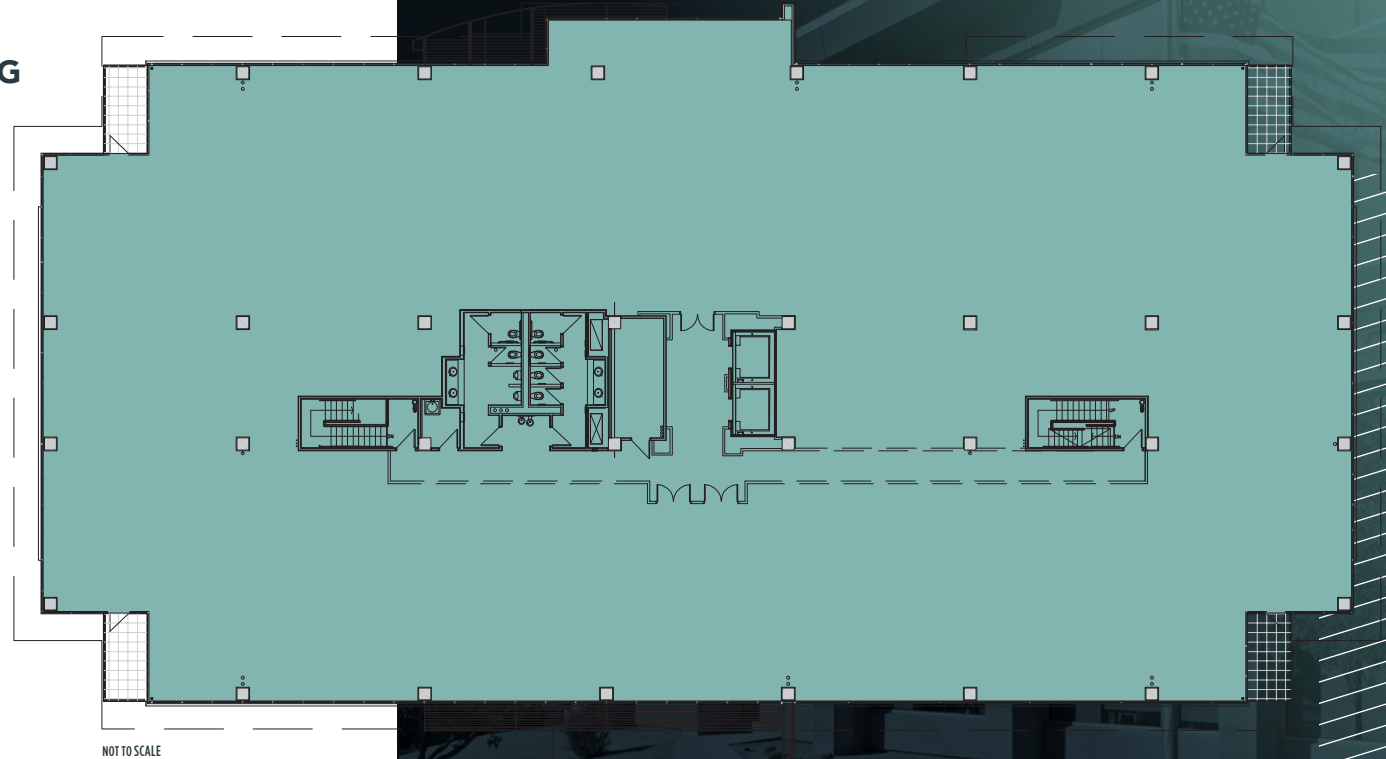
PARKING RATIO | 4.0/1,000 SF



COVERED PARKING | 2.0/1,000 SF

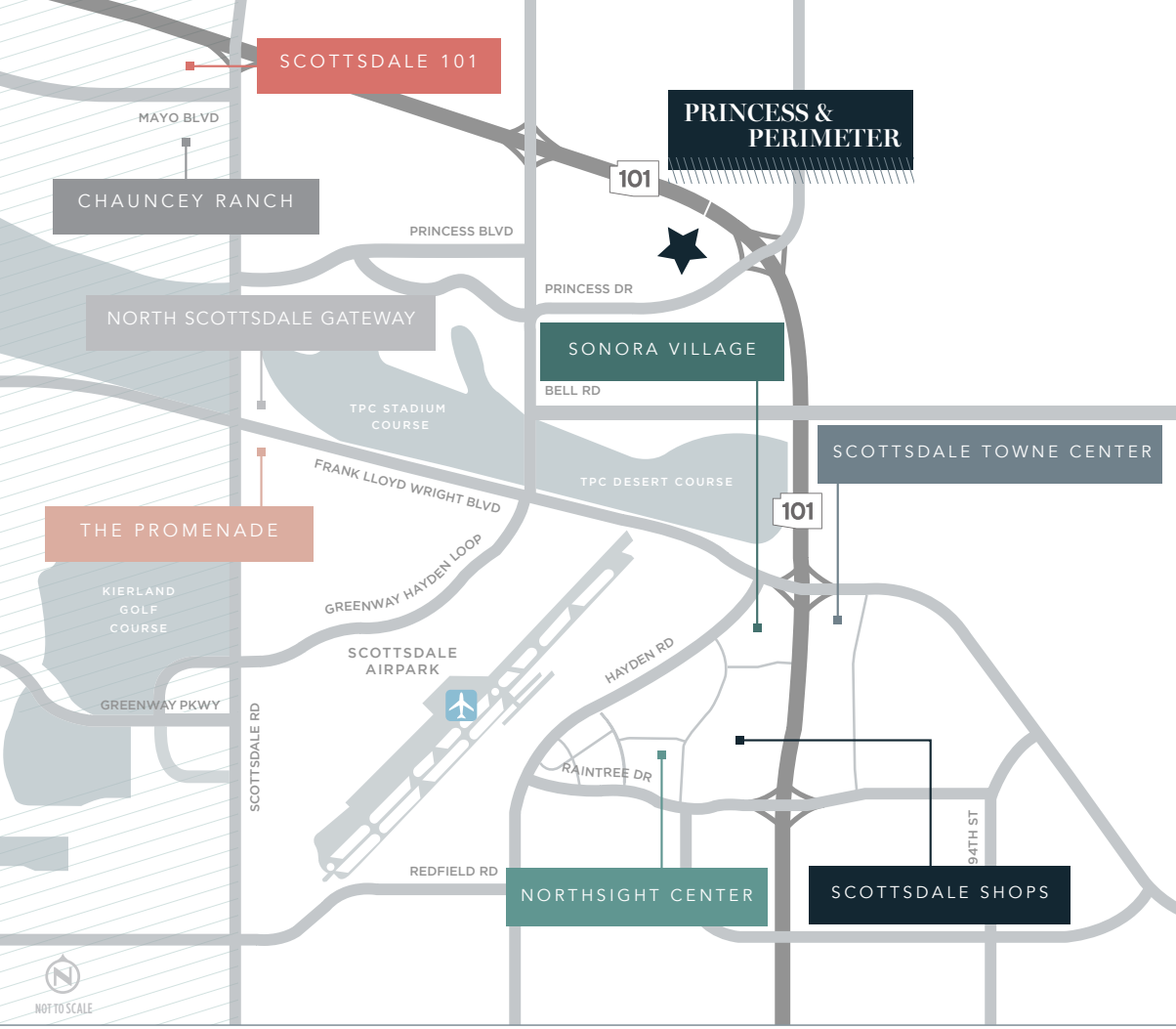


YEAR BUILT | 2007



- Professional / legal environment with extensive interior and exterior glass and private balconies at corner executive offices
- Unparalleled views of McDowell Mountains
- Tallest building in the Perimeter Center
- Small floor plates allow small to medium-sized tenants the ability to secure significant portions of a single floor
- Ample visitor parking
- Flow through lobby allows ease of access to both parking fields





SCOTTSDALE 101



THE PROMENADE



CHAUNCEY RANCH



NORTH SCOTTSDALE GATEWAY



NORTHSIGHT CENTER



SONORA VILLAGE

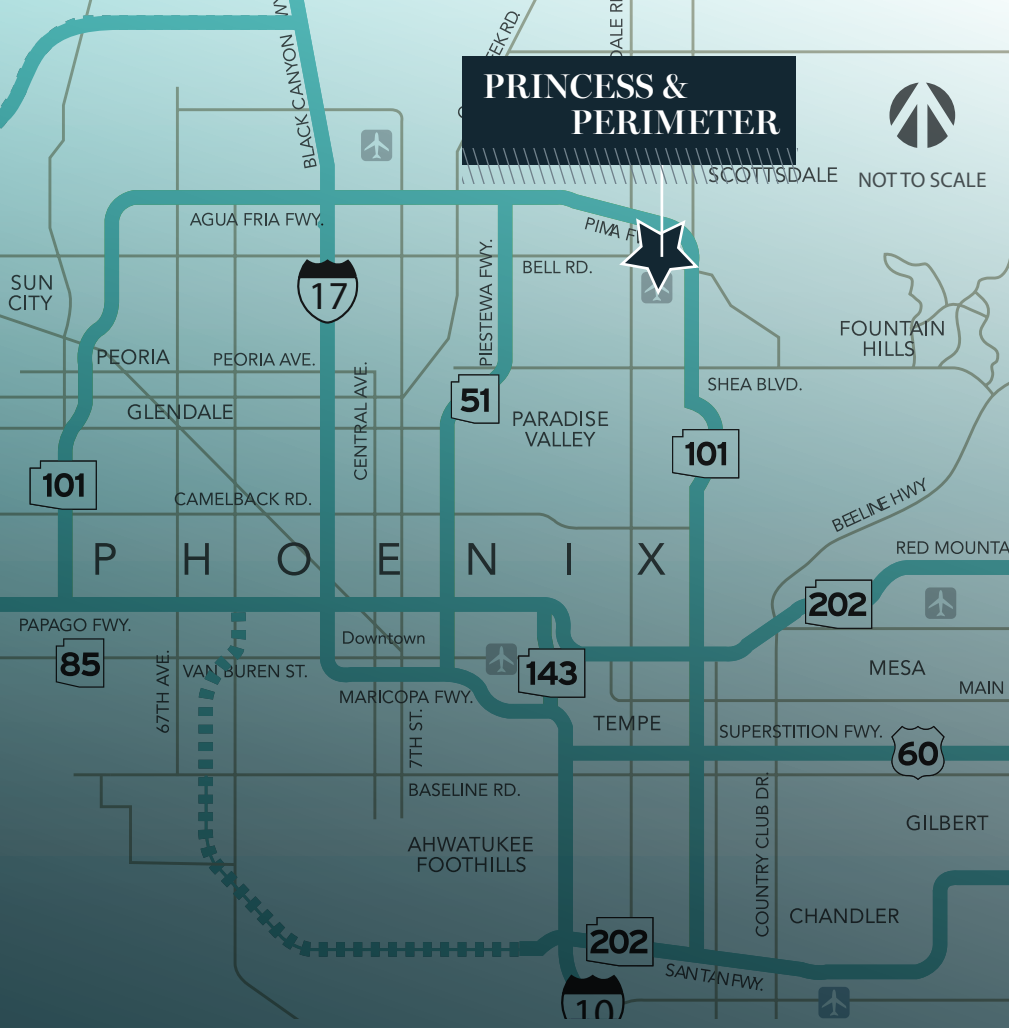


SCOTTSDALE SHOPS



SCOTTSDALE TOWNE CENTER





PRINCESS & PERIMETER



AREA FEATURES

Part of the ±260-acre master-planned Perimeter Center business park designed to house corporate office and research and development tenants

Adjacent to the full-diamond interchange at the Loop 101 and Pima / Princess Drive

Within ±1/2 mile of the TPC Scottsdale golf course, home of the world-renowned Waste Management Open

Several resort hotels are within a short drive of the project including the Fairmont Scottsdale Princess Resort, Gainey Ranch Hyatt Regency Scottsdale Resort and Spa, Westin Kierland Resort and Spa, J.W. Marriott Desert Ridge Resort and the Four Seasons Resort

Within walking distance to the business-oriented, 122-room Hilton Garden Inn

Within ±1/2 mile of Scottsdale Airpark



CORPORATE NEIGHBORS

- | | | |
|-----------------------|-----------------------|--------------------|
| Pulte Homes | Abbott | Toll Brothers |
| GE Capital | US Bank | Mass Mutual |
| Fender Corp | Vanguard | Hartford Insurance |
| Axon | Early Warning Systems | |
| Spirit Realty Capital | Bank of Arizona | |

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