

NOW LEASING OFFICE SPACE

PERMIT READY



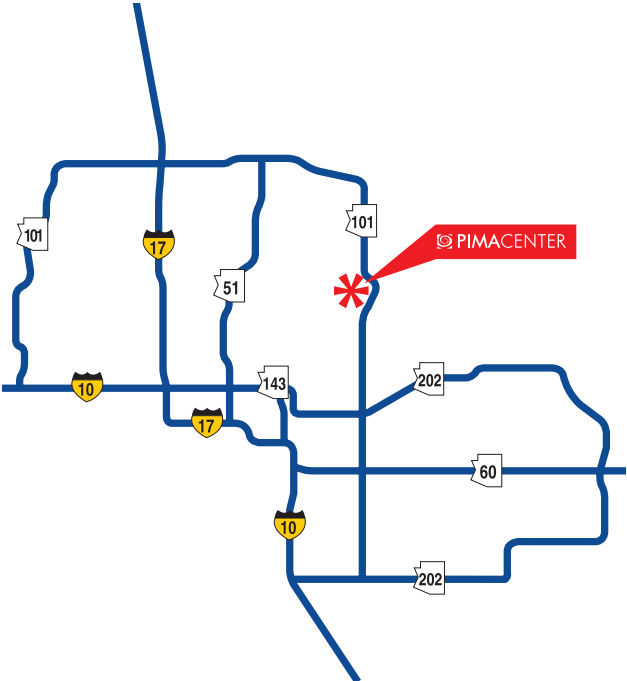
www.TheStandardatPimaCenter.com

THE STANDARD AT PIMA CENTER

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OPUS
THE OPUS GROUP

Welcome to The Standard at Pima Center!



Modern Office Space for Modern Business

Located in the highly sought-after Central Scottsdale submarket, The Standard at Pima Center provides the facility you need to build your business and meet your objectives. Located off Pima Center Parkway along Loop 101, tenants will receive superb frontage and signage on the heavily trafficked highway and convenient access to greater Phoenix by two full-diamond interchanges.

KEY DETAILS

125,000 square-foot 3-story Class A office building	42,000 square-foot efficient floor plates	Steel superstructure allows for timeless design and unbroken window lines on the 3rd floor	16 foot clear heights on the first floor	14 foot clear heights on the second and third floors	6:1000 parking ratios (expandable up to 8:1000)	10.51 acres on the northeast corner of Pima Center Parkway and Via de Venture
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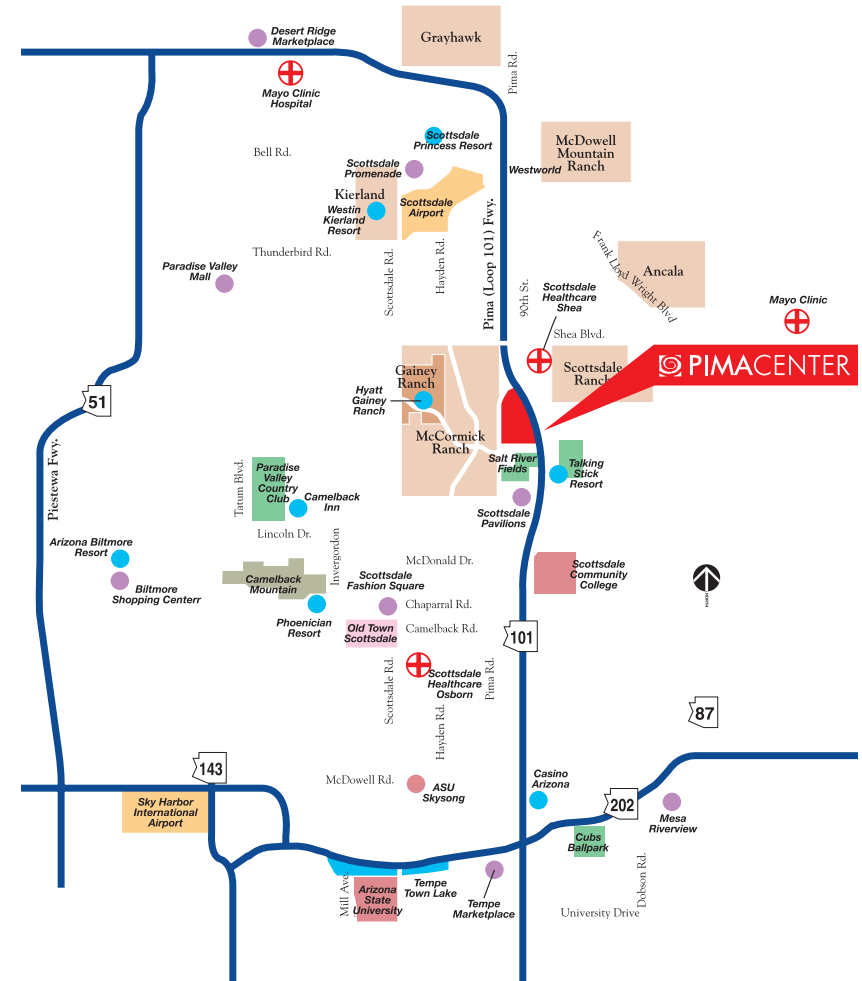
About the Pima Center Masterplan

Well-Located Mixed-Use Development

Providing quick access for employees in the Northeast Valley and the Southeast Valley, and breathtaking views of Camelback Mountain and the McDowell Mountains, Pima Center has 1.3 million square feet of existing office, medical office and industrial buildings.

There is land for an additional 2.2 million square feet of space that will include new office, flex, medical office, and industrial, as well as a new amenity-based retail development within walking distance of The Standard that will contain numerous restaurants and two hotels.

Pima Center offers a wide variety of amenities for people working within the Center and those living near it. Additionally, immediately adjacent to The Standard is **The Block at Pima Center, a 60,000-square-foot retail center under development by MainSpring Capital.**



FOOD | OVER 95 RESTAURANTS NEARBY, INCLUDING:

- Grassroots Kitchen
- Scottsdale Beer Company
- Orange Sky
- Tavern Grille Scottsdale
- Ajo Al's
- Butters Pancakes and Café
- Manuel's Mexican Restaurant
- Buffalo Wild Wings
- Chipotle
- Culver's

PLACES IN THE NEIGHBORHOOD

- Top Golf
- Talking Stick Resort Casino and 36 Hole Championship Golf Course
- Salt River Fields - Home of Spring Training for Arizona Diamondbacks and Colorado Rockies
- The Pavilions
- The Shops at Gainey Village
- OdySea Aquarium
- Butterfly Wonderland
- Scottsdale Fiesta Center

Pima Center Master Plan



Deep Expertise to Deliver the Office Your Company Needs



Regardless of your need, we have the expertise and resources to deliver a facility that supports your organization's objectives.

Led by seasoned professionals with deep experience in the office sector, our unique design-build approach ensures that projects are customized, cost-effective, designed and constructed with sustainable practices and most importantly, result in highly-functional and efficient office environments.

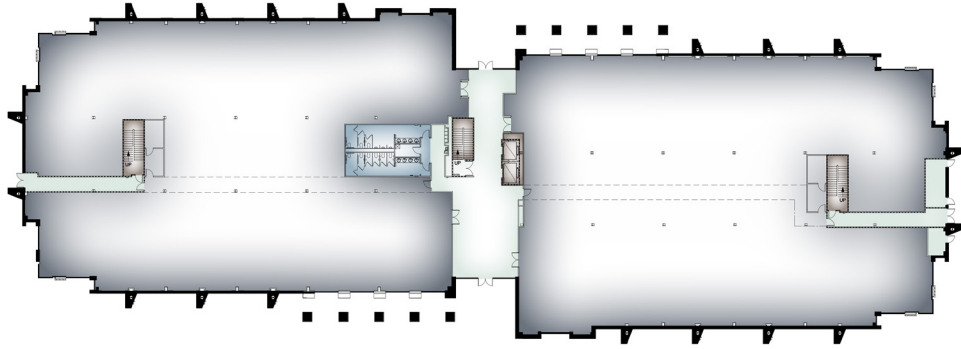
Our fully-integrated in-house team includes development, design-build construction project management, architecture, interiors design and engineering. We engage with our clients, working as a single team, with meaningful collaboration that elevates your project experience and delivers a high-quality building with enduring value.

We have deep experience working across the country to deliver offices spaces that meet today's modern user requirements. To see more of our office development and construction capabilities, visit opus-group.com/Office.

Room For Your Dynamic Organization

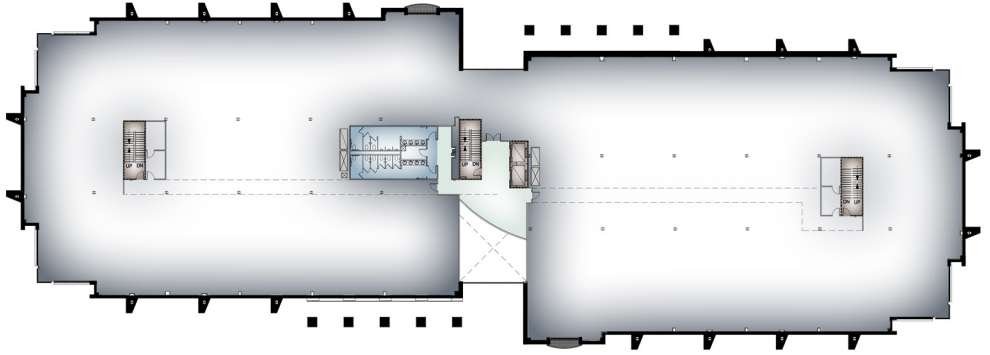
42,000 Square Foot Efficient Floor Plates Available for Lease

LEVEL 1



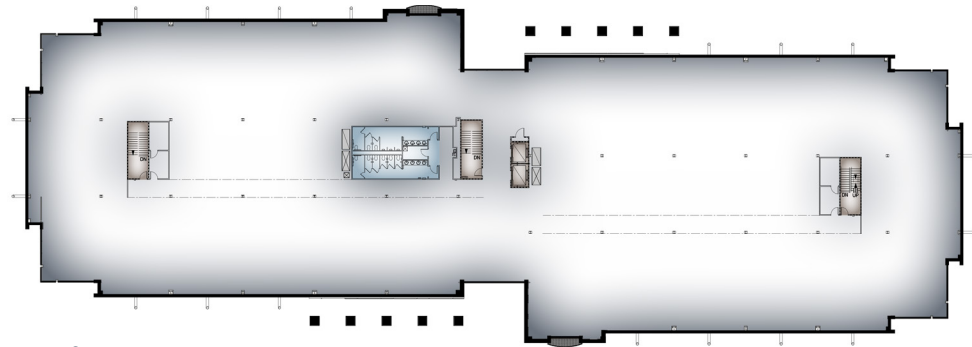
- 16-foot clear height

LEVEL 2



- 14-foot clear height

LEVEL 3



- 14-foot clear height
- Unbroken window lines



Pima Center Site Plan



Contact Us!

Find out how you can see yourself at The Standard.

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