

# CORNWELL TECHNOLOGY CENTER

17301 N PERIMETER DRIVE, STE 100 | SCOTTSDALE, AZ 85255

# FLEX

Lab Area



## Suite 100 For Lease

- ±13,611 SF
- Reception
- 14 Offices
- Conference Room
- Break Room
- Copy Room
- Lab Area**
- Polished Floors throughout Office and Hallway
- Drop Ceiling Warehouse (potential additional lab area)
- Sprinklered
- 100% AC'd and Sprinklered
- Zoned I-1 PCD

**\$1.35 PSF/NNN/Mo**

EST. NNNs = \$0.38 PSF/Mo

*Cornwell Technology Center is an upscale flex property located within the Prestigious Perimeter Center Business Park. The nearest intersections are the Loop 101 Freeway and Bell Road as well as Loop 101 Freeway and Princess Drive. Just minutes to Scottsdale Sports Complex, TPC Golf Course, Westworld Scottsdale and Scottsdale Airpark.*

*Surrounded by desirable amenities within a 3 mile radius including restaurants, shopping at Kierland Commons, Scottsdale Quarter, Scottsdale Promenade, and*



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 10 16 20

**Ron Schooler**  
D 480.522.2770  
M 602.469.3750  
rschooler@cpi.az.com

**Ken Elmer**  
D 480.522.2778  
M 480.818.2142  
kelmer@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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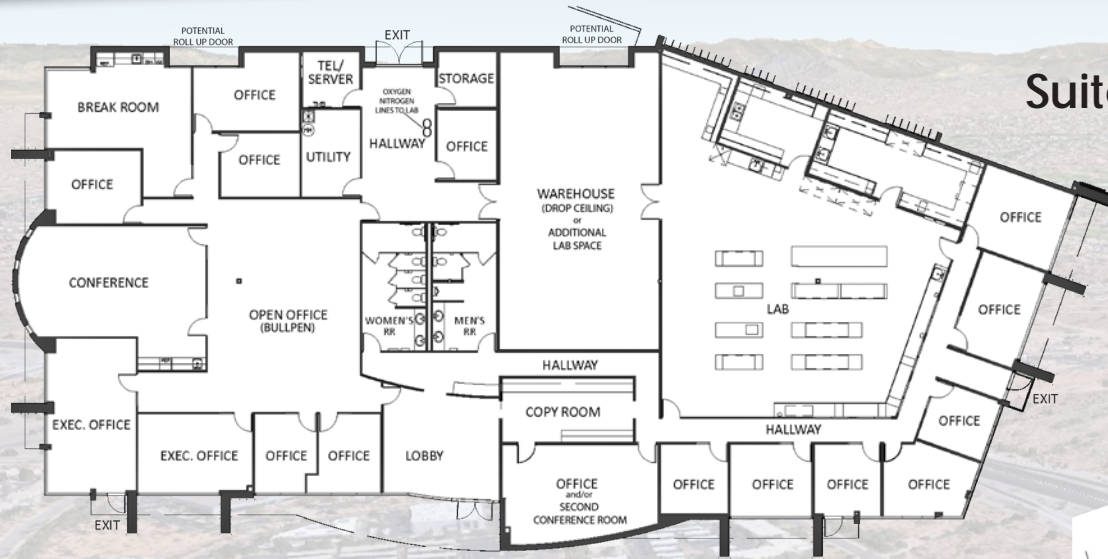
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Suite 100 floorplan for review purposes only. Not to scale.

This up-scale flex building is a part of the two-building Cornwell Technology Center. The Center offers a total of 208 parking spots (60 covered) with a heavy 3.7 per 1,000 parking ratio.

The property is located one-quarter mile from Loop 101 with access via Princess Drive. The prestigious area of North Scottsdale also offers easy access to Scottsdale Airport. The property is located in Perimeter Center, a 200-acre master-planned corporate park.



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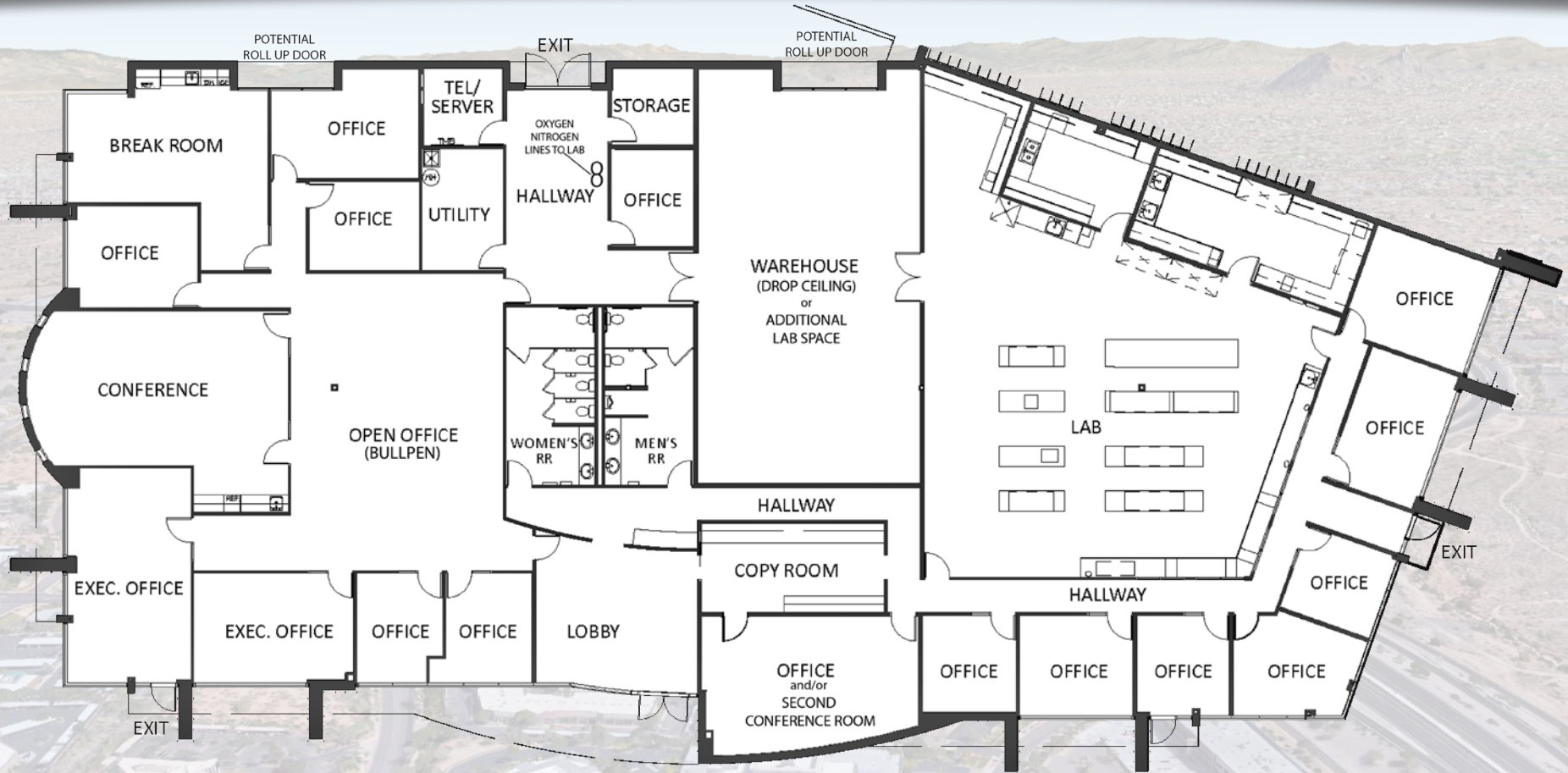
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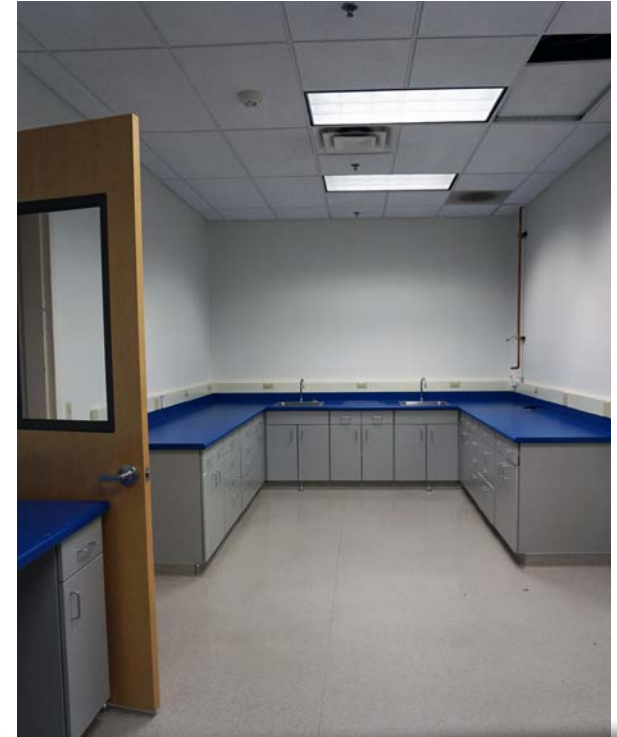
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## BUSINESS & ECONOMY

Both small and large businesses enjoy unprecedented support through networking opportunities, educational programming, talent attraction and numerous other programs. Scottsdale is home to more than 25,000 businesses with nearly 20 percent of Arizona corporate headquarters calling the city home. More than 90 percent of Scottsdale's software companies are growing with more than 10 percent software employment growth forecast in Arizona over the next five years. Other leading growth industries include technology, finance and insurance, real estate and rentals, health care and social services, and accommodation and food services.

### Open for Innovation

The City of Scottsdale has become a hotbed for startup activity since 2010. According to Hoover's Inc., from 2010 to 2017 nearly 17,000 companies have started operations in Scottsdale. Scottsdale makes up 33 percent of Arizona's total number of deals and 16 percent of the total amount invested in Arizona companies since 2012. According to CB Insights, there has been more than a billion dollars invested in Scottsdale based firms since 2012, with nearly \$330 million in 2016 alone.

Not only are there great companies in our community, region and state, but collaborative ecosystem resources such as AZ Tech Council, EmpoweredPhXX, StartupAZ Foundation, InvestSW, Phoenix Startup Week and #yesPHX are advancing initiatives and connecting thought leaders. These resources are just a glimpse into what is available for an entrepreneur looking to scale operations in Scottsdale and join a thriving, diverse and generous community.

**Scottsdale has a labor force of 129,708 people and an unemployment rate of 3.9%, with top jobs by occupation in office and administrative support, sales, and executive managers and administrators.**

SOURCE: 2018 GIS PLANNING



Scottsdale Yelp Offices

The City of Scottsdale, in partnership with Arizona State University, created the ASU Scottsdale Innovation Center SkySong which opened in 2008. SkySong provides startup businesses access to new technologies, capital networks, business education and a skilled workforce. SkySong is nearing full occupancy in all four buildings with more than 1,200 people currently working at the multi-use development. The project is projected to generate almost \$10 billion in economic impact over the course of the next 30 years.

Arizona State University is guided by eight design inspirations that influence its growth and transformation. Among these guiding principles are deep commitments to valuing entrepreneurship in all its forms, transforming society by being connected to social needs, and being socially embedded in communities through mutual beneficial partnerships and ASU Startup School advances these three aspirations.

Whether you're a budding entrepreneur, engineer, C-level executive or a STEM professional, you'll find limitless opportunities in Scottsdale. Recently ranked one of the Top 10 Best Cities to Launch a Startup by DataFox and the No. 1 City to Live an Active Lifestyle and get a job by WalletHub, Scottsdale has something for everyone.

Arizona has made a concerted effort in recent years to create a business-friendly environment by cutting red tape and repealing overly burdensome regulations that would otherwise make business more difficult for innovative firms.



Hotel Valley Ho



SkySong, The ASU Scottsdale Innovation Center

## FEATURED FIRMS

- |                               |                            |
|-------------------------------|----------------------------|
| <b>Accolade</b>               | <b>Nautilus Insurance</b>  |
| <b>Appointment Plus</b>       | <b>NRG Energy</b>          |
| <b>Apriva</b>                 | <b>Orion Health</b>        |
| <b>Axon (Taser)</b>           | <b>PayPal</b>              |
| <b>Clearlink</b>              | <b>Paradox</b>             |
| <b>CVS Health</b>             | <b>Sisense</b>             |
| <b>Early Warning Services</b> | <b>Tallwave</b>            |
| <b>Fender</b>                 | <b>TD2</b>                 |
| <b>General Dynamics</b>       | <b>The Hartford</b>        |
| <b>Global Med</b>             | <b>Troon Golf</b>          |
| <b>GoDaddy</b>                | <b>Vanguard</b>            |
| <b>Groupon</b>                | <b>Vixxo</b>               |
| <b>HonorHealth</b>            | <b>Weebly</b>              |
| <b>Indeed</b>                 | <b>Web.com</b>             |
| <b>JDA Software</b>           | <b>West Pharmaceutical</b> |
| <b>Mayo Clinic</b>            | <b>Yelp</b>                |
| <b>Nationwide Insurance</b>   | <b>ZocDoc</b>              |

Looking for more reasons to choose Scottsdale as a location to grow your career or business?

Ranked one of the best cities in the U.S. for cybersecurity professionals

Ranked a Top 10 best mid-sized city for millennials

Top city in the country to launch a startup in 2016

No. 1 city in the U.S. to get a job in 2017

Top 100 best communities for young people

Career opportunities at dozens of rapidly expanding companies in an inclusive startup scene

### Tax Rates

The Arizona Department of Revenue collects the tax on behalf of the City of Scottsdale.

Recent state legislation has reduced Arizona's corporate income tax rate by 30 percent, reduced Arizona's commercial property assessment ratio, and increased personal property tax exemptions by 15 percent.

The State of Arizona has aggressively cut business taxes to lower the cost of doing business by offering:

- No corporate franchise tax
- No income tax on dividends from out-of-state subsidiaries
- No worldwide unitary tax
- No sales tax on manufacturing equipment
- Eighty percent sales factor for corporate income tax, ramping up to a 100 percent option over time

Source: City of Scottsdale Economic Development

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