



DESERT CANYON 300

2411 WEST PEORIA AVENUE, PHOENIX, AZ



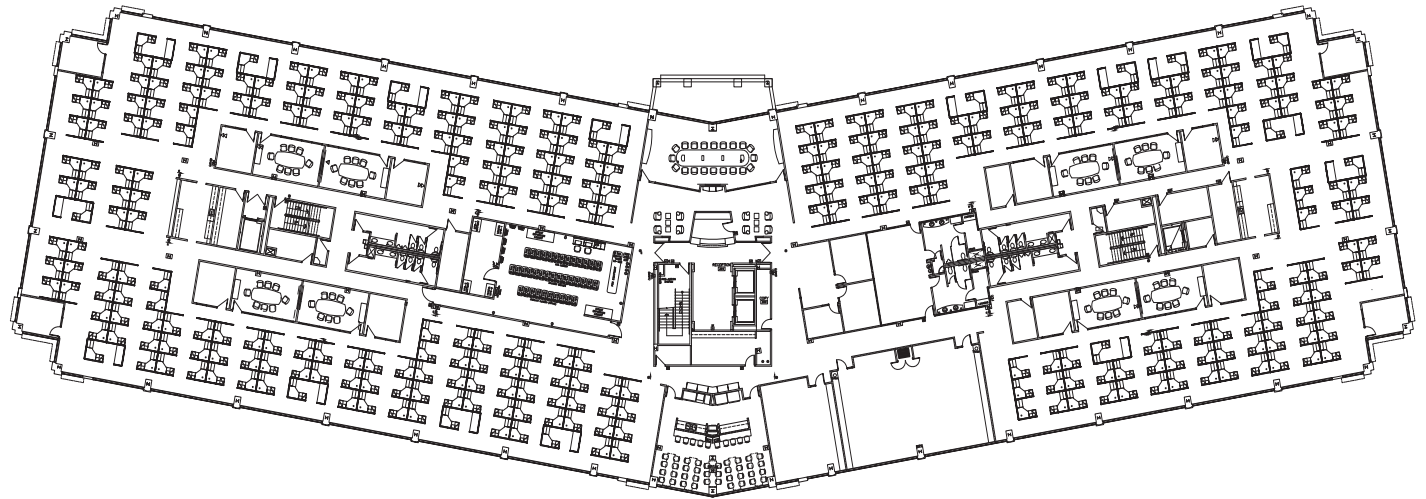
HIGH DENSITY PLUG AND PLAY POTENTIAL
FULL BUILDING CLASS A OFFICE OPPORTUNITY
149,211 RENTABLE SQUARE FEET
INSTITUTIONAL OWNERSHIP



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2411 West Peoria Avenue, Phoenix, AZ



PROPERTY FEATURES

- 149,211 rsf BOMA 360 building
- 5.8 / 1,000 parking ratio
- CAT 5E Cabling throughout
- (6) 10 ton Liebert AC units
- (2) 3000 amp dual utility services
- UPS power supplied by (2) 225 kva units with 560 amp static switch and maintenance bypass breakers
- (3) 1250 KW Cummins diesel generators - 5,000 gallon total capacity fuel tanks
- 2.5 inch raised floor in conference theatre and training rooms
- 94 seat conference/video theatre
- Full redundant systems

- Reverse Osmosis system with water softener throughout including 500 gallon tank for drinking water and 1,000 gallon industrial tank for Data room, Liebert and misting system
- Security cameras inside and out with card key access system
- Tenant only workout facility
- High capacity central plant
- Loading dock with lift, oversized door

LOCATION HIGHLIGHTS

- Professional amenity rich retail environment
- Located less than 1/8 mile from Interstate 17
- Ideal, free-way close, location with easy access throughout the metropolitan area
- Adjacent to 63 acre Rose Mofford Sports Complex



- Abundant dining, lodging and shopping
- Exceptional labor base access
- High quality corporate neighbors

Desert Canyon 300 is an investment of Piedmont Office Realty Trust, Inc. (NYSE: PDM), a fully-integrated and self-managed real estate investment trust (REIT) specializing in the ownership and management of high-quality Class A office buildings.

LEASING INFORMATION

Bill Zurek
602.954.9856
william.zurek@transwestern.com

Jim Achen, Jr.
602.954.9850
jim.achen@transwestern.com

Michelle Fischer
602.954.7293
michelle.fischer@transwestern.com



2415 East Camelback Road, Suite 900
Phoenix, AZ 85016

T 602.956.5000 F 602.956.53333
www.transwestern.com