

# FOR SALE NORTH SCOTTSDALE USER OCCUPANT PROPERTY

±21,064 SF • \$5,690,750

**SONORAN CORPORATE CENTER | BLDG A**  
8324 E HARTFORD DR | SCOTTSDALE, AZ 85255

Professional Freestanding Corporate  
Headquarters Building with Creative  
Open Hi-Tech Image

Located in the prestigious Perimeter  
Center Business Park 1/2 mile from  
Loop 101 Freeway

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Locally Owned. Globally Connected. CBPAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiac.com](http://www.cpiac.com)





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\$5,690,750 | \$270.17 PSF |  $\pm$ 21,064 SF

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NOTE: ADJACENT  $\pm$ 21,064  
SF BUILDING AVAILABLE FOR  
PURCHASE FOR A COMBINED  
TOTAL OF  $\pm$ 42,128 SF



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## Building A Overview

Sonoran Corporate Center, Building A is a Class A user-occupant opportunity ideally located in the upscale Perimeter Center Business Park. The Property is comprised of a two-story office building totaling  $\pm 21,064$  square feet and situated within the prominent north Scottsdale trade area of metro Phoenix. It is part of Sonoran Corporate Center condominium project consisting of six (6) buildings totaling  $\pm 74,701$  SF on  $\pm 5.78$  acres of land.

The project was constructed in 2002 using high quality and durable steel frame construction. Its design incorporates the extensive use of steel accents, glass curtain walls and decorative brick. The second floor yields beautiful eastern views of the McDowell Mountains and features four (4) private balconies. The building is served by its own dramatic two-story lobby entrance served by a hydraulic elevator. In addition, the modern design of the building offers a high-image curb appeal worthy of this prestigious location.

The building is part of Sonoran Corporate Center located at the southeast corner of Princess Drive and Hartford Drive. The site is efficiently laid out with the building oriented around a central parking area. The subject building is one of only two, two-story structures within Sonoran Corporate Center and, therefore, is one of the most prominent buildings in the project. The development is configured as a condominium regime with the land under the buildings conveying and the parking and other outdoor common areas owned by the project's association. The parking is provided at a ratio of  $\pm 3.8$  per thousand square feet.

From a location standpoint, the Property is situated in a Class A area with one of the most premier amenity packages in the Valley—anchored by retail hot spots such as Kierland Commons, The Scottsdale Quarter and The Promenade—and surrounded by an enormous upper class population pool. The project lies in the Scottsdale Airpark office submarket which, with over 17 million square feet of office and industrial spaces, is the second largest employment center in Arizona.

Sonoran Corporate Center is located within Perimeter Center, one the finest business parks in metro Phoenix. The park is ideally situated along the 101 Loop Freeway, thereby enjoying near immediate freeway access. Numerous class A facilities projects fill the park. Major corporations such as Axon, Mass Mutual, Store Capital, and Fender Musical Instruments are just a few companies located here. The Five Diamond 750-room 'Fairmont Scottsdale Princess' resort is also located in the park and hosts the world famous Waste Management Open on its TPC championship golf course.

Sonoran Corporate Center Building A's creative hi-tech quality improvements make it a notable presence in one of the hottest locations in Scottsdale—set the table for a promising long term investment.



CONSTRUCTION

## STEEL FRAME



DESIGN

## CREATIVE HI-TECH INTERIOR IMPROVEMENTS



SCENIC VIEWS

## McDOWELL MTNS



FIRST CLASS

## UPSCALE AREA

### Building A Features

Two-story office building situated in a class A office complex located near a prime intersection (Princess Drive and Hartford Drive) in the prestigious Perimeter Center Business Park.

The modern design of the building offers a high-image curb appeal worthy of this tremendous location.

High-quality steel frame construction with extensive use of decorative brick, steel accents and glass curtain walls.

Breathtaking mountain views from the second floors and numerous balconies.

The subject building is one of only two, two-story structures in the complex and enjoy the most prominent presence.

Cutting edge class A creative hi-tech look tenant improvements completed from 2015 to 2016.

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### Location/Market

Located in the Scottsdale Airpark office submarket, the second largest employment center in Arizona.

North Scottsdale is amongst the most esteemed business addresses in the metro Phoenix area.

Perimeter Center is one the finest business parks in the state. Numerous class A office and medical office projects fill the park.

Major corporations such as Axon, Mass Mutual, Store Capital, and Fender Musical Instruments are just a few companies located in Perimeter Center.

Premier amenities in the area include retail hot spots such as Kierland Commons, The Scottsdale Quarter and The Promenade.

The local surrounding population is upscale in character with significant pools of retirement, decision-makers and young professionals.



Site Summary | \$5,690,750 | \$270.17 PSF |  $\pm 21,064$  SF

NOTE: ADJACENT  $\pm 21,064$  SF BUILDING AVAILABLE FOR PURCHASE FOR A COMBINED TOTAL OF  $\pm 42,128$  SF

LOCATION	Located in the Scottsdale Airpark office submarket, the second largest employment center in Arizona.
PROPERTY ADDRESS	Sonoran Corporate Center, Building A 8324 East Hartford Drive Scottsdale, AZ 85255
ACCESS	Access to the property is provided via the main entrance along Hartford Drive
APN	215-07-225
NET RENTABLE AREA	$\pm 21,064$ Square Feet
SITE DESCRIPTION	N/A Condo Plat / Building A, Unit #4
YEAR BUILT	2002
ZONING	I-1, City of Scottsdale
PARKING RATIO	$\pm 3.8$ spaces per 1,000 square feet: Based upon a total condo project size of $\pm 74,701$ SF and 278 total spaces.
RESERVE (DEEDED) COVERED PARKING	28 Reserved (deeded) covered; 65-69, & 76-98 (See page 15's ALTA Survey for parking map)
SIGNAGE	Building signage allowed per City of Scottsdale, Perimeter & Sonoran Corp. Center Association Requirements
FLOOD PLAIN	Site is located within a FEMA Zone AO Flood Plain. Flooding has been mitigated through the Perimeter Center with the use of drainage canals along the perimeter and bridged crossings from roadways.
SITE INFO	Building conveys with the land beneath it. All parking and exterior common areas are owned and operated by the Association.

## Improvements Summary | \$5,690,750 | \$270.17 PSF | ±21,064 SF

FOUNDATION	Continuous perimeter reinforced concrete spread footings with a reinforced concrete slab-on-grade.
STRUCTURE	Steel frame with metal decking and light-weight concrete supporting second floor. Interior frame consists of steel studs and drywall partition walls separating the office spaces, conference room and other areas.
EXTERIOR DOORS	The exterior doors are aluminum frame with insulated glass.
ROOF	A metal roof assembly is situated over the main entrance to the buildings, the majority of the roof is insulated metal decking and sprayed polyurethane foam with granulated UV protection acrylic surfacing. The building has roof drains which run through the interior walls and exit near the ground on the exterior of the building.
BALCONIES	The four corners of the second floors are improved with sealed concrete balconies accessed via insulated glass doors from the second floor office spaces.
WINDOWS	All elevations of the building have tinted, insulated dual pane windows in aluminum frames.
HVAC	Roof mounted split system.
ELECTRICAL	1200 amps of 120/208 3 phase, 4 wire electrical service.
ELEVATOR	One (1) hydraulic elevator
RESTROOM	Large bank of restrooms on first floor.
CLEAR HEIGHT	30'
FIRE/LIFE SAFETY SYSTEMS	Fire and life safety equipment includes various fire alarm devices and automatic fire sprinklers.
INTERIOR IMPROVEMENTS	Creative hi-tech buildout inclusive of miscellaneous whiteboards, electric presentation screens, electric window screens, low voltage lighting, polished concrete floors, expansive window lines, brick construction, building signage, etc., combined and designed to create an open, bright creative hi-tech feel in a freestanding corporate headquarters building.



# SONORAN CORPORATE CENTER

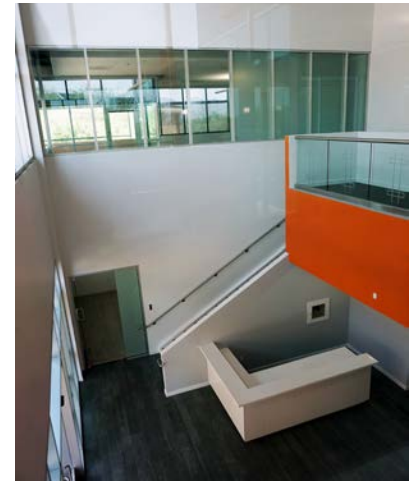
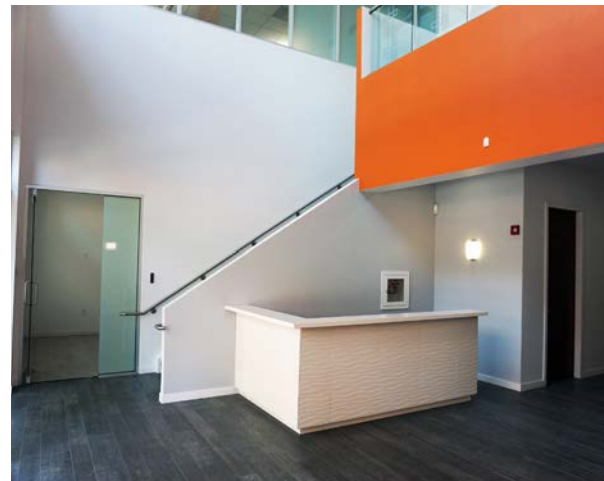
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## Property Operating Expenses, Utilities & Communication

Operating Expenses	Annual	Cost PSF (21,064 SF)
Property Taxes 2020	\$45,140	\$2.14
Property Insurance, Structural & Flood	\$7,000	\$0.33
Property Association - Sonoran	\$15,791	\$0.75
Property Association - Perimeter	\$3,738	\$0.18
ESTIMATED TOTAL (NNN)	\$71,669	\$3.40

Utilities & Communication	
Electric	APS
Water/Sewer/Trash	Included in Association Cost
Communication	Cox & Century Link



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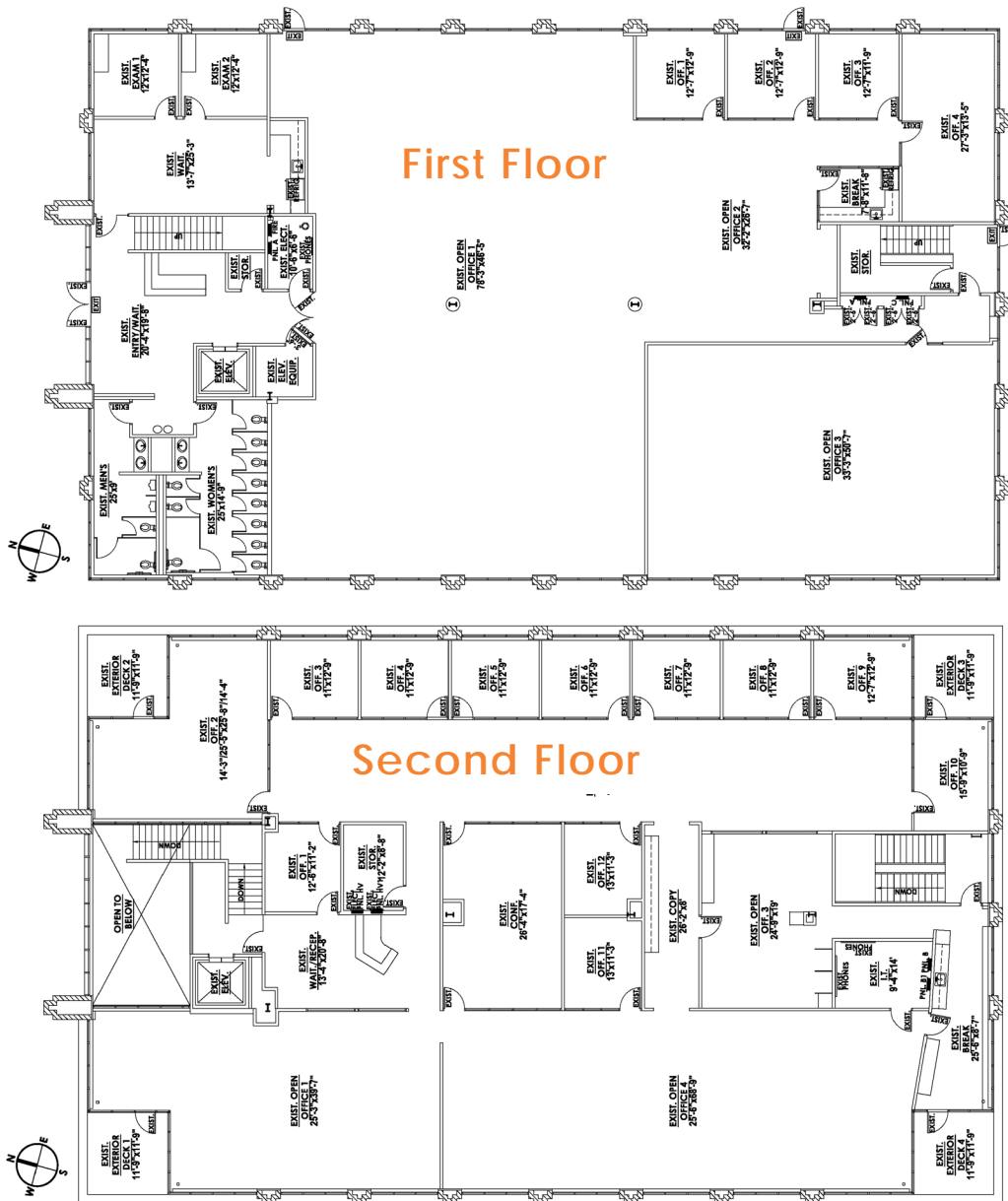
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## Floor Plan Configuration

	First Floor	Second Floor	Combined Floors
Square Feet	10,763	10,301	21,064
Reception Area/Desks	1	1	2
Elevator	1	1	1 *1st/2nd Floor
Elevator Equipment Room	1	0	1
Stairways	2	2	2 Front/Rear
Restrooms	2 Large M/F	0	2 Large M/F
Offices	5	12	17
Conference/Training Room	1	2	3
Breakroom with Sink	2	1 Large	3
Large Open Areas	3	3	6
IT	1	1	2
Storage	2	1	3 (incl. under stairway)
Copy Area	0	1 Large	1 Large
Balconies	0	4	4
Exits	4	Front	4

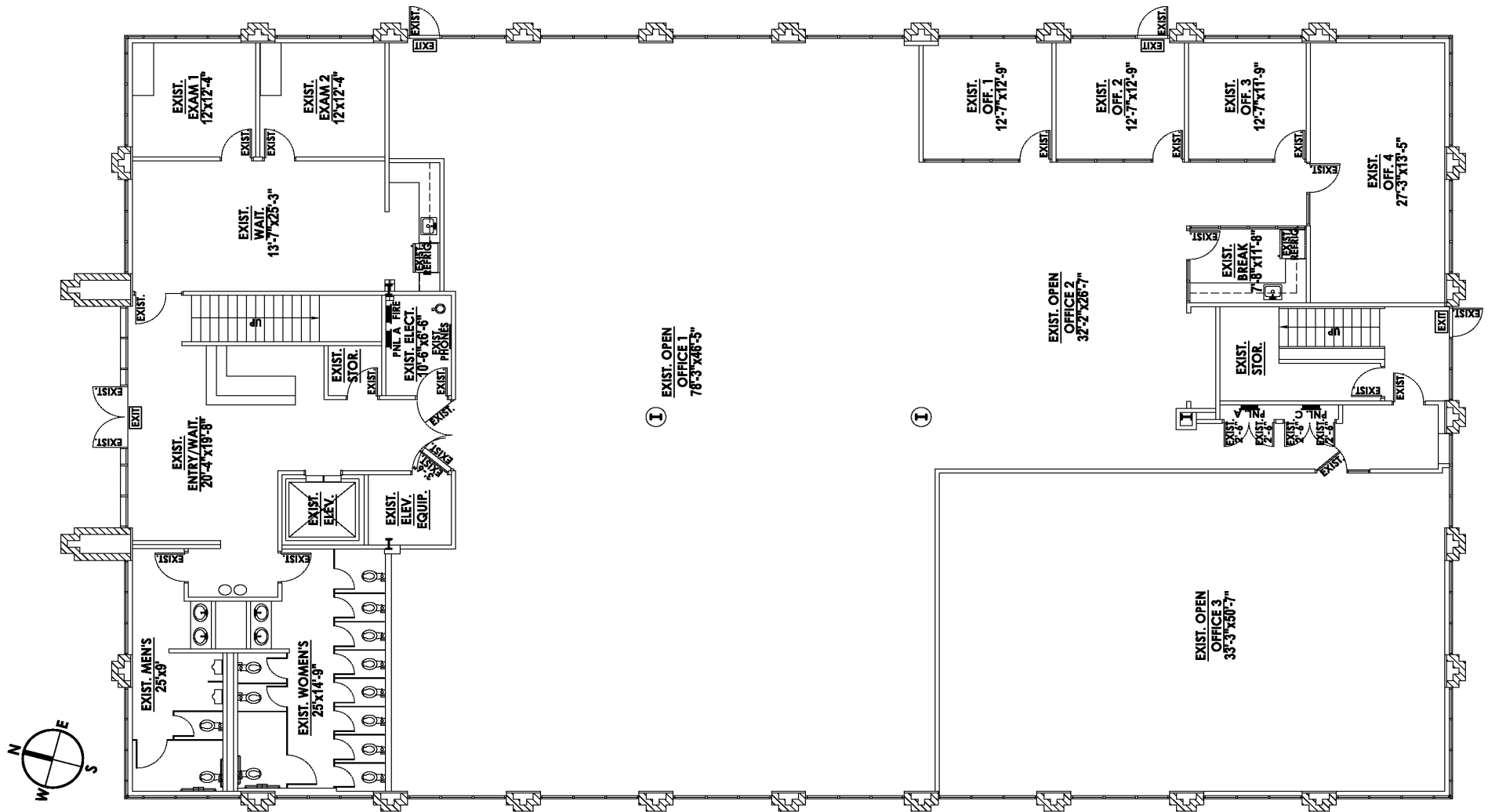
- Electric - 1,200 Amps, 120/208V, 3 Phase
- Fire Sprinklered
- HVAC - Split System Units
- Roof - Spray Polyurethane Foam

Miscellaneous whiteboards, electric presentation screens, electric window screens, low voltage lighting, polished concrete floors, expansive window lines, brick construction, building signage, etc., combined and designed to create an open, bright creative hi-tech feel in a freestanding corporate headquarters building.



## First Floor

Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

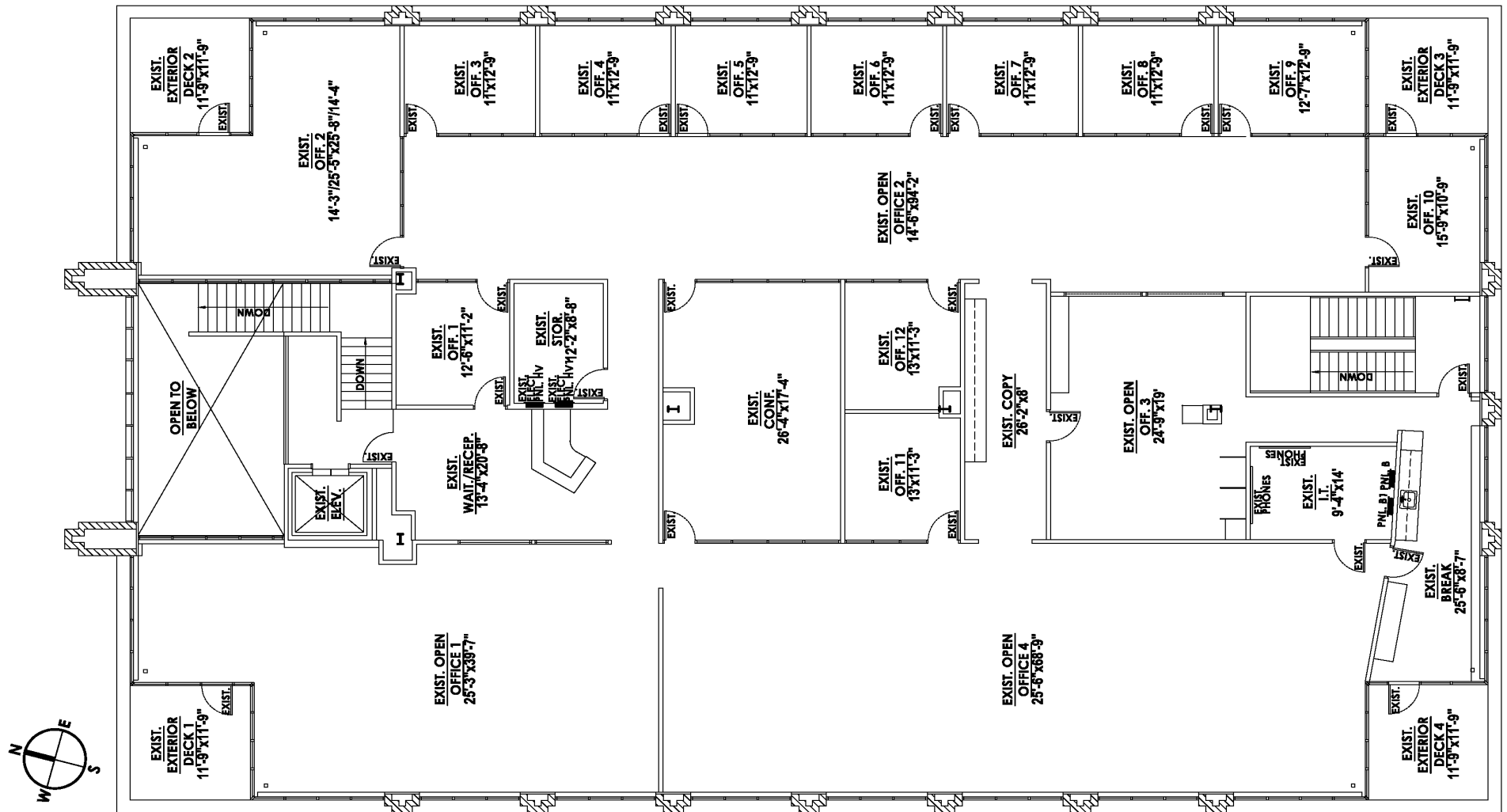




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## Second Floor

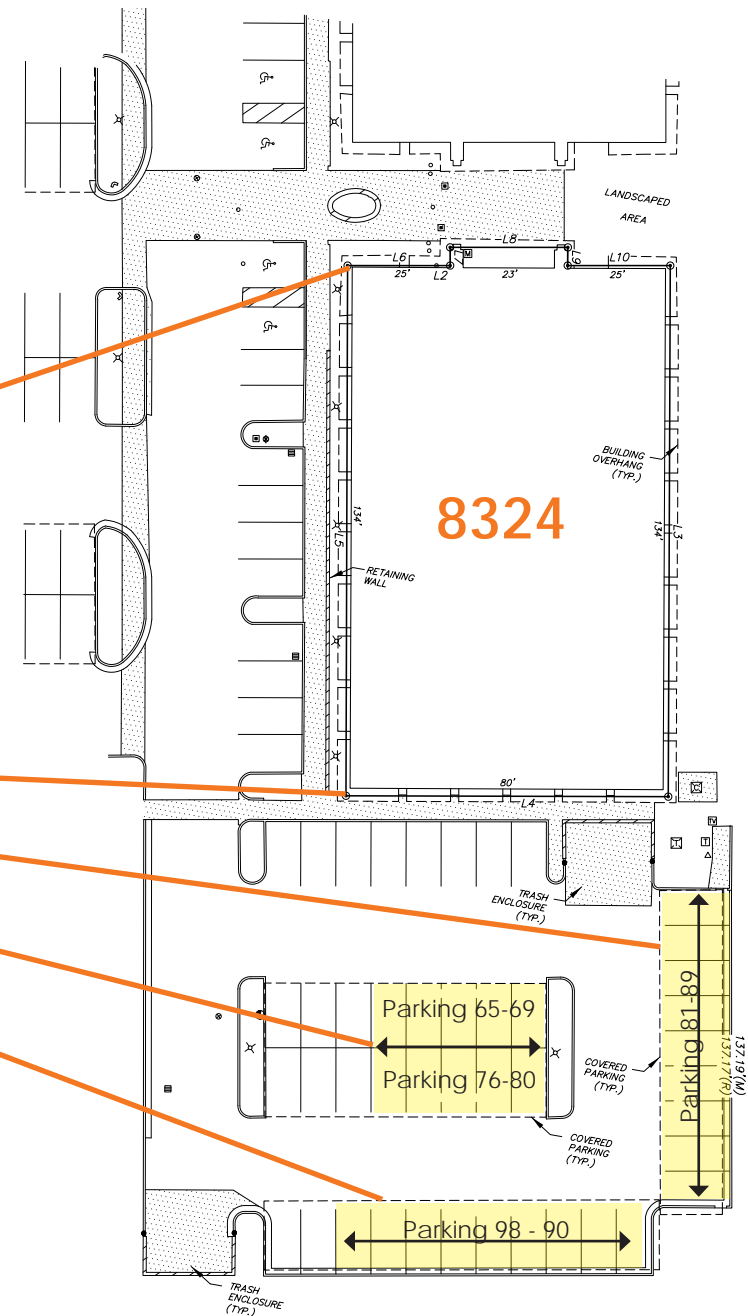
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## North Scottsdale Property Location Summary



Roughly **780,000 square feet** of retail amenities lie directly (½ mile) south of Perimeter Center at the intersection of the Loop 101 and Frank Lloyd Wright Blvd.

**7.8k SF**  
**.5 mi**

### Scottsdale Airport

- Scottsdale Airport lies less than one (1) mile south of Sonoran Corporate Center.
- One of the busiest single-runway facilities in the country with more than 615 general aviation flights a day.
- Approximately 450 private aircraft are based at Scottsdale Airport.



### Scottsdale's upscale demography and residential

- The City of Scottsdale's annual household income of \$109,302 is amongst the highest in the country.
- Several of North Scottsdale's premier high-end residential communities are directly north and east of the Property, offering immediate access to tremendous density and wealth.
- These include: DC Ranch, Silverleaf, McDowell Mountain Ranch, Grayhawk, Estancia and Troon.
- Homes in these neighborhoods range in pricing from \$650,000 to over \$7,000,000.



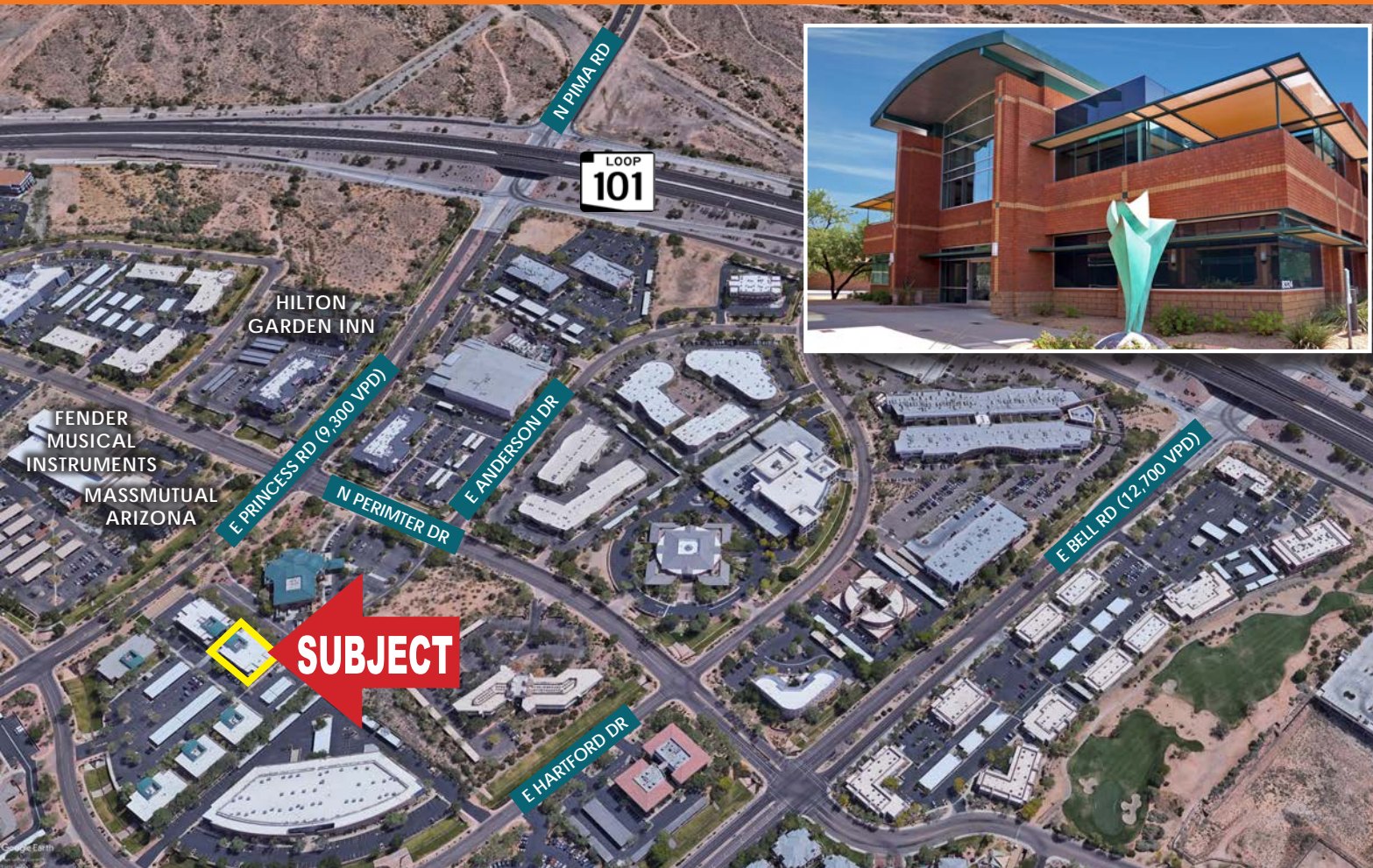
### Office Trade Area Overview

- The trade area surrounding Sonoran Corporate Center has experienced a tremendous expansion of office development since the year 2000.
- Over seven (7) million square feet of office space has been developed within a 2-mile radius which is an astonishing sign of the areas exceptional appeal.
- Vacancy in this trade area is as low as 13.4%—a 740 basis point drop since 2013.
- Nearly 500,000 square feet of office space has been net absorbed in the last 18 months.
- The dwindling supply of vacant space has caused a surge in asking rents which have grown over ±15% since 2013 and currently sits at \$26.85/ SF Full Service.



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## Demographics



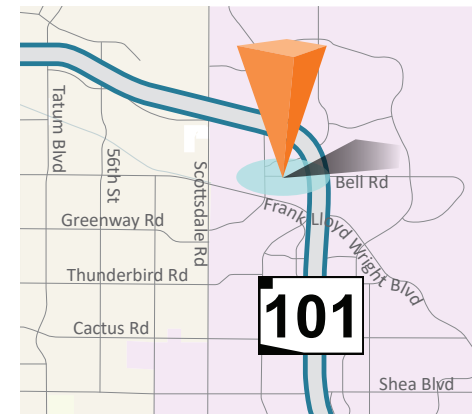
Population  
4,098 (1M)  
57,871 (3M)  
143,962 (5M)



Households  
1,781 (1M)  
26,272 (3M)  
60,924 (5M)



Avg HH Income  
\$98,046 (1M)  
\$96,036 (3M)  
\$99,206 (5M)



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## SONORAN CORPORATE CENTER

Close to Freeways, Retail  
Amenities, Resorts & Airport



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