



ONE SCOTTSDALE

# Elevate to One

FACTS + STATS

## PHASE TWO FACT SHEET

### PROJECT OVERVIEW

<b>Total Project Size:</b>	±600,000 SF
<b>Building Specifications:</b>	3-story Class A building
<b>Phase Two Size:</b>	±128,100 SF
<b>Available Square Feet:</b>	±128,100 SF
<b>Lease Rate:</b>	\$37.00 per square foot, full-service gross
<b>Parking Ratio:</b>	5.5/1,000 SF expandable; above- and below-grade structured parking
<b>Expense Stop:</b>	Base year
<b>Finished Ceiling Height:</b>	±10'0"

### PROJECT HIGHLIGHTS

- Premier location at the northeast corner of Scottsdale Road and the Loop 101.
- Part of a ±1.8 million square foot mixed-use development that will include retail, hospitality, sophisticated residential options and vibrant Class A office space.
- Four retail pads will provide for multiple on-site dining options.
- Direct access from the Loop 101 via full-diamond interchange at Scottsdale Road.
- Proximity to a multitude of world-class amenities including retail (Kierland, Scottsdale Quarter), resorts (Westin, Princess Resort) and golf courses.
- Located close to DC Ranch and Silverleaf, the Valley's preeminent executive housing destination.

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