



ONE SCOTTSDALE

Elevate to One

FACTS + STATS

PHASE ONE FACT SHEET

PROJECT OVERVIEW

Total Project Size:	±600,000 SF
Building Specifications:	3-story Class A building
Phase One Size:	±149,800 SF
Available Square Feet:	±149,800 SF
Lease Rate:	\$37.00 per square foot, full-service gross
Parking Ratio:	5.5/1,000 SF expandable; above- and below-grade structured parking
Expense Stop:	Base year
Finished Ceiling Height:	±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.

www.onescottsdaleoffice.com



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