



THE
PERIMETER **CENTER**

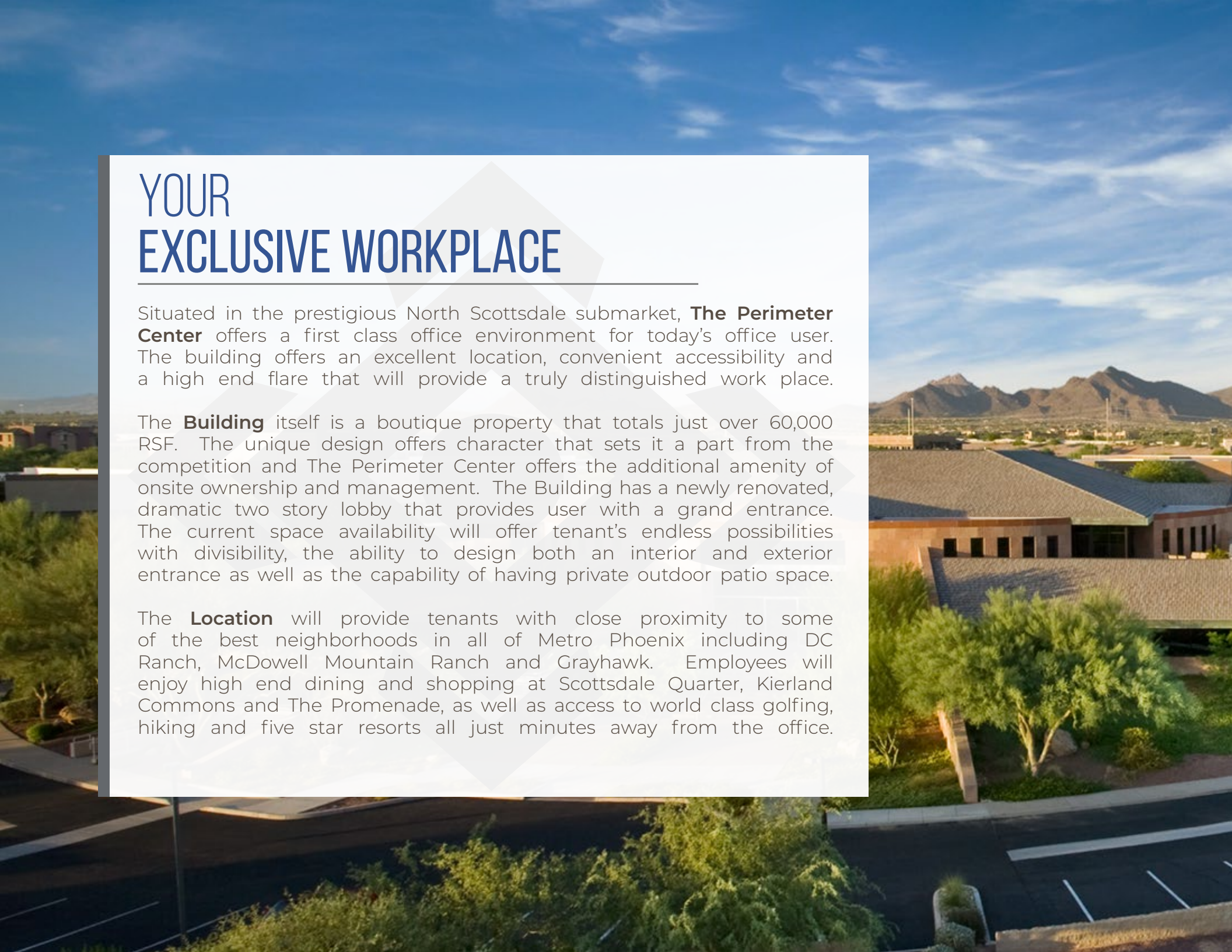
17207 NORTH PERIMETER DRIVE
SCOTTSDALE, ARIZONA

YOUR EXCLUSIVE WORKPLACE

Situated in the prestigious North Scottsdale submarket, **The Perimeter Center** offers a first class office environment for today's office user. The building offers an excellent location, convenient accessibility and a high end flare that will provide a truly distinguished work place.

The **Building** itself is a boutique property that totals just over 60,000 RSF. The unique design offers character that sets it apart from the competition and The Perimeter Center offers the additional amenity of onsite ownership and management. The Building has a newly renovated, dramatic two story lobby that provides user with a grand entrance. The current space availability will offer tenant's endless possibilities with divisibility, the ability to design both an interior and exterior entrance as well as the capability of having private outdoor patio space.

The **Location** will provide tenants with close proximity to some of the best neighborhoods in all of Metro Phoenix including DC Ranch, McDowell Mountain Ranch and Grayhawk. Employees will enjoy high end dining and shopping at Scottsdale Quarter, Kierland Commons and The Promenade, as well as access to world class golfing, hiking and five star resorts all just minutes away from the office.





STATS & FACTS



60,000 RSF
TOTAL OFFICE
BUILDING SIZE



2 STORY
DRAMATIC,
HIGH END LOBBY



4.0 PARKING RATIO
EXECUTIVE UNDERGROUND
PARKING GARAGE



BE SEEN
BUILDING & MONUMENT
SIGNAGE AVAILABLE



OWNERSHIP
OWNER OCCUPIED &
MANAGED BUILDING

NEWLY RENOVATED, HIGH END LOBBY





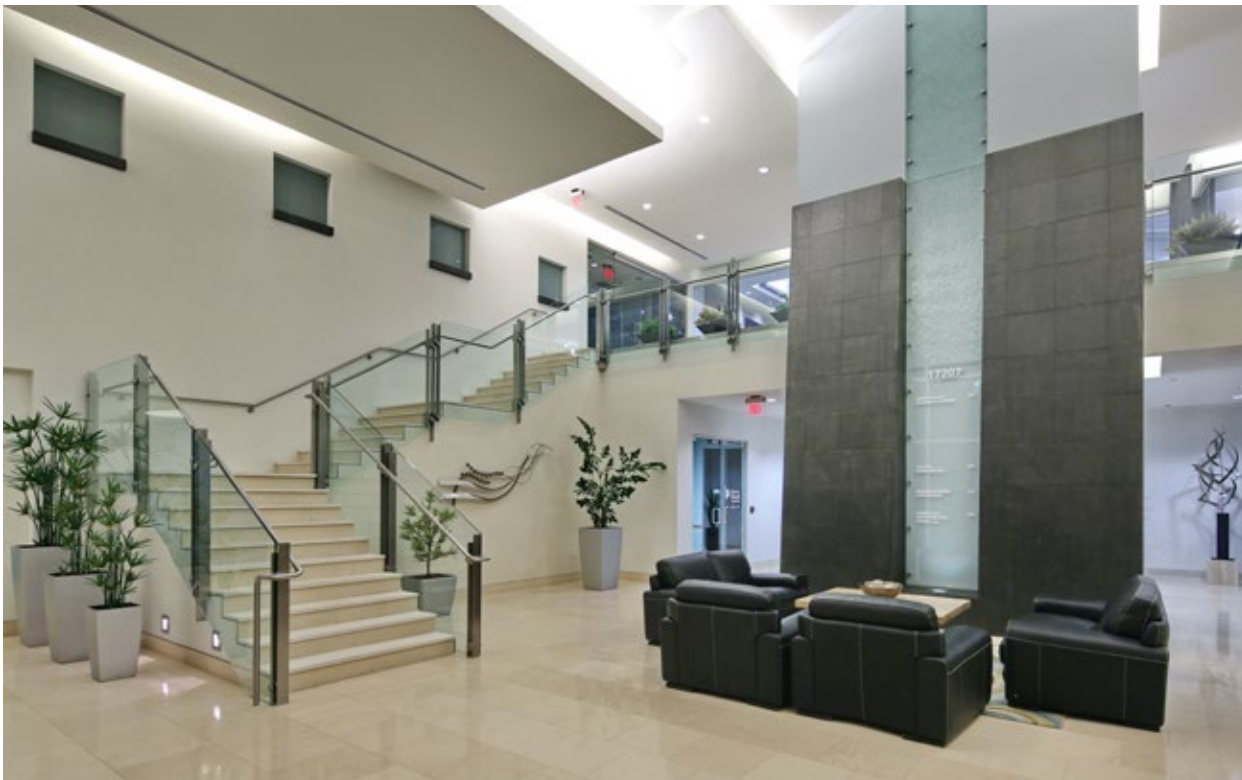
**UNIQUE LUXURY, TWO STORY,
BOUTIQUE OFFICE BUILDING**

**BUILDING & MONUMENT
SIGNAGE AVAILABLE**

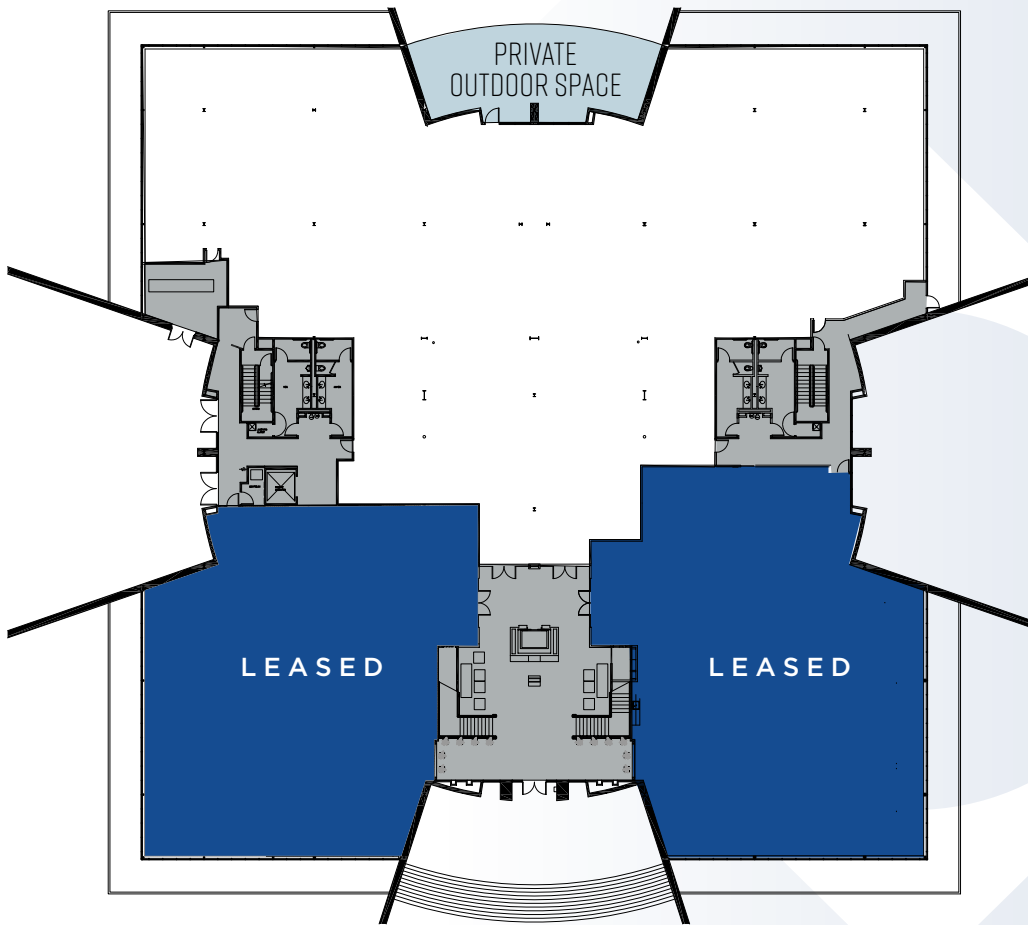
**SECURE, EXECUTIVE
UNDERGROUND PARKING**

**PRIVATE OUTDOOR PATIO
CAPABILITY**

**TOP QUALITY CONSTRUCTION &
CUSTOM INTERIOR FINISHES**

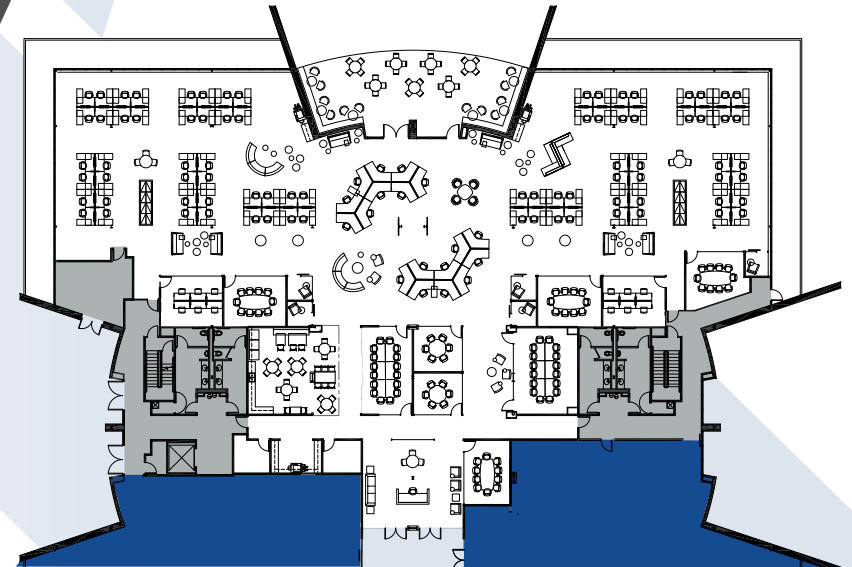


YOUR SPACE ENDLESS POSSIBILITIES....

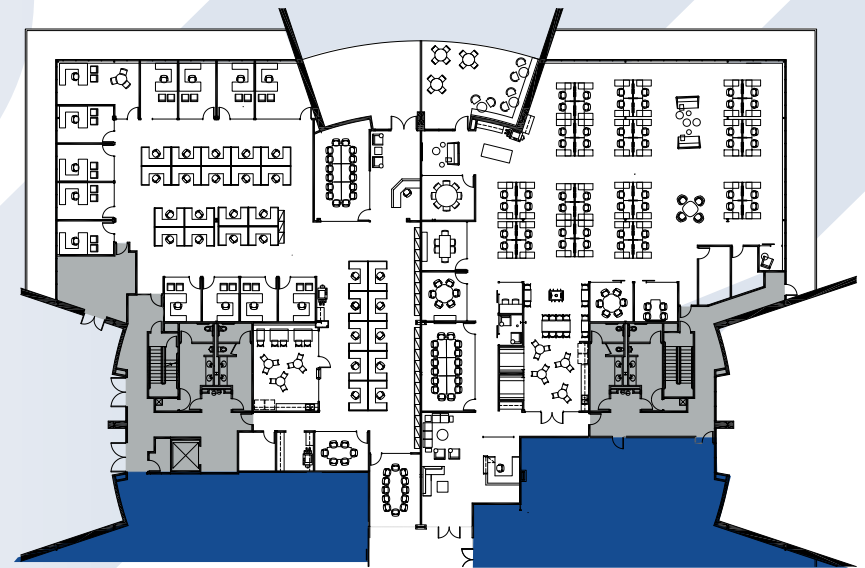


FIRST FLOOR PLAN

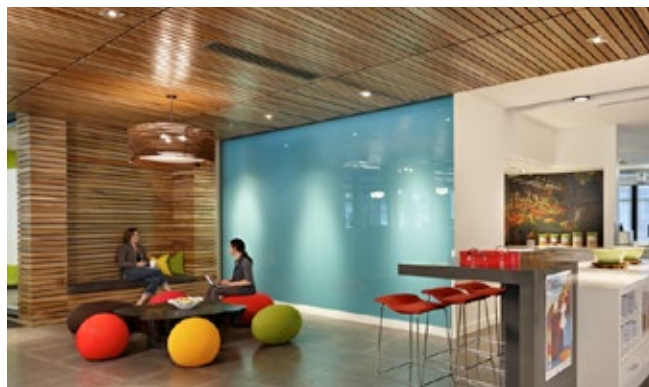
**UP TO \pm 19,829 RSF
AVAILABLE**



**SINGLE TENANT HYPOTHETICAL
FLOOR PLAN**



**MULTI TENANT HYPOTHETICAL
FLOOR PLAN**



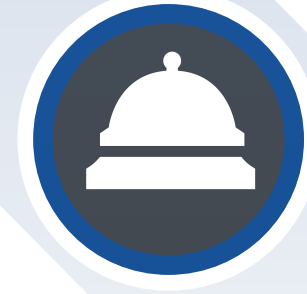
4.0/1000 PER RSF
PARKING RATIO

OVER **100** RESTAURANTS
WITHIN **5** MINUTE DRIVE

11 GOLF COURSE
WITHIN **5** MILES

7 RESORT HOTELS
WITHIN **5** MINUTE DRIVE

SCOTTSDALE AIRPORT
5 MINUTE DRIVE



WORLD CLASS AMENITIES AT YOUR DOOR....





SCOTTSDALE QUARTER



KIERLAND COMMONS



THE PROMENADE



WASTE MANAGEMENT OPEN



VILLAGE AT DC RANCH



SCOTTSDALE AIRPORT



SCENIC HIKING TRAILS

YOU ARE THE COMPANY YOU KEEP....



NORTH SCOTTSDALE CORPORATE NEIGHBORS



VanTrust[®]

VANTRUST IS A FULL-SERVICE REAL ESTATE DEVELOPMENT COMPANY OFFERING A FULL SPECTRUM OF REAL ESTATE SERVICES INCLUDING ACQUISITION, DEVELOPMENT, ASSET MANAGEMENT AND CONSTRUCTION MANAGEMENT. WITH COLLECTIVE EXPERIENCE SPANNING MULTIPLE REAL ESTATE MARKETS AND CYCLES, THE VANTRUST TEAM HOLDS A LONG RESUME OF SUCCESSFUL DEVELOPMENT PROJECTS. WITH A TEAM COMMITTED TO DISCIPLINE AND SOUND FUNDAMENTALS, VANTRUST CONSISTENTLY CREATES VALUE, CERTAINTY OF OUTCOME, QUALITY OF PRODUCT AND COST EFFECTIVENESS FOR THEIR TENANTS AND CLIENTS.





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