

Freestanding Flex/Lab Building



CORNWELL TECHNOLOGY CENTER

SCOTTSDALE, ARIZONA

BUILDING A: 8515 EAST ANDERSON DRIVE | BUILDING B: 17301 NORTH PERIMETER DRIVE

FOR LEASE

For more information, please contact:

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CORNWELL TECHNOLOGY CENTER

8515 East Anderson Drive, Building A
Scottsdale, Arizona

SPECIFICATIONS - FOR LEASE

TOTAL PROJECT SIZE:	Approximately 56,634 Square Feet
AVAILABILITY:	Building A: ±22,834 Rentable Square Feet
STARTING LEASE RATE:	\$14.00 Per Rentable Square Foot NNN
PARKING RATIOS:	4.60/1,000 SF
2012 ESTIMATED CAM:	\$4.40 Per Square Foot

BUILDING FEATURES

- Freestanding building
- Can accommodate flex, lab and office requirements
- Existing lab buildout
- Class "A" office buildout
- 12' ceilings
- Covered parking available

AREA HIGHLIGHTS

- Immediate access to Loop 101 (under 1/2 mile)
- Located within Scottsdale's Perimeter Center Business Park
- Quick access to Scottsdale Airport
- Nearby amenities include the Princess Resort, golf courses, hotels, retail and restaurants

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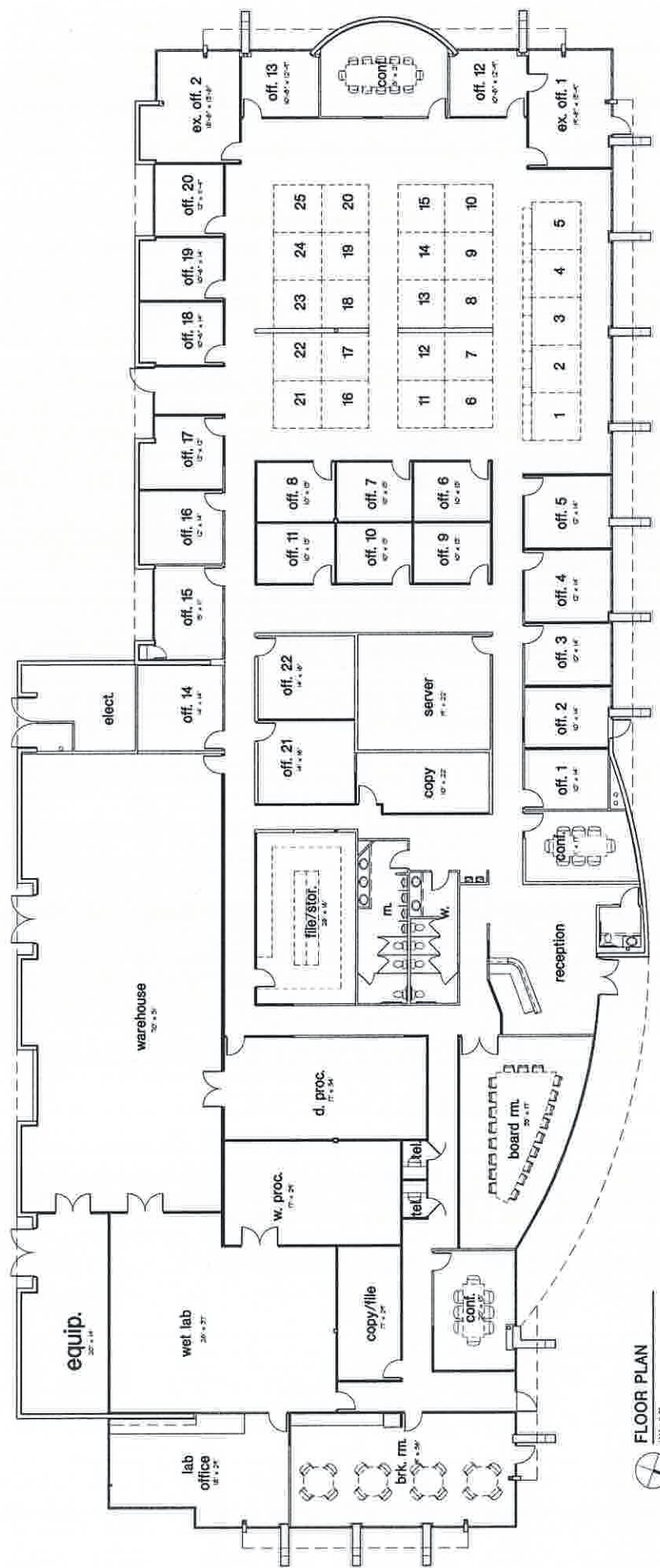
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This property is located in a flood zone.
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FLOOR PLAN
10.12.07