

## GAINNEY CENTER II

### PROJECT OVERVIEW

<i>Project</i>	Three-story, Class A suburban office building featuring a dramatic two story atrium lobby. An adjacent three-level parking structure provides covered parking.	<i>Location</i>	Strategically located on Scottsdale Road and Eastwood Lane within the prestigious Gainney Ranch community. Adjacent to the shops at Gainney Ranch.
<i>Year Built</i>	2000	<i>Access</i>	Easily accessed from the Pima Freeway (101) via Indian Bend Road to the South or Shea Boulevard to the North.
<i>Total SF</i>	146,770± SF		
<i>Site</i>	4.67 Acres		
<i>Construction</i>	Post tension concrete columns, tinted double glazed reflective glass in aluminum frame windows and split face block. Exterior is surfaced with high-quality synthetic stucco and natural stone exterior accents.		

### DESIGN FEATURES

<i>HVAC</i>	Unitary heat pump system with ceiling plenum units and central cooling tower facility. A computerized energy management system provides individual zone controls and after- hours operations.	<i>Elevators</i>	Dual Otis elevators service all three floors of the building providing efficient access. The garage structure has one Otis elevator. Each elevator has 3,500 lbs. of load capacity.
<i>Life Safety</i>	Both the building and parking structure are fully sprinklered and equipped with audio/visual alarms, emergency lighting and back-up panels. The building and parking structure fire and life safety systems are monitored remotely on a 24/7 basis.	<i>Floor Plates</i>	49,000± SF
		<i>Load Factor</i>	Approximately 11%

### AMENITIES

<i>Parking</i>	The property offers surface and covered parking providing a total parking ratio of 3.9 spaces per 1,000 SF. Reserved covered parking spaces are available.	<i>Retail Services</i>	Conveniently located adjacent to a variety of high-end retail, restaurants, hotels, and health spa.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday. Roving security officer patrols the property after hours.	<i>Building Features</i>	Two-story, atrium entry enhanced by top quality materials and finishes. Exterior balconies on the second and third floors provide private exterior access. An automated card key entry system allows 24/7 access to the building.