

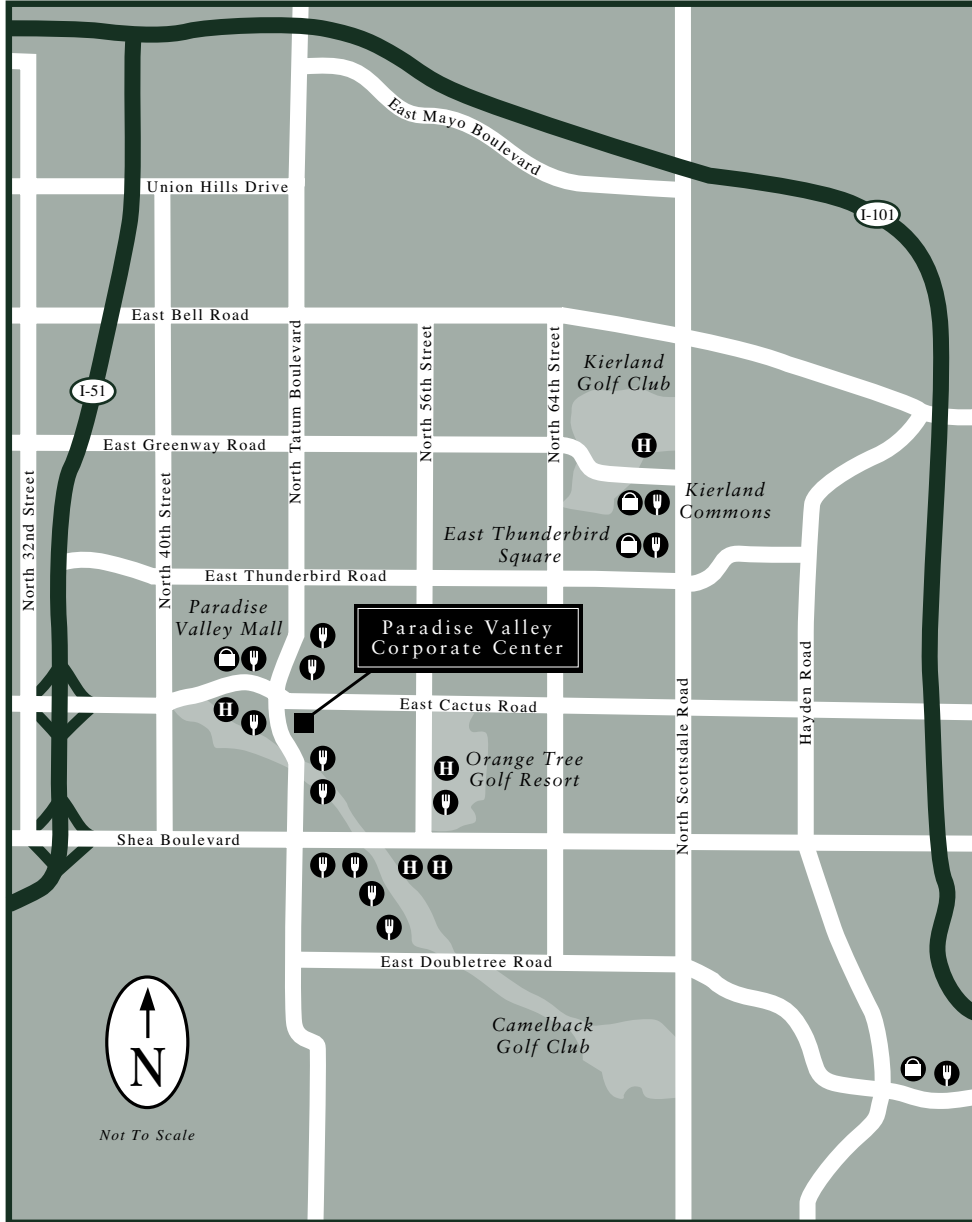
PARADISE VALLEY CORPORATE CENTER





4835 EAST CACTUS ROAD, SCOTTSDALE, ARIZONA
A MAIER SIEBEL BABER PROPERTY


PARADISE VALLEY CORPORATE CENTER

Location Map



 — Retail Services

 — Hotels

 — Restaurants

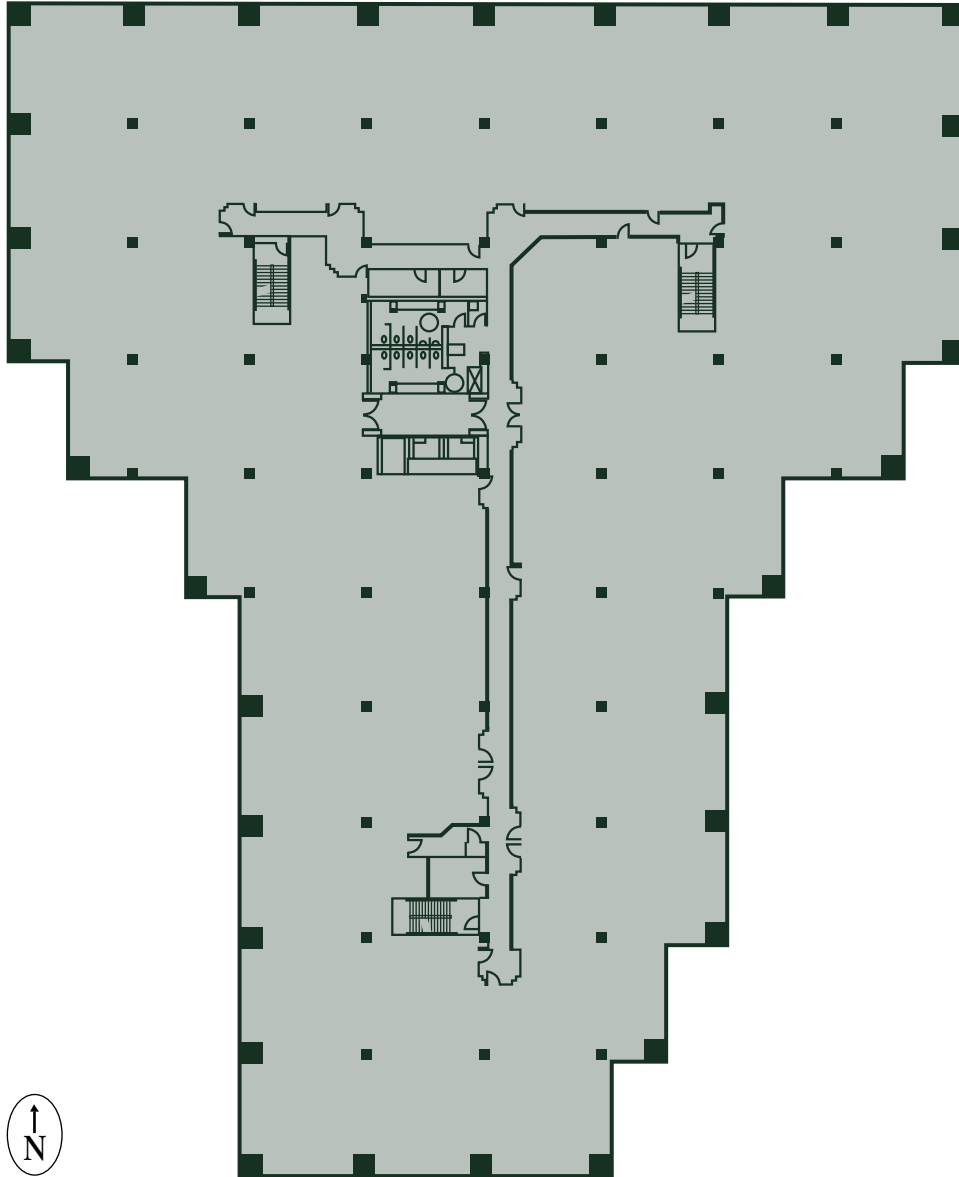
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Typical Floor Plan

50,000± SF



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PROJECT OVERVIEW

<i>Project</i>	Four-story Class A multi-tenant office building with an adjoining six-level parking structure in a desirable and central location in Scottsdale, AZ.	<i>Location</i>	Located between Highways 51 and 101 on Paradise Village Parkway near East Cactus Road and close pedestrian proximity to the Paradise Valley Mall.
<i>Year Built</i>	2002	<i>Access</i>	Excellent access from multiple freeways and surface streets.
<i>Total SF</i>	198,472± SF		
<i>Site</i>	6.26 Acres		
<i>Construction</i>	Steel frame with concrete floors. GFRC panel with natural stone accents and blue glazed high performance glass exterior.		

DESIGN FEATURES

<i>HVAC</i>	Individual, packaged units. Twenty-four hour tenant controlled cooling capabilities.	<i>Elevators</i>	The building is serviced by two hydraulic passenger elevators and one service elevator.
<i>Life Safety</i>	The building is fully sprinklered and monitored by a Class I Central Station Monitoring Service. A key-card access system allows tenants 24-hour access to the building.	<i>Floor Plates</i>	50,000± SF
		<i>Load Factor</i>	10% multi-tenant

AMENITIES

<i>Parking</i>	Six-level parking garage equipped with two elevators. A total of 898 covered parking stalls and 79 surface parking spaces provide a ratio of 4.8 spaces per 1,000 SF.	<i>Retail Services</i>	Close proximity to Paradise Valley Mall, numerous restaurants and other support amenities.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 p.m. on Saturday.	<i>Building Services</i>	On-site deli and outdoor employee eating area offering shaded outdoor seating.
		<i>View</i>	The building offers stunning, unobstructed views of Squaw Peak and the surrounding Paradise Valley.