

TERRA VERDE

±183,319 SF CLASS “A” OFFICE BUILDING

16767 NORTH PERIMETER DRIVE | SCOTTSDALE, ARIZONA



BUILDING FEATURES



Top Quality Construction and
Class A Interior Finishes



Up To 5/1000 Parking Ratio



All-new clubhouse with
seating and gaming areas



Subterranean
Parking Garage



Brand-new fitness center
with spa-like showers and
lockers



Hydronic Heat Pump
HVAC System



Conference facility with the
latest in AV technology



Energy Management Systems
("EMS")



Building Proximity Card
Access System



9-Foot Finished
Ceiling Height



3 Passenger Elevators

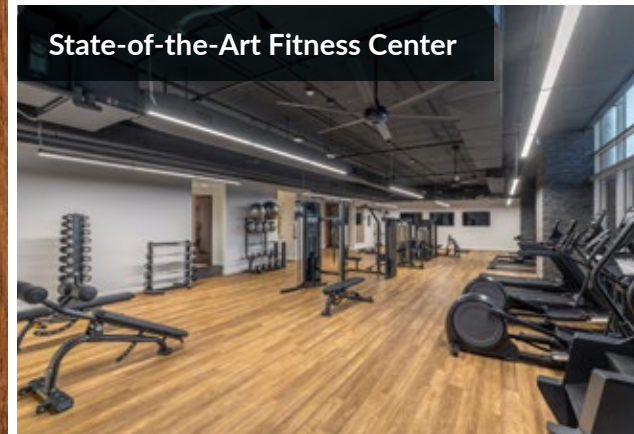


Telecommunications
Provided by Qwest and
Cox Communications

Spa-Inspired Shower & Locker Rooms



State-of-the-Art Fitness Center

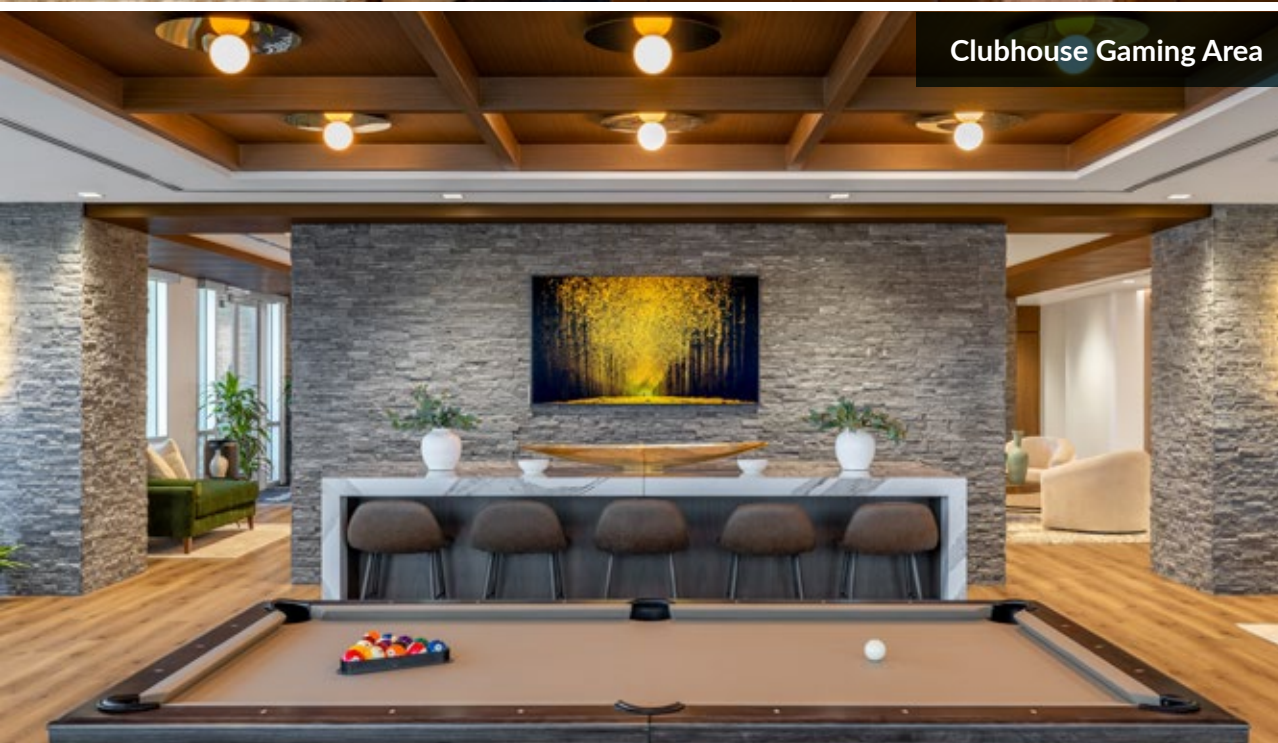


Conference Facility with
State-of-the-Art AV





Clubhouse Lounge



Clubhouse Gaming Area



Clubhouse Snack Center

BELL ROAD



101

LOCATION FEATURES



Excellent freeway access via a full diamond interchange on the Loop 101 at Princess Drive; ½ mile freeway access from Bell Road



Adjacent to the Loop 101 Pima Freeway with direct access to the Northwest and Southeast Valley labor markets



Multiple points of ingress and egress



Unparalleled and unobstructed 360° views of TPC and McDowell Mountain



5 minutes to Scottsdale Airpark and 30 minutes to Sky Harbor International Airport



Close proximity to executive housing, including DC Ranch, Troon North, Desert Highlands, and Silverleaf



5 minute drive to TPC Scottsdale, Scottsdale Quarter, and Kierland Commons dining, shopping, and night life



Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles

SCOTTSDALE STATS

#1 CITY IN THE U.S.
TO LIVE AN
ACTIVE LIFESTYLE

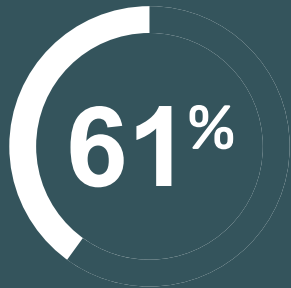
— WALLETHUB

#7 SAFEST CITY
IN THE U.S.

— LAW STREET MEDIA



25 MINUTES
FROM
SKY HARBOR
INTERNATIONAL
AIRPORT



OF THE
POPULATION IN
SCOTTSDALE
HAS A
BACHELOR'S
DEGREE
OR HIGHER

— ESRI



152,721 POPULATION
WITHIN 5 MILES

— ESRI

TOP
25

CITY IN THE U.S.
FOR ARTS
DESTINATIONS

— DATAFOX RANKING

TOP
10

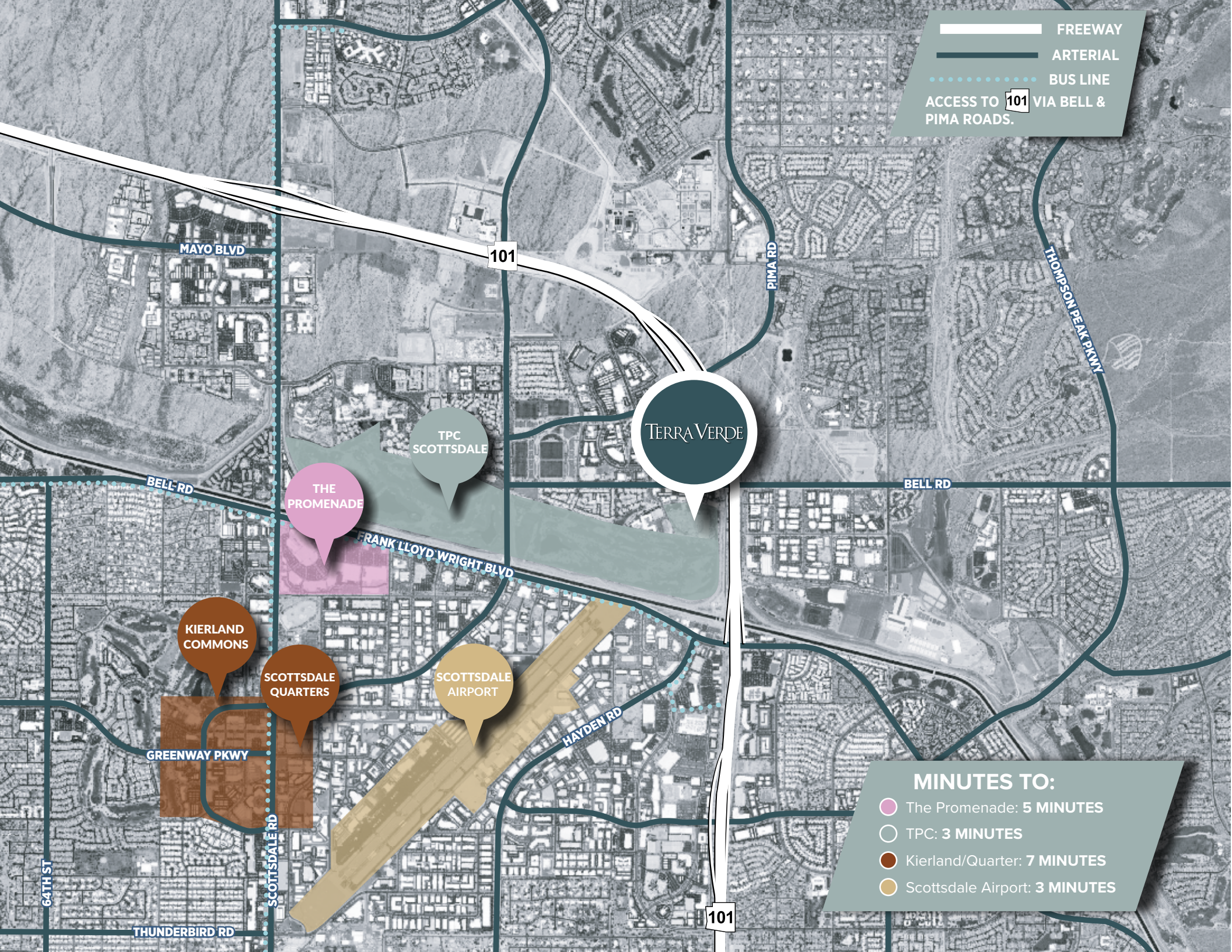
CITY TO
LAUNCH
A STARTUP

— DATAFOX RANKING



**BEST CITY IN THE
U.S. TO GET A JOB**

— WALLETHUB



FREEWAY
ARTERIAL
BUS LINE
ACCESS TO **101** VIA BELL & PIMA ROADS.

101

PIMA RD

THOMPSON PEAK PKWY

MAYO BLVD

TERRA VERDE

TPC SCOTTSDALE

THE PROMENADE

BELL RD

BELL RD

FRANK LLOYD WRIGHT BLVD

KIERLAND COMMONS

SCOTTSDALE QUARTERS

SCOTTSDALE AIRPORT

HAYDEN RD

GREENWAY PKWY

SCOTTSDALE RD

THUNDERBIRD RD

64TH ST

101

MINUTES TO:

- The Promenade: **5 MINUTES**
- TPC: **3 MINUTES**
- Kierland/Quarter: **7 MINUTES**
- Scottsdale Airport: **3 MINUTES**

NEARBY AMENITIES

KIERLAND/PROMENADE

7 minutes (Retail/ Restaurants)



SCOTTSDALE 101

7 minutes (Retail/ Restaurants)



STADIUM
COURSE



CHAMPIONS
COURSE



TERRA VERDE

SONORA VILLAGE

3 minutes
(Retail/ Restaurants)



PERIMETER
CENTER

PRINCESS DRIVE

BELL ROAD

101

CHAMPION FIELD





HAYDEN + 101

PITCH



101

HAYDEN PEAK CROSSING

8 minutes (Retail/ Restaurants)

Chula Seafood

néktər
JUICE BAR

LOCAL | bistro



CORPORATE NEIGHBORS



Advisors

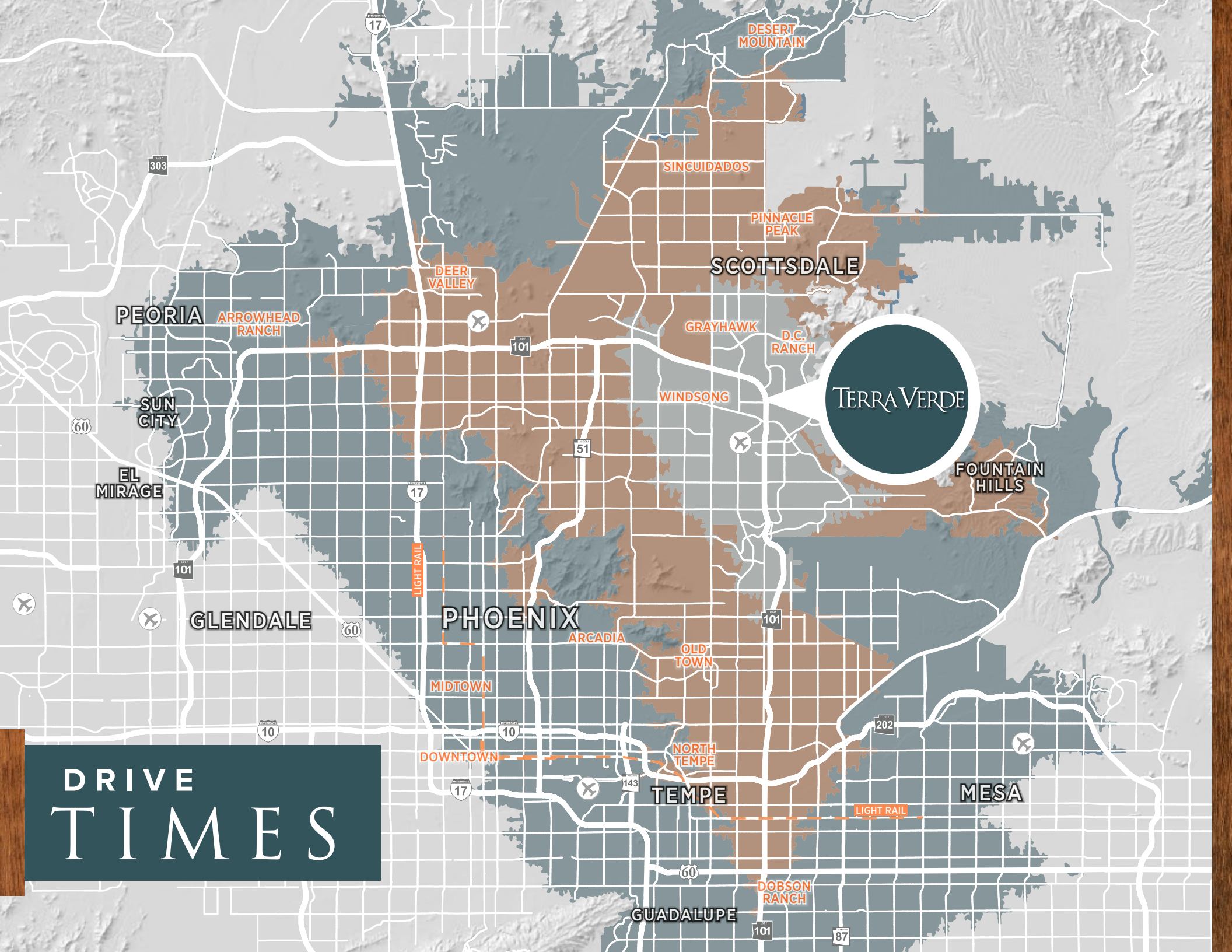


Nationwide®



P.F. CHANG'S





TERRA VERDE

DRIVE
TIMES

PEORIA

ARROWHEAD RANCH

SUN CITY

EL MIRAGE

GLENDALE

PHOENIX

ARCADIA

MIDTOWN

DOWNTOWN

TEMPE

GUADALUPE

SCOTTSDALE

SINCUIDADOS

PINNACLE PEAK

GRAYHAWK

D.C. RANCH

WINDSONG

FOUNTAIN HILLS

MESA

DOBSON RANCH

17

303

60

101

10

17

101

51

101

10

17

143

60

101

87

202



DEMOGRAPHICS



1 MILE
154,997 people



3 MILES
762,347 people



10 MILES
2,411,035 people

2.4 MILLION

Working population with 30 minutes

TERRA VERDE

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