

Total Building Size: Four-story, $\pm 175,734$ SF

Available Space:	Suite	SF	Space Notes	Links
	130	$\pm 2,221$	Whiteboxed	 FLOOR PLAN
	150	$\pm 2,450$	2nd Generation	 FLOOR PLAN
	190	$\pm 4,456$	2nd Generation	 FLOOR PLAN
	250	$\pm 10,247$	2nd Generation Available 11.01.25	 FLOOR PLAN
	310*	$\pm 12,897$	2nd Generation	 FLOOR PLAN
	330*	$\pm 9,463$	Spec Suite	 FLOOR PLAN
	360*	$\pm 3,313$	White Boxed	 FLOOR PLAN
	370*	$\pm 10,981$	2nd Generation	 FLOOR PLAN

*Contiguous to $\pm 36,654$ SF

Lease Rate: Starting rate of \$39.00 - \$40.00 full-service gross

Parking: 4.0/1,000 parking ratio in a secure parking garage below the building with surface parking for visitors.

- Covered reserved at \$85.00 per stall per month
- Covered unreserved at \$65.00 per stall per month

Expense Stop: Base Year

Tenant Improvements: Negotiable

FEATURES

- Building signage available
- On-site fitness center for tenant use
- Independently run yoga & spin studio, The Underground
- Outdoor patio space
- Breathtaking views of Camelback Mountain
- Minutes from the Arizona Biltmore Resort, Biltmore Fashion Park, Ritz-Carlton hotel and many other restaurant and retail amenities
- Located at 40th Street & Camelback Road with direct access to executive housing in Paradise Valley & Arcadia

For Leasing Information

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