

# 7499 EAST PARADISE LANE

SCOTTSDALE, ARIZONA

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



±98,555 SF | STATE-OF-THE-ART DATA CENTER WITH 11 MEGA WATTS OF POWER | 100% LEASED TO 11:11 SYSTEMS |  
8.1 YEARS OF LEASE TERM REMAINING | PREMIER LOCATION IN SCOTTSDALE AIRPARK

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# EXECUTIVE SUMMARY

**Cushman and Wakefield's National Industrial Advisory Group**, as the exclusive advisor, is pleased to offer 7499 East Paradise Lane ("the Property" or "the Project"), an exceptional opportunity to acquire a premier industrial data center asset located in Scottsdale, Arizona.

Built in 1999, the 98,555 SF building is 100% leased to 11:11 Systems, a managed infrastructure solutions provider, with 8.1 years of remaining lease term. 11:11 recently signed an 88-month renewal extension in February 2025, and they plan to invest additional money into the property towards additional upgrades and enhancements, strengthening their operations and ensuring a long-term commitment to the building and the surrounding area. The Property currently features 11 MWs of power and has the ability to further increase its power capacity in the future, which is extremely rare for a building of this size and location.

The Project is strategically located along East Paradise Lane within the highly desirable Scottsdale Airpark industrial submarket - one of the highest barrier-to-entry and lowest vacancy submarkets in Metro Phoenix - and benefits from convenient access to the Loop 101 Freeway via both East Frank Lloyd Wright Blvd and North Scottsdale Road.

Scottsdale is one of the most difficult submarkets in the Phoenix Metro to buy land and build, primarily due to the scarcity of large, developable parcels and prohibitively high land costs. Additionally, the submarket poses extremely high barriers-to-entry for new industrial development driven by strict zoning laws and strenuous opposition from local residents and municipal authorities.

## INVESTMENT THESIS

7499 East Paradise Lane presents a unique investment opportunity to acquire a fully stabilized, income-generating asset in one of Metro Phoenix's most sought-after submarkets. With 8.1 years of remaining lease term and structured rent escalations, the property ensures steady and predictable cash flow for investors. Its abundant power capacity makes it highly attractive to a wide range of data center and advanced manufacturing tenants seeking reliable infrastructure. Positioned in the Scottsdale Airpark, which boasts the lowest vacancy rate in the market, the property benefits from strong tenant demand, long-term appreciation potential, and exceptional risk-adjusted returns.



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# PROPERTY SUMMARY

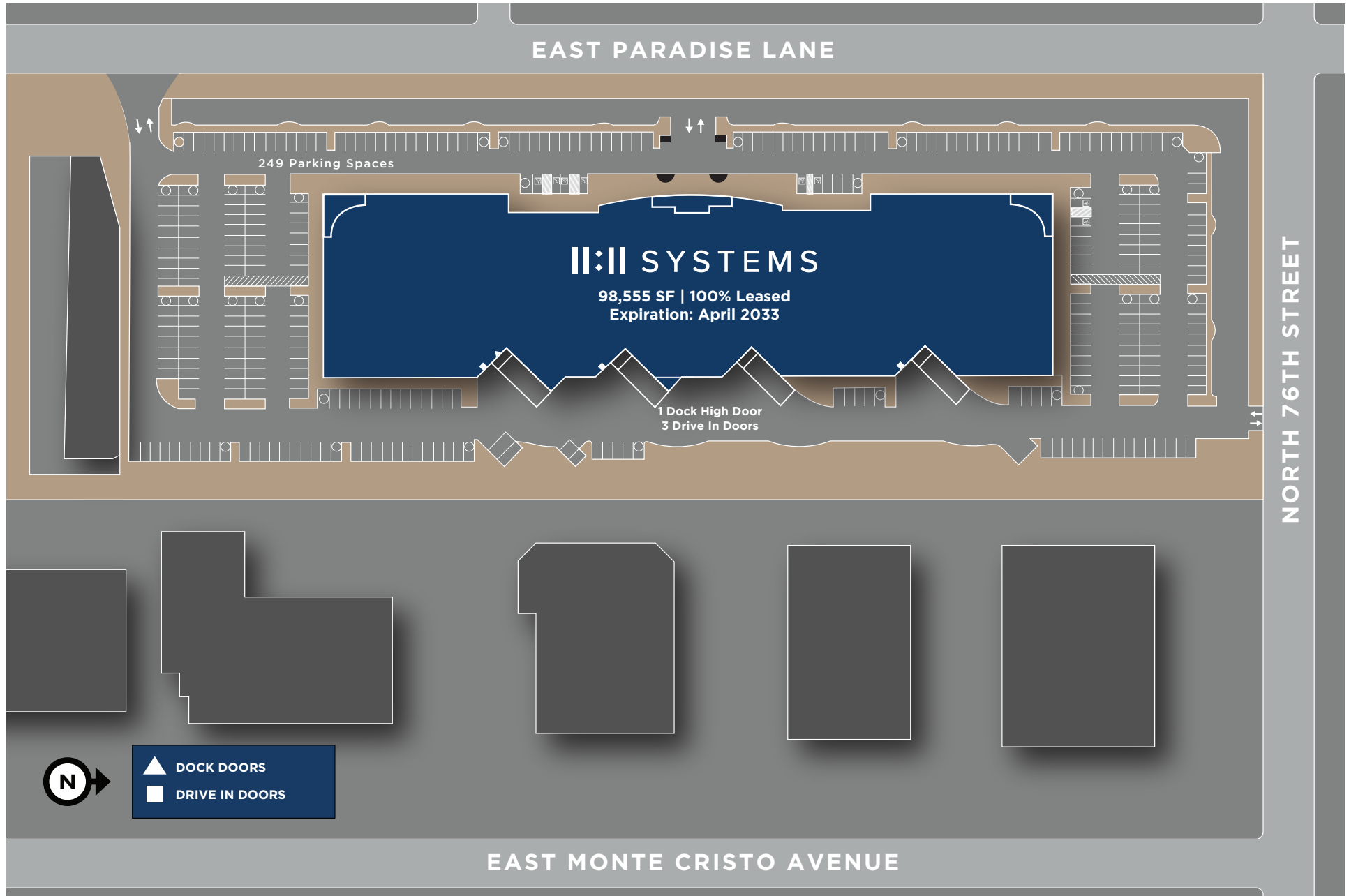
## PROPERTY DETAILS

Address	7499 East Paradise Lane Scottsdale, AZ
Current Occupancy	100%
Tenant (Lease Expiration)	11:11 Systems - Lease Exp: (4/30/2033)
Industrial Market / Submarket	Phoenix / Northeast
Parcel Number	215-44-041
Year Built	1999
Total Rentable Area (SF)	99,555 SF
Mezzanine SF	11,283 SF
Clear Height	±24'
Dock High Doors	1
Grade Level Doors	3
Cooling	Air Conditioning
Server Room Cooling	Computer Room Air Conditioning (CRAC) split-systems
Parking	249 Stalls
Zoning	I-1, City of Scottsdale
Power	11 Mega Watts (ability to expand)
Sprinklers	Dry-pipe automatic sprinkler system
Roof	Built-up Roof
Lighting	T-8, LED or recessed LED fixtures



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# PROPERTY SUMMARY



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CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP

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