

SCOTTSDALE LANDING



8667-8701 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

ONE & TWO SCOTTSDALE LANDING | ±132,216 SF OFFICE



SITE FEATURES



Stand alone, on site full service café serving breakfast and lunch as well as catering options



2nd floor tenant collaboration lounge and game room - comfortable seating, flat screens, pool table, shuffleboard, wifi enabled



Terrific views of the **McDowell Mountains**



Exterior signage available



Situated along the Loop 101 freeway with direct access to the buildings via Bell Road and the 101 frontage road



Full service fitness center complete with men's and women's locker rooms with showers for each - ground floor courtyard access



Magnificent courtyard - lushly landscaped with shade structures and seating located in Two Scottsdale Landing

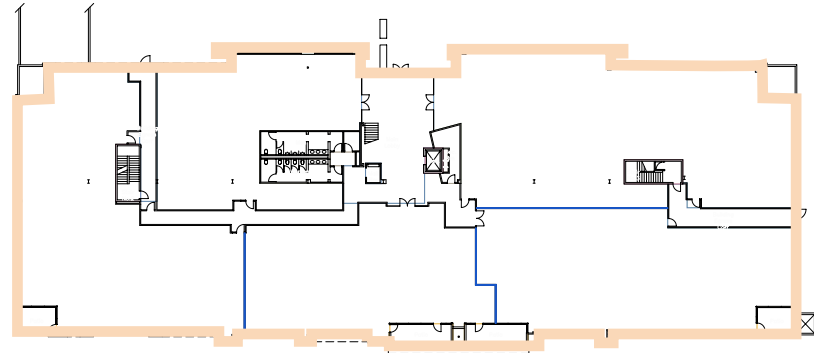


ONE

SCOTTSDALE LANDING

8665 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

- ±66,108 rentable square feet
- 2 stories with approximately 32,000 RSF per floor
- 5.0 per 1000 parking - surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- 2 passenger elevators and feature stair
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road



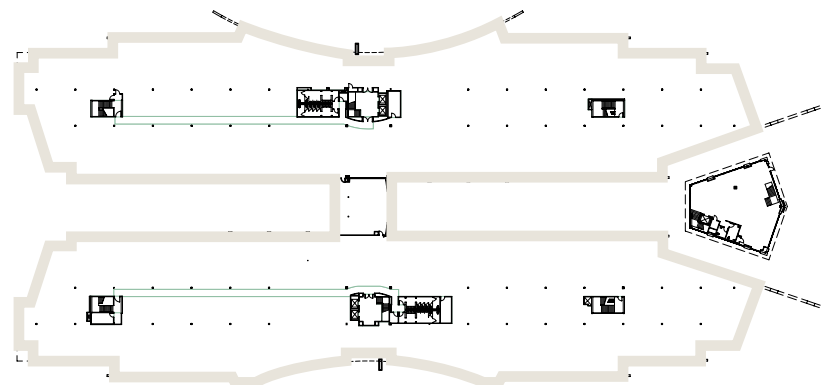
TYPICAL FLOOR PLATES: ±32,000 RSF

TWO

SCOTTSDALE LANDING

8667-8701 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

- ±66,108 rentable square feet
- 2 stories with approximately 32,000 RSF per floor
- 5.0 per 1000 parking - surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- 2 passenger elevators and feature stair
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road



TYPICAL FLOOR PLATES: ±57,000 RSF





Located at Scottsdale Quarter



LOCATION FEATURES

- Located in the prestigious 260 acre master-planned Perimeter Center business park
- Adjacent to the Loop 101 Pima Freeway with direct access to the northwest and southeast valley labor markets
- 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
- Multiple points of ingress and egress
- Excellent freeway access via a full diamond interchange on the Loop 101 at Princess Drive; ½ mile freeway access from Bell Road
- 5 minutes to Scottsdale Airpark and 30 minutes to Sky Harbor International Airport
- Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles

Located at Scottsdale Quarter



Located at Scottsdale Quarter

CORPORATE NEIGHBORS



KIERLAND/SCOTTSDALE QUARTER/PROMENADE

7 MINUTES | RETAIL/DINING

- North Italia
- Positano Wine Cafe
- Tocaya
- Shake Shack
- True Food Kitchen
- Grimaldi's Pizzeria
- Zinburger
- Maggiano's
- In-N-Out
- First Watch

SCOTTSDALE 101

7 MINUTES | RETAIL/DINING

- Buck & Rider
- Cold Beers & Cheeseburgers
- Chick-fil-A
- Whole Foods
- Blue Agave
- White Chocolate Grill

SONORA VILLAGE

3 MINUTES | RETAIL/DINING

- Wildflower Bread Co.
- Rubio's
- Big City Bagels & Deli
- OHSO
- McDonald's
- Potbelly
- Wendy's

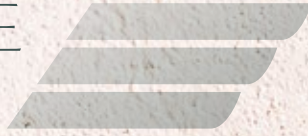
DC RANCH CROSSING

7 MINUTES | RETAIL/DINING

- The Spot Neighborhood Grille
- Koi Poke
- McDonald's
- Vito's Pizza Ristorante
- AJ's



SCOTTSDALE LANDING



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WENTWORTH
PROPERTY COMPANY