



- Four-story, 352,276 SF Class "A" creative office building
- Cutting edge office space
- Expansive 1.5 acre rooftop amenity park
- State-of-the-art fitness center
- Large capacity 110 person auditorium and meeting facility
- Three-level subterranean parking garage, with up to 5.0/1,000 SF of parking
- WiredScore Gold Certified
- In the center of the North Scottsdale Growth Corridor
- Prominent intersection of Scottsdale Road and Loop 101

FOR MORE INFORMATION,
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SUITE	SIZE	RATE	SPACE CONDITION	NOTES	LINKS
120	±16,727 SF	\$36.00 FSG	Office		FLOOR PLAN
130	±4,535 SF	Withheld	Lab/Warehouse		FLOOR PLAN
200	±9,767 SF	\$36.00 FSG	Office	Contiguous to ±17,118 SF. 2nd generation condition. Views to the south and west overlooking Klerland, Camelback Mountain and Piestewa Peak.	FLOOR PLAN
205	±7,351 SF	\$36.00 FSG	Office	Contiguous to ±17,118 SF. 2nd generation condition. Views to the south and west overlooking the McDowell Mountains.	FLOOR PLAN
215	±5,800 SF	Withheld	Existing Wet Lab	Contiguous to ±46,239 SF	FLOOR PLAN
220	±11,732 SF	Withheld	Future Wet Lab/Office	Contiguous to ±46,239 SF	FLOOR PLAN
230	±21,301 SF	\$36.00 FSG	Creative Office	Contiguous to ±46,239 SF. Two floor ceiling heights in the open area and a ±4,400 SF 3rd floor mezzanine.	FLOOR PLAN

SUITE	SIZE	RATE	SPACE CONDITION	NOTES	LINKS
250	±7,406 SF	Withheld	Wet Lab/Office	Contiguous to ±46,239 SF	FLOOR PLAN
280	±4,470 SF	\$36.00 FSG	Office	2nd generation space	FLOOR PLAN
300	±70,443 SF Divisible	\$36.00 FSG	Office	Full floor available featuring direct access to the rooftop garden and fitness center. Contiguous to ±89,107	FLOOR PLAN
450	±18,664 SF	\$36.00 FSG	Office	New spec suite delivering 2Q 2026. Impressive views to the south overlooking Kierland, Camelback Mountain and Piestewa Peak and east views overlooking the McDowell Mountains. Contiguous to ±89,107	FLOOR PLAN

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