



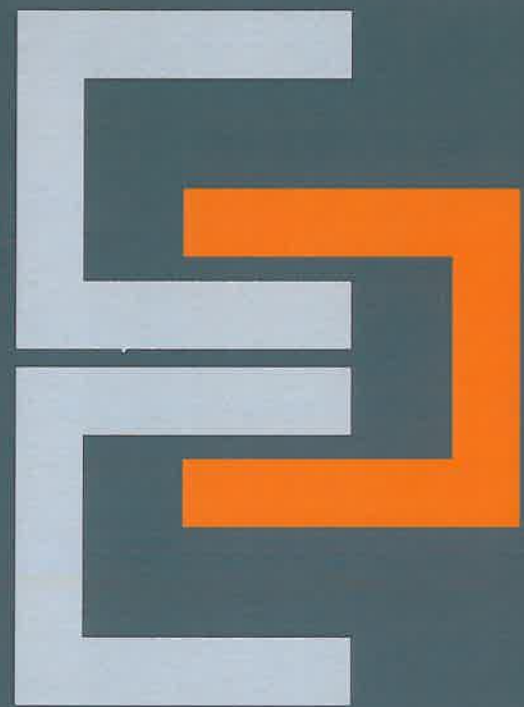
CHAPARRAL

commerce center



Available 2015

Northeast Corner of Pima Road & Jackrabbit Road in Scottsdale, Arizona



175,000

S Q U A R E F E E T

IN TWO BUILDINGS

Chaparral Commerce Center is a proposed two-building project, positioned alongside the Loop 101 Freeway and Jackrabbit Road. This highly visible location provides direct access to the Loop 101 and is bounded by two full diamond interchanges, Chaparral Road and McDonald Drive, providing for convenient access to Metropolitan Phoenix. The high image design and lush landscaping provides an inviting corporate setting for office and flex users. Excellent ingress and egress, building signage, generous parking ratios, and efficient floorplates encompass the qualities today's corporate tenants are searching for.

Building I: A two-story, Class "A" office project consisting of 120,000 RSF and a 6:1000 SF parking ratio.

Building II: A single-story flex use building consisting of 55,000 RSF and a 5.5:1000 SF parking ratio.

PROJECT FEATURES:

- Covered parking available
- Located within a HUBZone
- Ability for the site to be fed from 2 different SRP substations providing true redundant power capability
- Telecommunications redundancy provided through a large, diverse fiber optic network powered by the latest Carrier Class 5 soft switch technology
- No local-use tax
- Courtyard by Marriott Hotel located on-site with a 5,000 SF conference facility

LOCATION FEATURES:

- Immediate freeway access to the Loop 101 Freeway via two full-diamond interchanges (Chaparral Road and McDonald Drive)
- 182,837 cars per day (Loop 101 and Chaparral Road)
- Excellent signage and freeway visibility from the Loop 101 Freeway
- Minutes from Sky Harbor International Airport and Scottsdale Municipal Airport
- 1.5-mile drive to over 1.1 million square feet of retail amenities with open air shopping, dining, and entertainment at The Pavilions at Talking Stick
- 2-mile drive to Talking Stick Resort & Spa, Talking Stick Golf Club, and the Hampton Inn & Suites at Riverwalk
- 2-mile drive to Salt River Fields at Talking Stick, the Spring Training home for the Arizona Diamondbacks and Colorado Rockies
- Across the Loop 101 Freeway from Scottsdale Community College with a student enrollment of over 10,000 students and an additional 3,000 students who are enrolled in special-interest, non-credit courses

BUILDING 1

T W O - S T O R Y

120,000

S Q U A R E F E E T

CLASS "A" OFFICE

6:1000 SF PARKING RATIO

An aerial architectural rendering of a commercial development. The central focus is a large, rectangular, 2-story office building with a flat, orange-colored roof. The building is surrounded by a multi-level parking lot with numerous cars parked. The parking lot is landscaped with green trees and shrubs. A road with a white center line runs along the bottom of the building. The overall scene is set in a semi-arid environment with sparse vegetation.

BUILDING 1
2-STORY OFFICE BUILDING
120,000 RSF
6:1000

BUILDING II

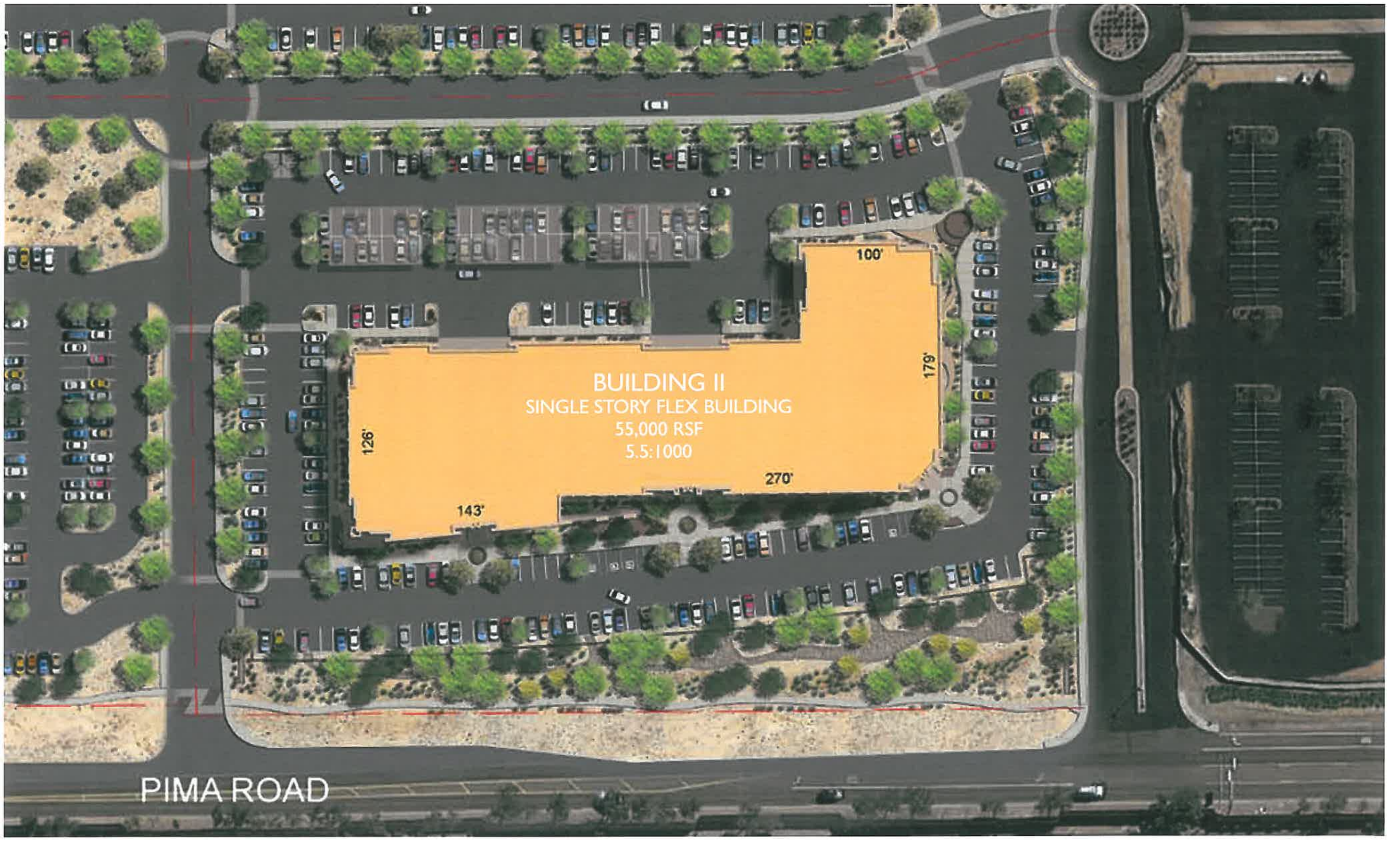
SINGLE-STORY

55,000

S Q U A R E F E E T

FLEX USE BUILDING

5.5:1000 SF PARKING RATIO



BUILDING II
SINGLE STORY FLEX BUILDING
55,000 RSF
5.5:1000

PIMA ROAD

126'

143'

270'

100'

179'

LOCATED IN THE
HEART OF THE SCOTTSDALE

TECH CORRIDOR

IMMEDIATE ACCESS TO THE
101 FREEWAY

101

LOOP 101 FREEWAY

101



PIMA ROAD

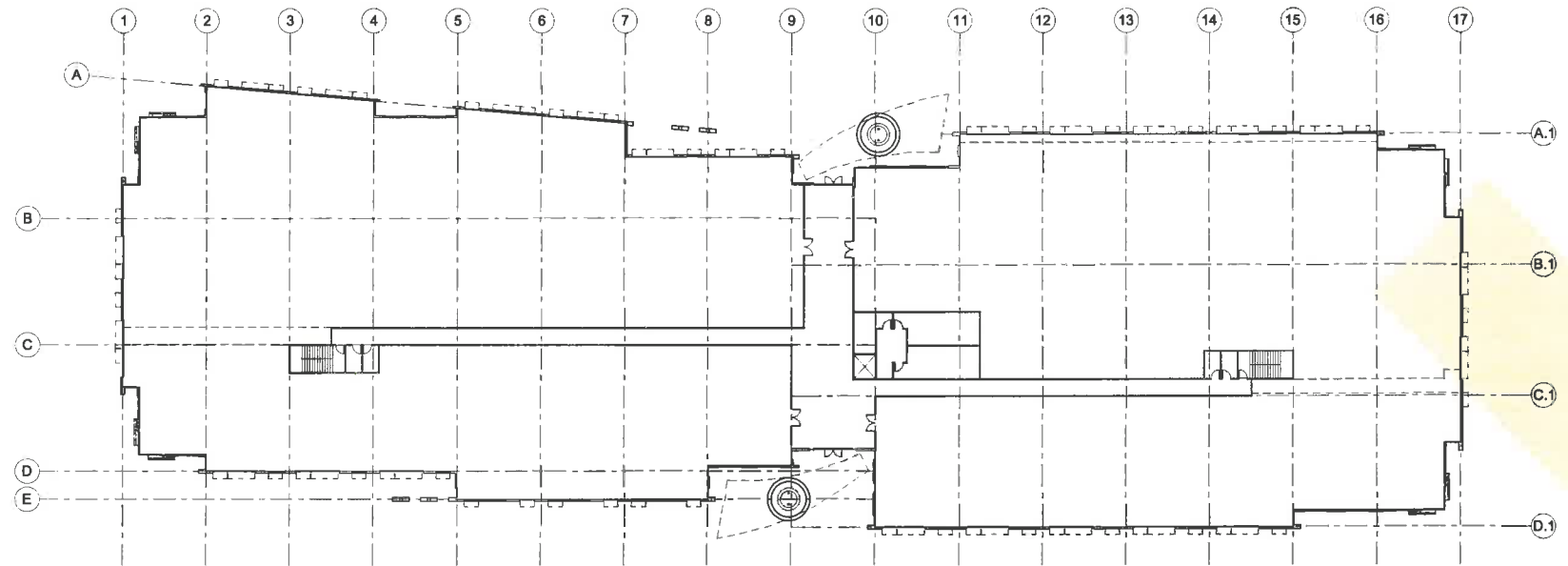


BUILDING I

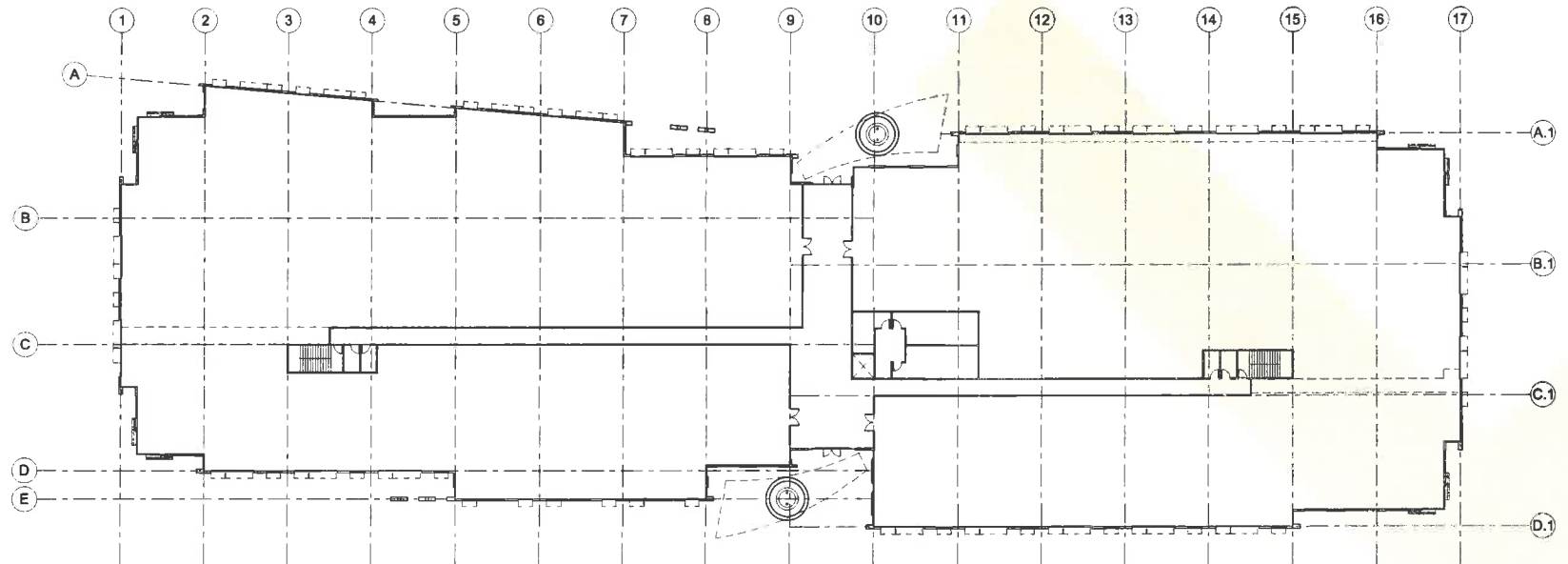


UniTech

1ST FLOOR

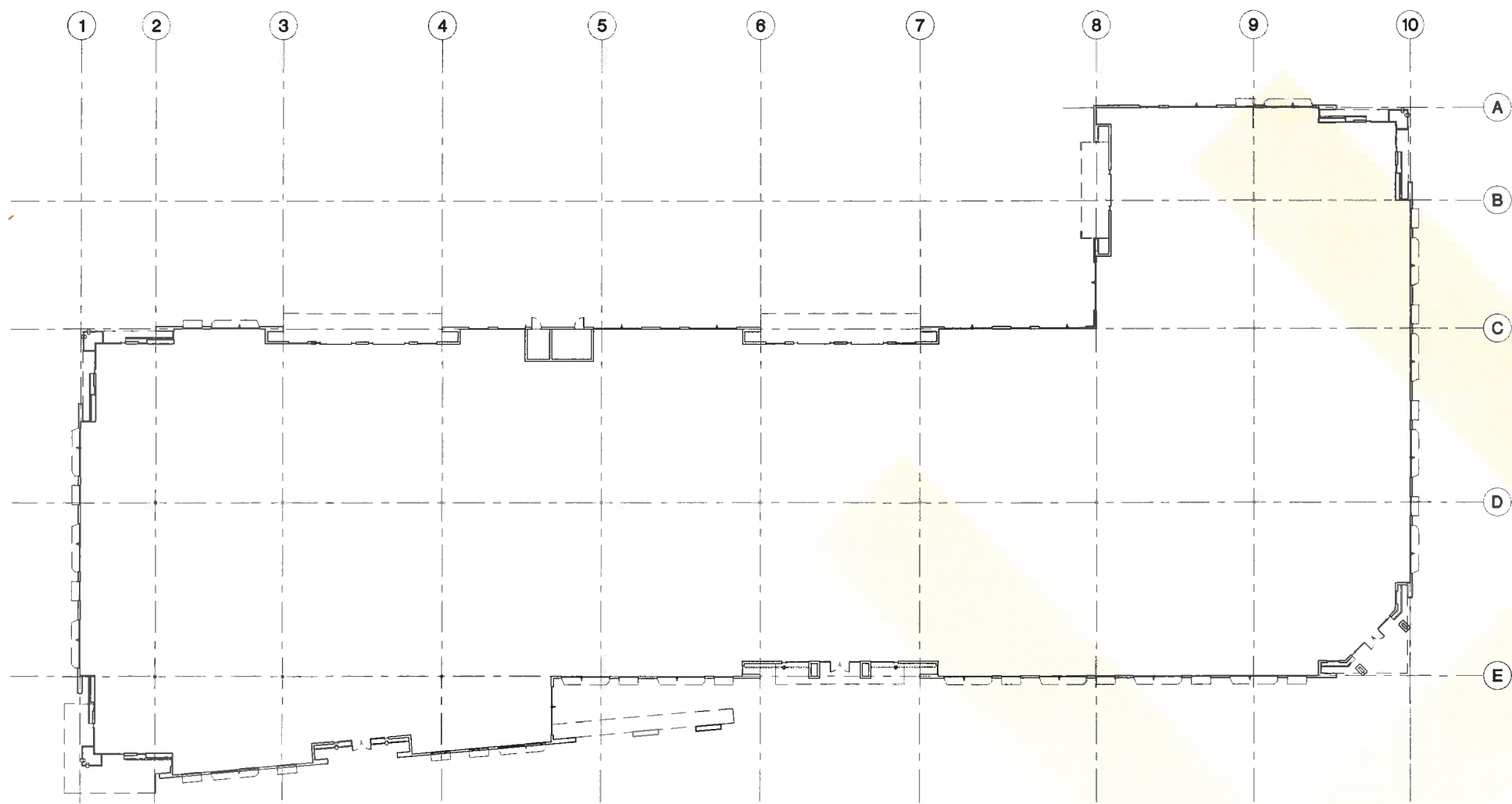
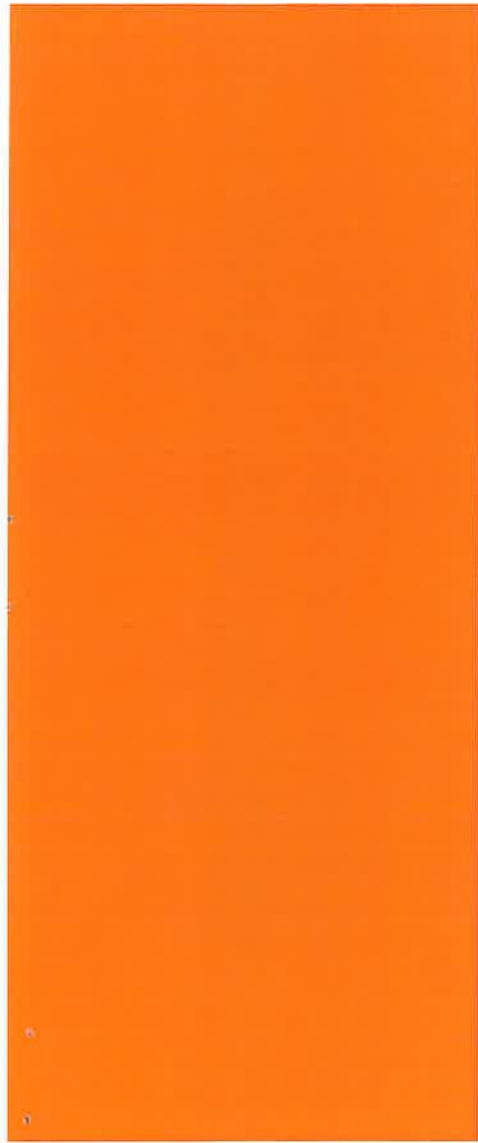


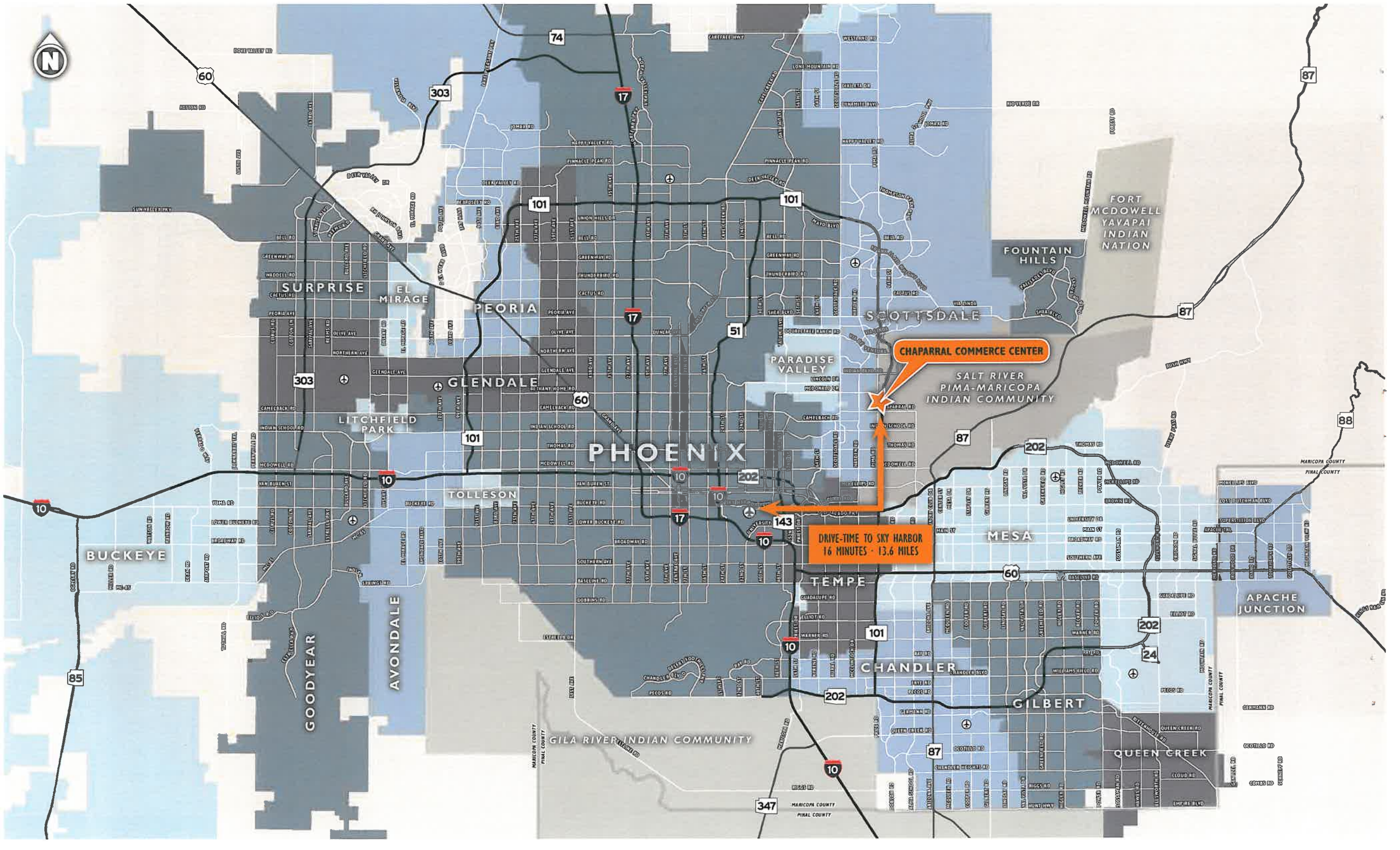
2ND FLOOR



BUILDING II







CHAPARRAL COMMERCE CENTER

**DRIVE-TIME TO SKY HARBOR
16 MINUTES - 13.6 MILES**

SURPRISE

EL MIRAGE

PEORIA

GLENDALE

LITCHFIELD PARK

TOLLESON

PHOENIX

PARADISE VALLEY

SCOTTSDALE

FOUNTAIN HILLS

FORT MCDOWELL
YAVAPAI INDIAN NATION

SALT RIVER
PIMA-MARICOPA INDIAN COMMUNITY

MESA

TEMPE

CHANDLER

GILBERT

APACHE JUNCTION

GOODYEAR

AVONDALE

GILA RIVER INDIAN COMMUNITY

QUEEN CREEK

60

303

74

17

101

87

303

101

60

10

85

10

17

202

143

347

87

202

60

101

202

87

202

24

88

347

NEARBY TENANTS



DEVELOPMENT / OWNERSHIP TEAM:



Ryan is a leading national commercial real estate firm offering integrated design-build and development, as well as asset, property and facilities management services to its customers. Ryan specializes in office, industrial, retail, medical and public sector projects across the United States. A privately held family business for 75 years, Ryan Companies has expanded its Minneapolis, Minnesota base of operations to include offices in Phoenix, San Diego, Austin, Chicago, Tampa Bay, Cedar Rapids, Davenport and Des Moines, Iowa. Today, Ryan has developed and constructed over 1 billion square feet, and manages over 12 million square feet of space nationwide.



Salt River Devco is an asset management and commercial development company created in 2000 as an enterprise of the Salt River Pima-Maricopa Indian Community. Their mission is to actively manage and enhance the Salt River Pima-Maricopa Indian Community's investment in commercial real estate in a responsible and ethical manner that will maximize its return on investment and its self-sufficiency. Devco currently manages land and property along the 101 Corridor from Chaparral to McDonald Drive. Their commitment is to further diversify the economic base of the Salt River Indian Community by developing land, leasing buildings and managing real estate assets including commercial buildings and billboards. Observing cultural teachings, the Community considers the impact on the next seven generations of every land use or business decision.



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