



# Chaparral Business Center Phase II

<b>ADDRESS:</b>	8800 East Chaparral Road Scottsdale, Arizona
<b>TOTAL BUILDING SIZE:</b>	Three-story Office Building - +/-85,599 SF
<b>AVAILABLE SPACE:</b>	+/- 6,710 SF – Suite 120
<b>LEASE RATE:</b>	Starting rate of \$21.50 - \$23.00 PSF, full service
<b>PARKING:</b>	5:1,000 with covered reserved parking available at \$35.00 per stall per month
<b>EXPENSE STOP:</b>	Base Year
<b>TENANT IMPROVEMENTS:</b>	Negotiable
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>⊥ Adjacent to Loop 101 Freeway</li><li>⊥ Full diamond Loop 101 inter-change located at Chaparral</li><li>⊥ Easy access to Sky Harbor Airport and the entire Valley</li><li>⊥ Close proximity to many retail and hotel amenities</li><li>⊥ Dramatic 2-story lobby</li><li>⊥ Located within an elegantly landscaped, multi-building business park</li></ul>

Exclusively Presented By:

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