

CHAPARRAL BUSINESS CENTER IV

8840 EAST CHAPARRAL ROAD • SCOTTSDALE, ARIZONA



FOR OFFICE LEASING

JERRY ROBERTS
Executive Vice President
602.735.5528
jerry.roberts@cbre.com

COREY HAWLEY
Senior Associate
602.735.1742
corey.hawley@cbre.com

CBRE

FEATURES

- Two story, Class "A" office building consisting of $\pm 75,000$ square feet
- Ample parking with a ratio of 5:1,000, with covered, reserved spaces
- Immediate freeway access to Loop 101 via two full diamond interchanges (Chaparral Road and McDonald Drive) for easy access to the greater Metropolitan Phoenix areas
- Excellent signage and building visibility from Loop 101 Freeway
- Minutes from Sky Harbor International Airport
- Close proximity to existing and future retail and hotel amenities
- One mile to approximately one million square feet of retail at Scottsdale Pavilions

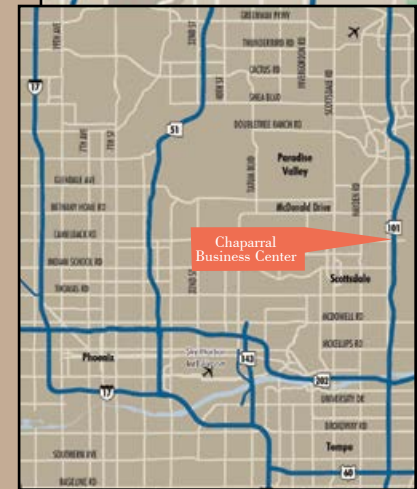
UNIQUE BUSINESS AND TAX INCENTIVES

- HUB Zone
- Employee tax credits
- Accelerated depreciation schedules from Federal Income Tax
- No local-use tax

VOICE AND DATA TELECOMMUNICATION

- High capacity, fiber optic facilities, including SONET
- Redundant OC-48 fiber optics distribution network
- Dark fiber for private high-band width applications
- Secure/redundant co-location facility with 24-hours, 7-days-a-week customer access





NOT TO SCALE



SALT RIVER DEVCO
 8800 East Chaparral Road, Suite 260
 Scottsdale, Arizona 85250
 480.850.5700



2415 East Camelback Road • Phoenix, Arizona 85016-4290
 T 602.735.5555 • F 602.735.5655 • www.cbre.com/phoenix

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