

TERRA VERDE

±183,319 SF CLASS “A” OFFICE BUILDING

16767 NORTH PERIMETER DRIVE | SCOTTSDALE, ARIZONA



BUILDING FEATURES



Top Quality Construction and
Class A Interior Finishes



Up To 5/1000 Parking Ratio



All-new clubhouse with
seating and gaming areas



Subterranean
Parking Garage



Brand-new fitness center
with spa-like showers and
lockers



Hydronic Heat Pump
HVAC System



Conference facility with the
latest in AV technology



Energy Management Systems
("EMS")



Building Proximity Card
Access System



9-Foot Finished
Ceiling Height



3 Passenger Elevators

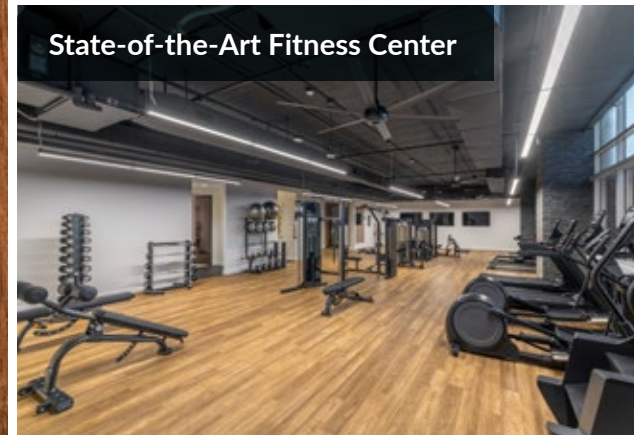


Telecommunications
Provided by Qwest and
Cox Communications

Spa-Inspired Shower & Locker Rooms



State-of-the-Art Fitness Center



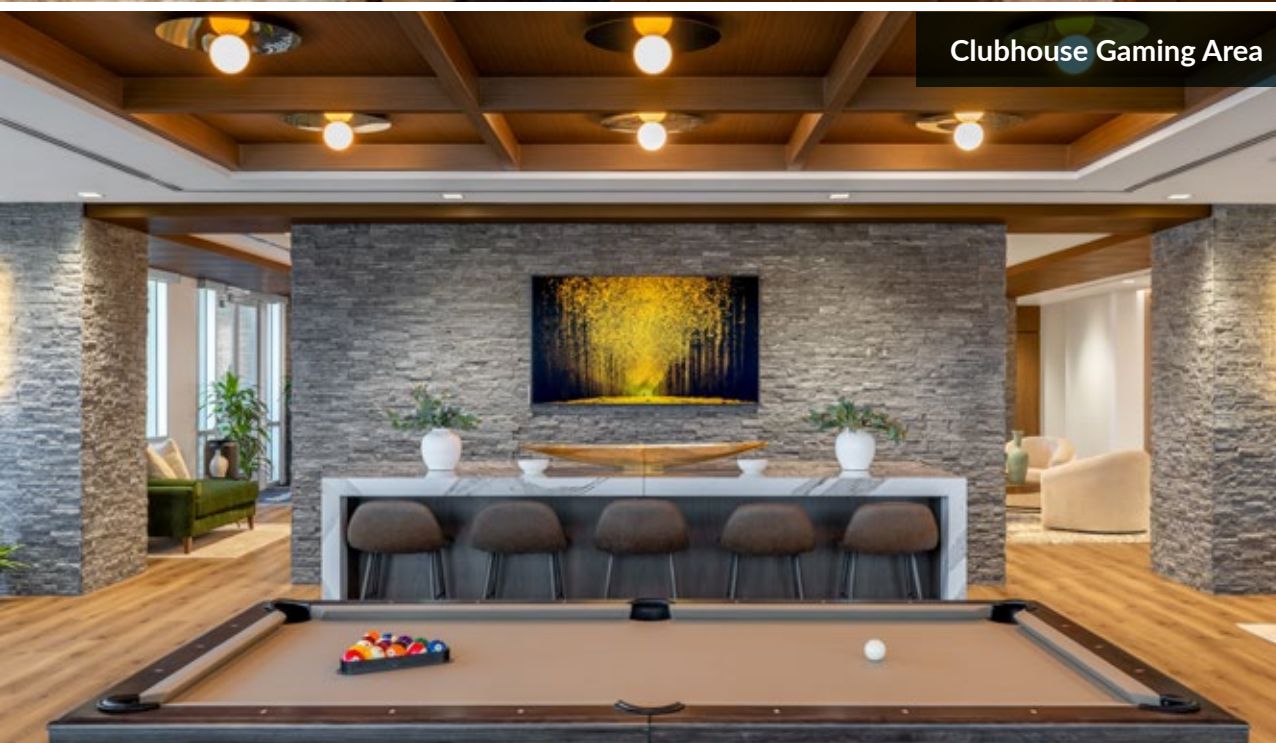
Conference Facility with
State-of-the-Art AV



Clubhouse Lounge



Clubhouse Gaming Area



Clubhouse Snack Center



BELL ROAD



101

LOCATION FEATURES



Excellent freeway access via a full diamond interchange on the Loop 101 at Princess Drive; ½ mile freeway access from Bell Road



Adjacent to the Loop 101 Pima Freeway with direct access to the Northwest and Southeast Valley labor markets



Multiple points of ingress and egress



Unparalleled and unobstructed 360° views of TPC and McDowell Mountain



5 minutes to Scottsdale Airpark and 30 minutes to Sky Harbor International Airport



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



Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles

SCOTTSDALE STATS

#1 CITY IN THE U.S.
TO LIVE AN
ACTIVE LIFESTYLE

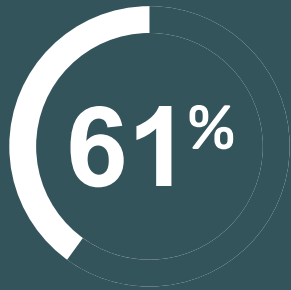
— WALLETHUB

#7 SAFEST CITY
IN THE U.S.

— LAW STREET MEDIA



25 MINUTES
FROM
SKY HARBOR
INTERNATIONAL
AIRPORT



OF THE
POPULATION IN
SCOTTSDALE
HAS A
BACHELOR'S
DEGREE
OR HIGHER

— ESRI



152,721 POPULATION
WITHIN 5 MILES

— ESRI

TOP
25

CITY IN THE U.S.
FOR ARTS
DESTINATIONS

— DATAFOX RANKING

TOP
10

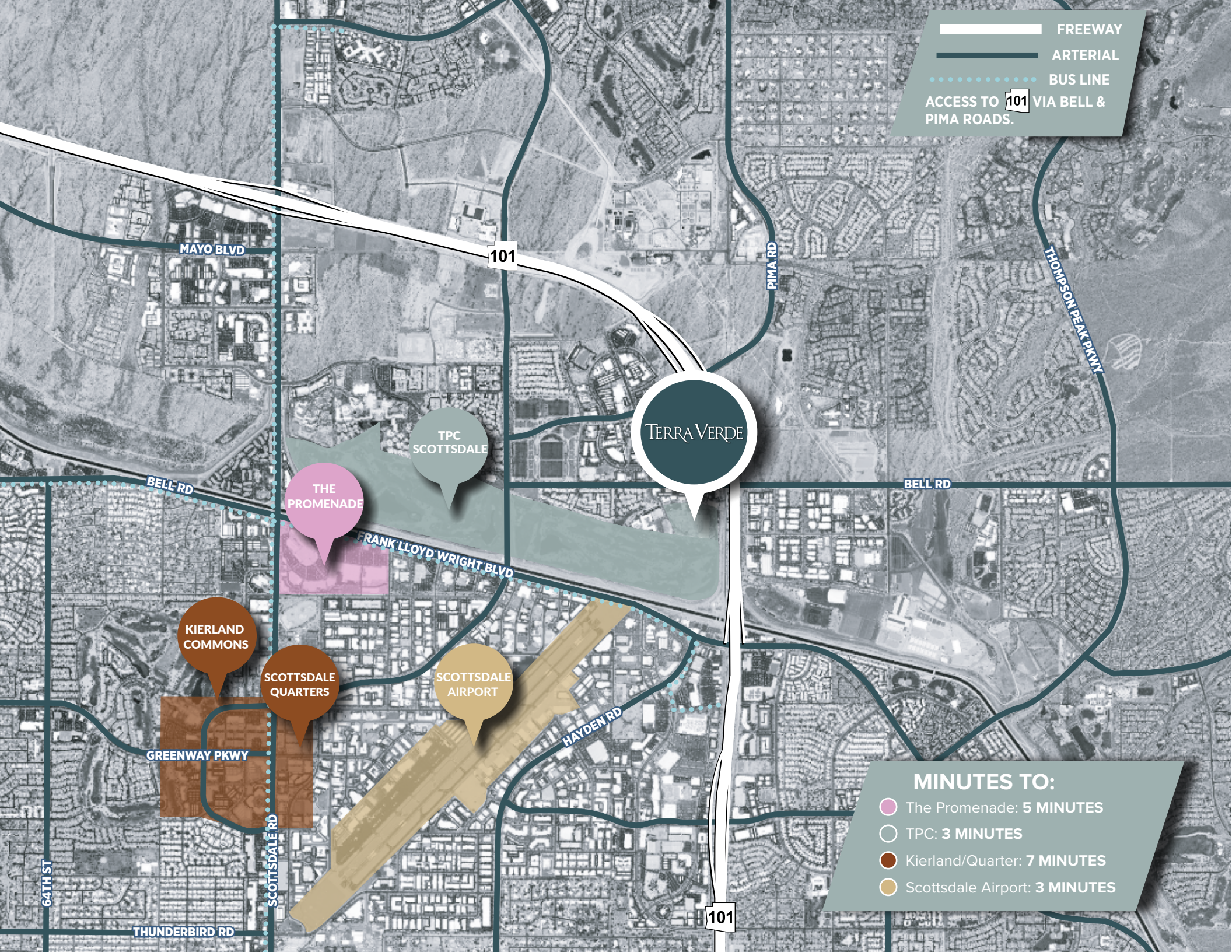
CITY TO
LAUNCH
A STARTUP

— DATAFOX RANKING



**BEST CITY IN THE
U.S. TO GET A JOB**

— WALLETHUB



FREEWAY
ARTERIAL
BUS LINE
ACCESS TO **101** VIA BELL & PIMA ROADS.

TERRA VERDE

THE PROMENADE

TPC SCOTTSDALE

KIERLAND COMMONS

SCOTTSDALE QUARTERS

SCOTTSDALE AIRPORT

MINUTES TO:
The Promenade: **5 MINUTES**
TPC: **3 MINUTES**
Kierland/Quarter: **7 MINUTES**
Scottsdale Airport: **3 MINUTES**

NEARBY AMENITIES

KIERLAND/PROMENADE

7 minutes (Retail/ Restaurants)



SCOTTSDALE 101

7 minutes (Retail/ Restaurants)



STADIUM
COURSE



CHAMPIONS
COURSE



TERRA VERDE

SONORA VILLAGE

3 minutes
(Retail/ Restaurants)



PERIMETER
CENTER

PRINCESS DRIVE

BELL ROAD

101

CHAMPION FIELD





HAYDEN + 101

PITCH



101

HAYDEN PEAK CROSSING

8 minutes (Retail/ Restaurants)

Chula Seafood

néktər
JUICE BAR

LOCAL | bistro



CORPORATE NEIGHBORS



Advisors

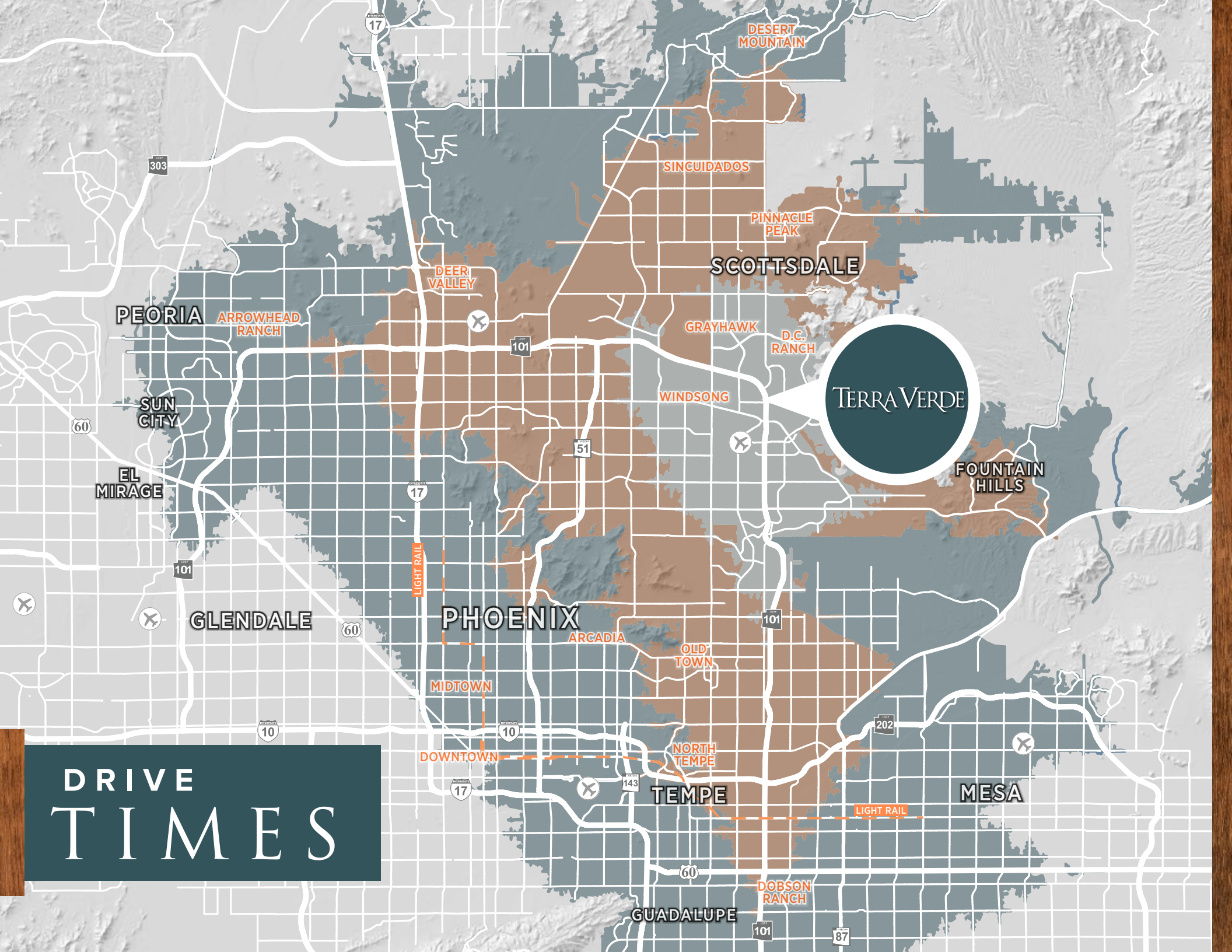


Nationwide®



P.F. CHANG'S





TERRA VERDE

DRIVE
TIMES



DEMOGRAPHICS



1 MILE
154,997 people



3 MILES
762,347 people



10 MILES
2,411,035 people

2.4 MILLION

Working population with 30 minutes

TERRA VERDE

Chris Walker
Executive Managing Director
+1 602 224 4466
chris.walker@cushwake.com

Jeff Wentworth
Executive Managing Director
+1 602 224 4423
jeff.wentworth@cushwake.com

Mike Beall
Executive Managing Director
+1 602 224 4426
mike.beall@cushwake.com

