

# THE TOWER

AT SCOTTSDALE LANDING

8660 EAST HARTFORD DRIVE  
SCOTTSDALE, ARIZONA

8660

 CUSHMAN &  
WAKEFIELD

 Edgewood  
REAL ESTATE INVESTMENT TRUST



## BUILDING FEATURES

- ±86,954 rentable square feet
- Class "A" office project located within Perimeter Center
- 3-story building with full height ribbon glass on the ground floor
- CenturyLink and Cox fiber optics to the building
- Excellent parking on multi-level parking structure
- Card access and energy management system
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road
- Terrific views of the McDowell Mountains





# ACCESS TO TENANT AMENITIES



ALL-NEW CLUBHOUSE WITH  
CONVERSATION SEATING, GAMING  
AREA, AND SNACK CENTER

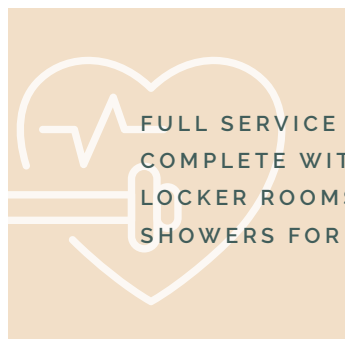
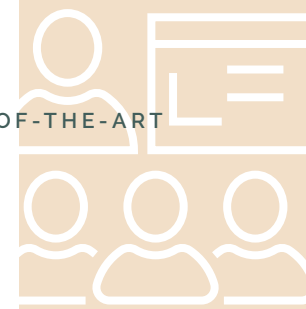


CLUBHOUSE

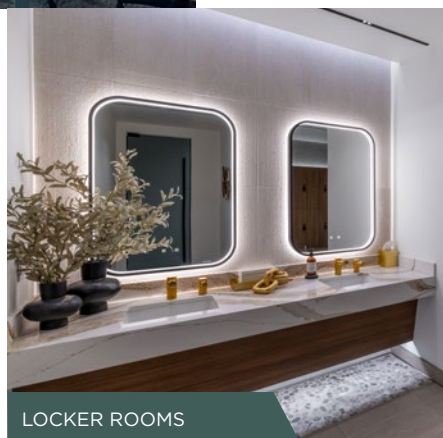


CONFERENCE FACILITY

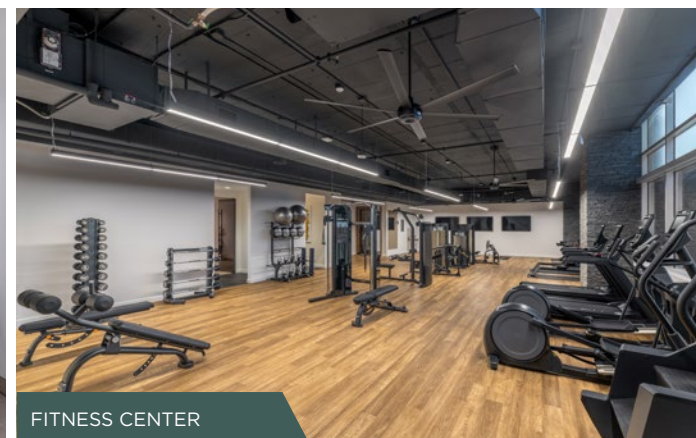
CONFERENCE FACILITY WITH STATE-OF-THE-ART  
AV TECHNOLOGY



FULL SERVICE FITNESS CENTER  
COMPLETE WITH MEN'S AND WOMEN'S  
LOCKER ROOMS AND SPA-LIKE  
SHOWERS FOR EACH



LOCKER ROOMS



FITNESS CENTER

\*AMENITIES ARE LOCATED ACROSS  
THE STREET OFF OF E BELL ROAD

## LOCATION FEATURES

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LOCATED IN THE PRESTIGIOUS 260-  
ACRE MASTER-PLANNED PERIMETER  
CENTER BUSINESS PARK



MULTIPLE POINTS OF INGRESS  
AND EGRESS



ADJACENT TO THE LOOP 101 PIMA  
FREEWAY WITH DIRECT ACCESS TO  
THE NORTHWEST AND SOUTHEAST  
VALLEY LABOR MARKETS



EXCELLENT FREEWAY ACCESS VIA A  
FULL DIAMOND INTERCHANGE ON THE  
LOOP 101 AT PRINCESS DRIVE; ½ MILE  
FREEWAY ACCESS  
FROM BELL ROAD



CLOSE PROXIMITY TO EXECUTIVE  
HOUSING, INCLUDING DC RANCH,  
TROON NORTH, DESERT HIGHLANDS,  
AND SILVERLEAF



5 MINUTES TO SCOTTSDALE  
AIRPARK AND 30 MINUTES TO SKY  
HARBOR INTERNATIONAL AIRPORT



5 MINUTE DRIVE TO TPC SCOTTSDALE,  
SCOTTSDALE QUARTER, KIERLAND  
COMMONS DINING, SHOPPING &  
NIGHT LIFE



ABUNDANT RETAIL AMENITIES WITH  
OVER 50 RESTAURANTS AND 4  
HOTELS WITHIN 2 MILES





# THE TOWER

AT SCOTTSDALE LANDING

N PERIMETER DR

E HARTFORD DR

BELL ROAD

PRINCESS DRIVE

E ANDERSON DR

TO NORTHBOUND 101

TO SOUTHBOUND 101

LOOP  
101  
ACCESS

LOOP  
101





EXISTING TENANT SPACE







## BUILD OUT POSSIBILITIES

- EXTENSIVE GLASS LINE PROVIDES NATURAL LIGHT
- FLOOR PLATE SIZE OFFERS EFFICIENCY
- DECK TO DECK HEIGHT OFFERS OPPORTUNITY FOR TALLER CEILINGS



EXISTING TENANT SPACE



## CORPORATE NEIGHBORS





**KIERLAND/PROMENADE**  
7 minutes (Retail/ Restaurants)



**SCOTTSDALE 101**  
7 minutes (Retail/ Restaurants)



**HAYDEN + 101**



**PERIMETER CENTER**



**PRINCESS DRIVE**

**BELL ROAD**

**101**

**101**

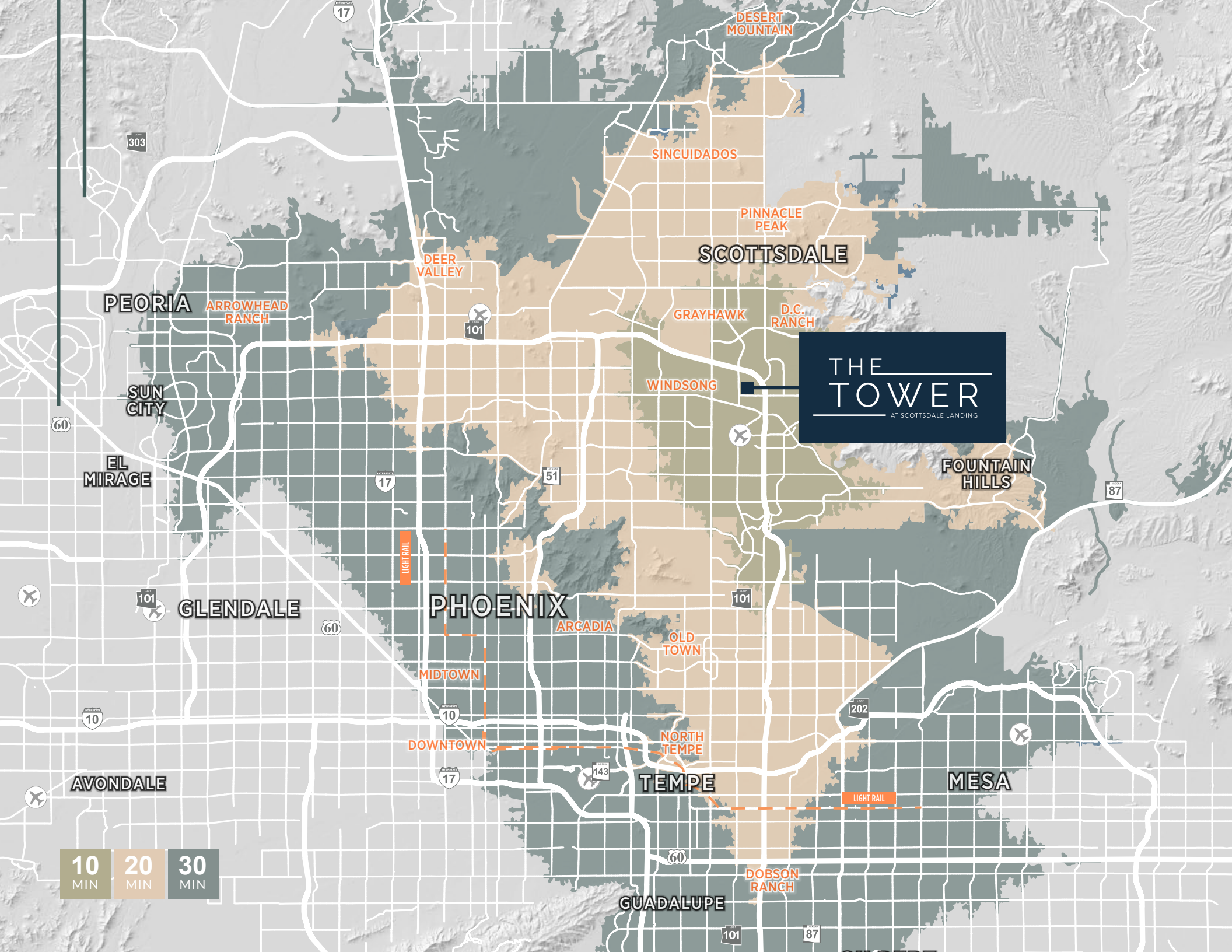
**HAYDEN PEAK CROSSING**  
8 minutes (Retail/ Restaurants)



**SONORA VILLAGE**  
3 minutes  
(Retail/ Restaurants)





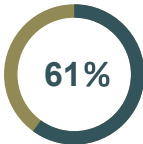


THE  
TOWER  
AT SCOTTSDALE LANDING

10 MIN 20 MIN 30 MIN



# SCOTTSDALE STATS



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



BEST CITY IN THE U.S.  
TO GET A JOB  
— WALLETHUB



152,721 POPULATION  
WITHIN 5 MILES  
— ESRI



25 MINUTES  
FROM SKY HARBOR  
INTERNATIONAL AIRPORT

#7

SAFEST CITY IN THE U.S.  
— LAW STREET MEDIA

TOP  
25

CITY IN THE U.S. FOR  
ARTS DESTINATIONS  
— AMERICAN/STYLE MAGAZINE

TOP  
10

CITY TO LAUNCH A STARTUP  
— DATAFOX RANKING

#1

CITY IN THE U.S. TO LIVE AN  
ACTIVE LIFESTYLE  
— WALLETHUB

## DRIVE TIMES



1 MILE  
154,997 people

10  
MIN

3 MILES  
762,347 people

20  
MIN

10 MILES  
2,411,035 people

30  
MIN



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