

THE TOWER

AT SCOTTSDALE LANDING

8660 EAST HARTFORD DRIVE
SCOTTSDALE, ARIZONA



 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



STAND ALONE, ON SITE FULL SERVICE CAFÉ/DELI
SERVING BREAKFAST AND LUNCH AS WELL AS
CATERING OPTIONS



CAFÉ



TENANT LOUNGE



2ND FLOOR TENANT COLLABORATION LOUNGE AND
GAME ROOM WITH COMFORTABLE SEATING, FLAT
SCREENS, POOL TABLE, SHUFFLEBOARD, AND WIFI



FULL SERVICE FITNESS CENTER COMPLETE WITH
MEN'S AND WOMEN'S LOCKER ROOMS WITH SHOWERS
FOR EACH – GROUND FLOOR COURTYARD ACCESS



FITNESS CENTER

*AMENITIES ARE LOCATED DIRECTLY ACROSS
THE STREET OFF OF HARTFORD DRIVE

LOCATION FEATURES



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



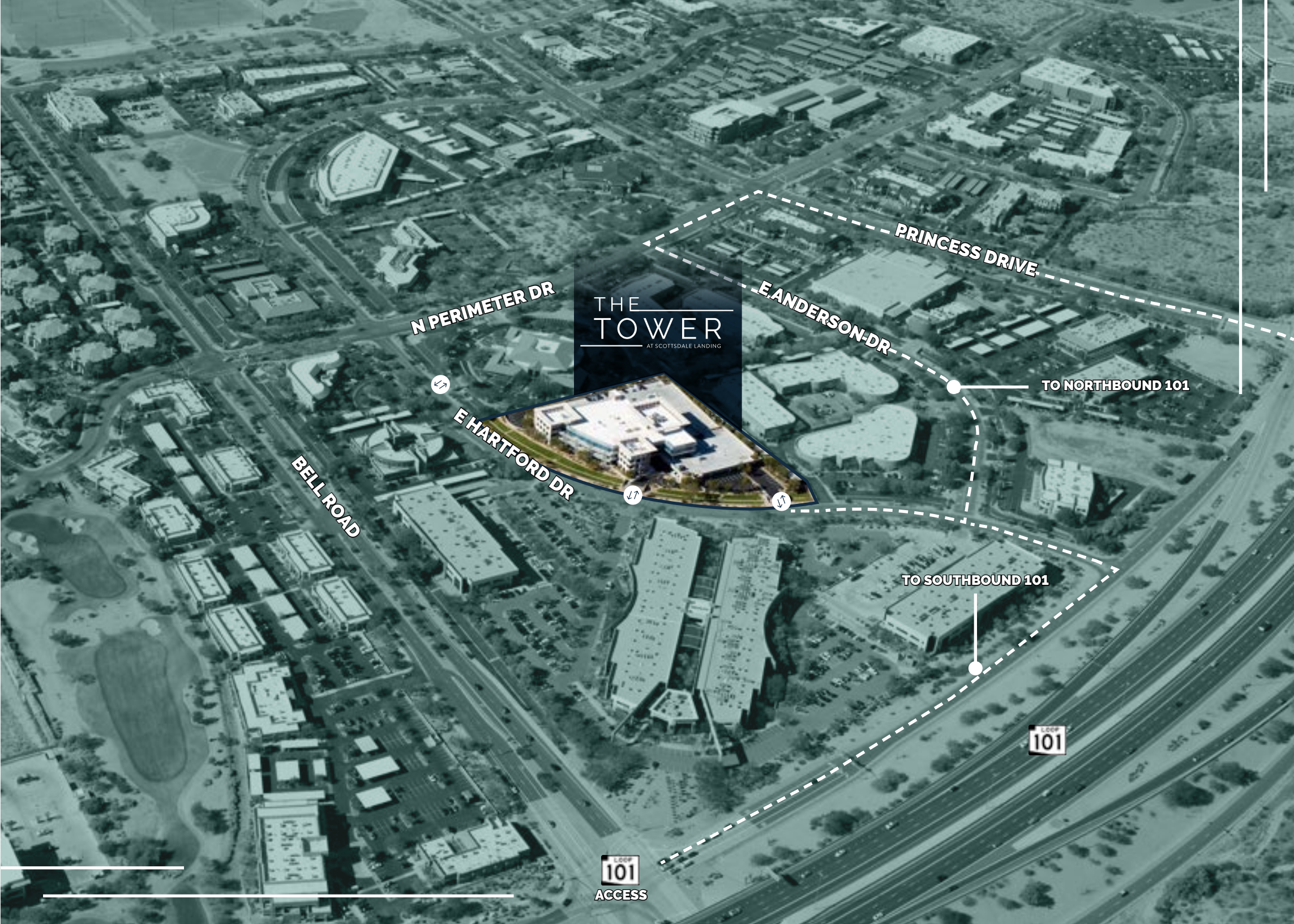
5 MINUTES TO SCOTTSDALE AIRPARK AND 30 MINUTES TO SKY HARBOR INTERNATIONAL AIRPORT



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





EXISTING TENANT SPACE



BUILD OUT POSSIBILITIES

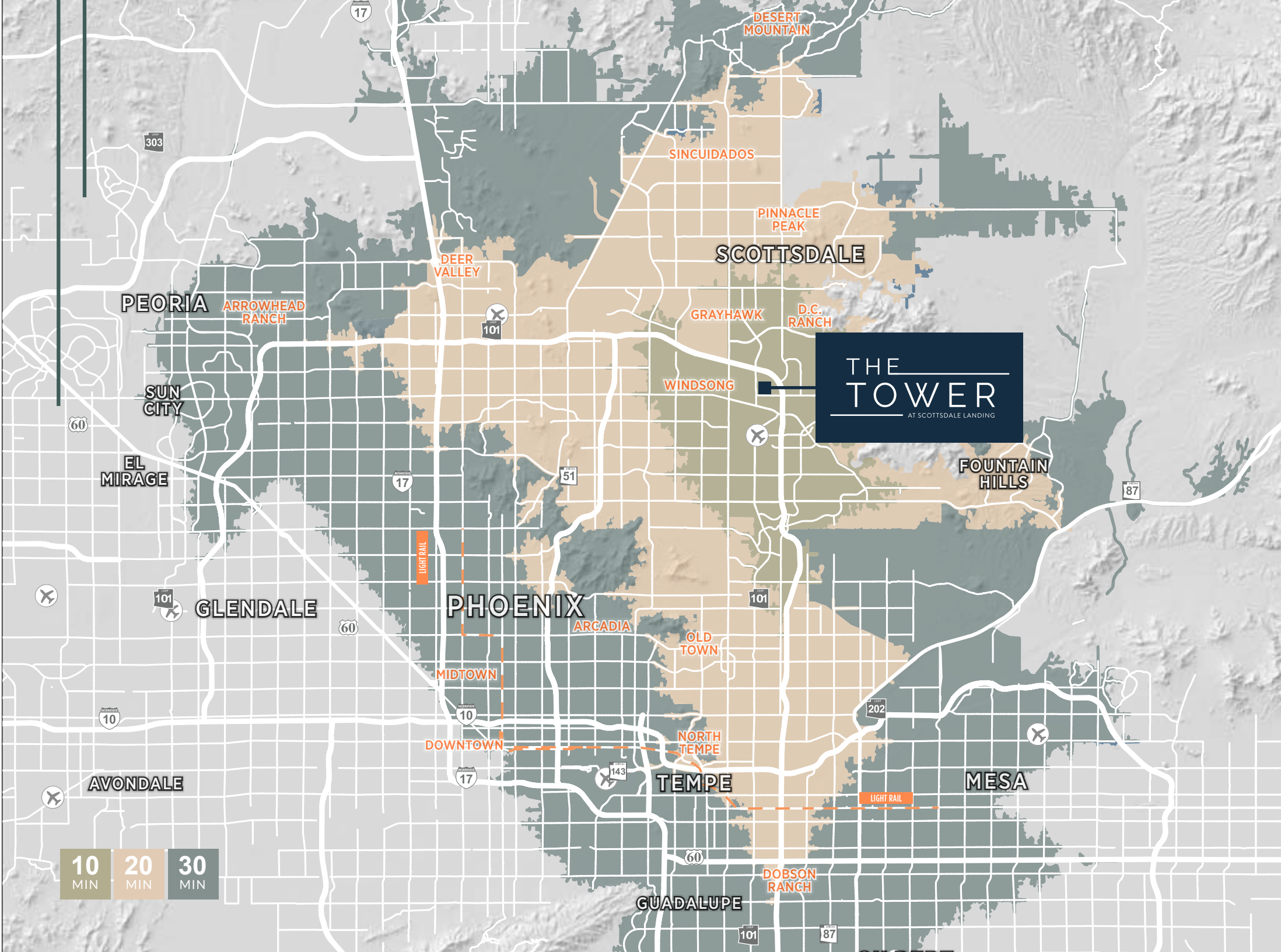
- EXTENSIVE GLASS LINE
PROVIDES NATURAL LIGHT
- FLOOR PLATE SIZE
OFFERS EFFICIENCY
- DECK TO DECK HEIGHT
OFFERS OPPORTUNITY FOR
TALLER CEILINGS



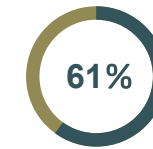
EXISTING TENANT SPACE

CORPORATE NEIGHBORS





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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