



Raintree Corporate Center I

15333 North Pima Road, Scottsdale, Arizona

Building Features:

- Building Size: ±149,803 SF
- Year Built: 2001
- Floors: Three (3)
- Typical Floor Size: ±50,000 SF
- Lease Rate: \$23.00 - \$24.00/SF
- Total Parking Ratio: 5.0/1,000 SF
Covered Parking Ratio (Garage): 3.0/1,000 SF
- Covered Parking Charges:
Covered, Reserved: \$50/stall/month
Covered, Unreserved: \$40/stall/month
- Operating Expenses: Base Year
- Tenant Improvements: Negotiable
- Load Factor: 12.10%
- Freeway building signage available
- Monument signage available
- 2nd and 3rd floors have sweeping views of the McDowell Mountains
- Common area, 3,000 square foot on-site conference center

Available Suites:

- Suite 100: ±3,248 RSF ⁽¹⁾
- Suite 105: ±1,710 RSF
- Suite 106: ±2,223 RSF ⁽¹⁾
- Suite 110: ±1,441 RSF ⁽¹⁾
- Suite 116: ±2,452 RSF ⁽¹⁾
- Suite 145: ±2,640 RSF
- Suite 165: ±10,261 RSF
- Suite 215: ±2,230 RSF ⁽²⁾
- Suite 225: ±1,422 RSF ⁽²⁾
- Suite 230: ±3,988 RSF
- Suite 235: ±2,133 RSF
- Suite 275: ±3,345 RSF
- Suite 305: ±15,743 RSF
- Suite 355: ±4,502 RSF

⁽¹⁾ Contiguous to ±9,364 RSF

⁽²⁾ Contiguous to ±3,652 RSF

Comments:

- Building has direct access to the Loop 101 Freeway, via the full diamond interchange at the Raintree Drive exit, the Raintree Drive exit on-ramp, and the Frank Lloyd Wright exit.
- Located within ½-mile of the Scottsdale Airport, the second busiest single runway airport in the country.
- Several resort hotels within a short drive of the project including Fairmont Scottsdale Princess Resort, The Gainey Ranch Hyatt Regency, Westin Kierland, JW Marriott at Desert Ridge and the Four Seasons Scottsdale.
- Within ½-mile of the TPC of Scottsdale Golf Course, home of the world-renowned Waste Management Phoenix Open.
- Located within two miles of 50 restaurants and numerous retail amenities.



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