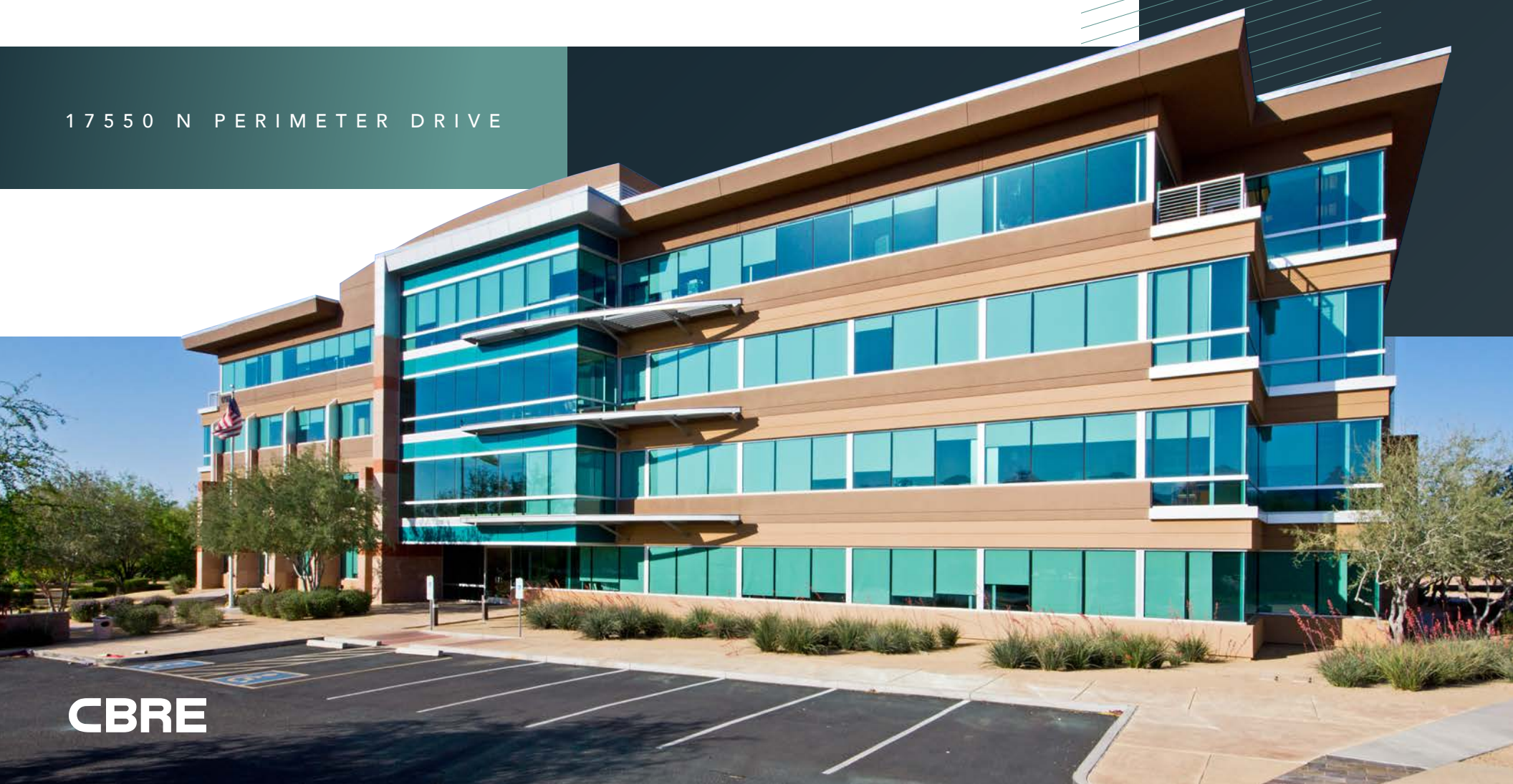


# PRINCESS & PERIMETER

17550 N PERIMETER DRIVE

SCOTTSDALE | AZ



CBRE

# PROPERTY FEATURES



**±86,000 SF, FOUR-STORY BUILDING**  
(Typical Floor Size: ±22,000 SF)



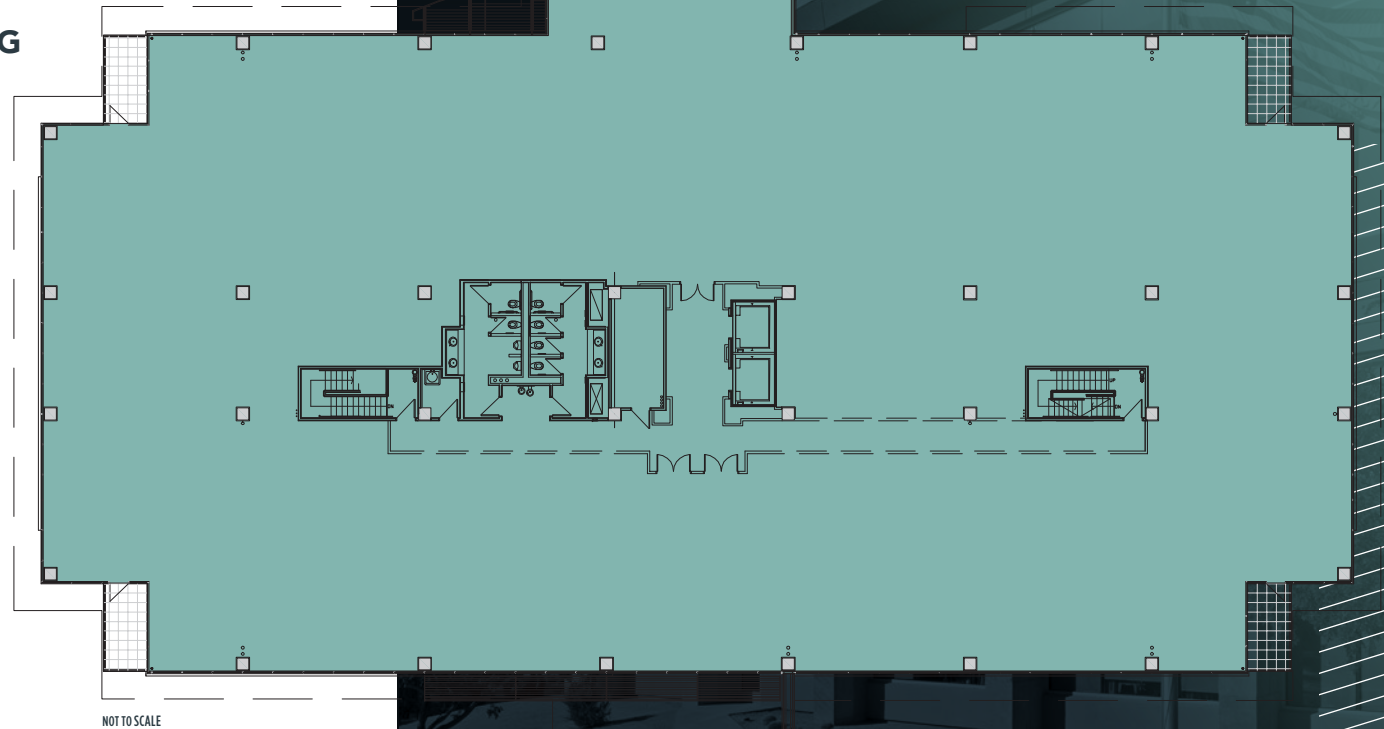
**PARKING RATIO | 4.0/1,000 SF**



**COVERED PARKING | 1.5/1,000 SF**



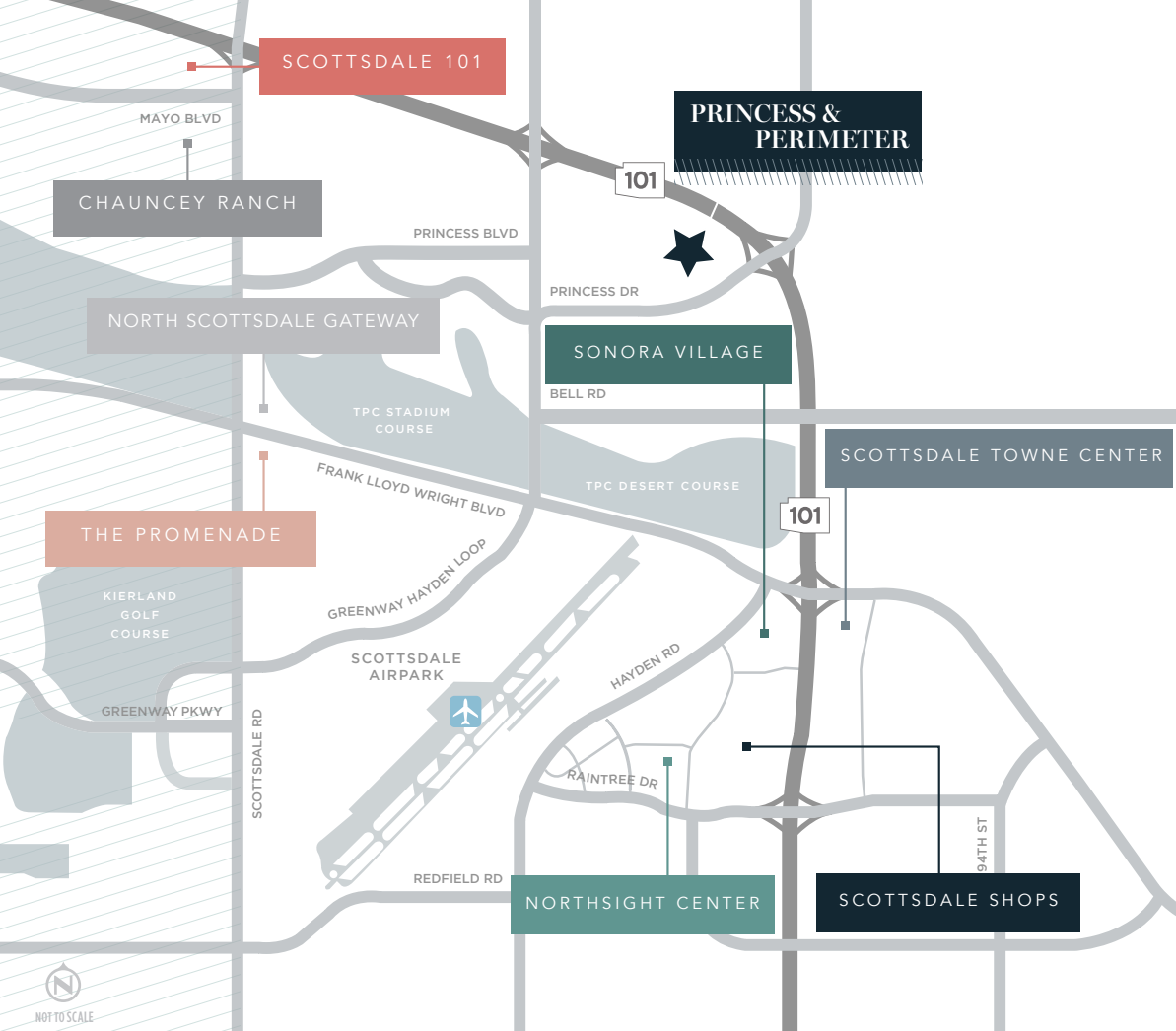
**YEAR BUILT | 2007**



- Professional / legal environment with extensive interior and exterior glass and private balconies at corner executive offices
- Unparalleled views of McDowell Mountains
- Tallest building in the Perimeter Center
- Small floor plates allow small to medium-sized tenants the ability to secure significant portions of a single floor
- Ample visitor parking
- Flow through lobby allows ease of access to both parking fields







## SCOTTSDALE 101



## CHAUNCEY RANCH



## THE PROMENADE



## NORTH SCOTTSDALE GATEWAY



## NORTHSIGHT CENTER



## SONORA VILLAGE

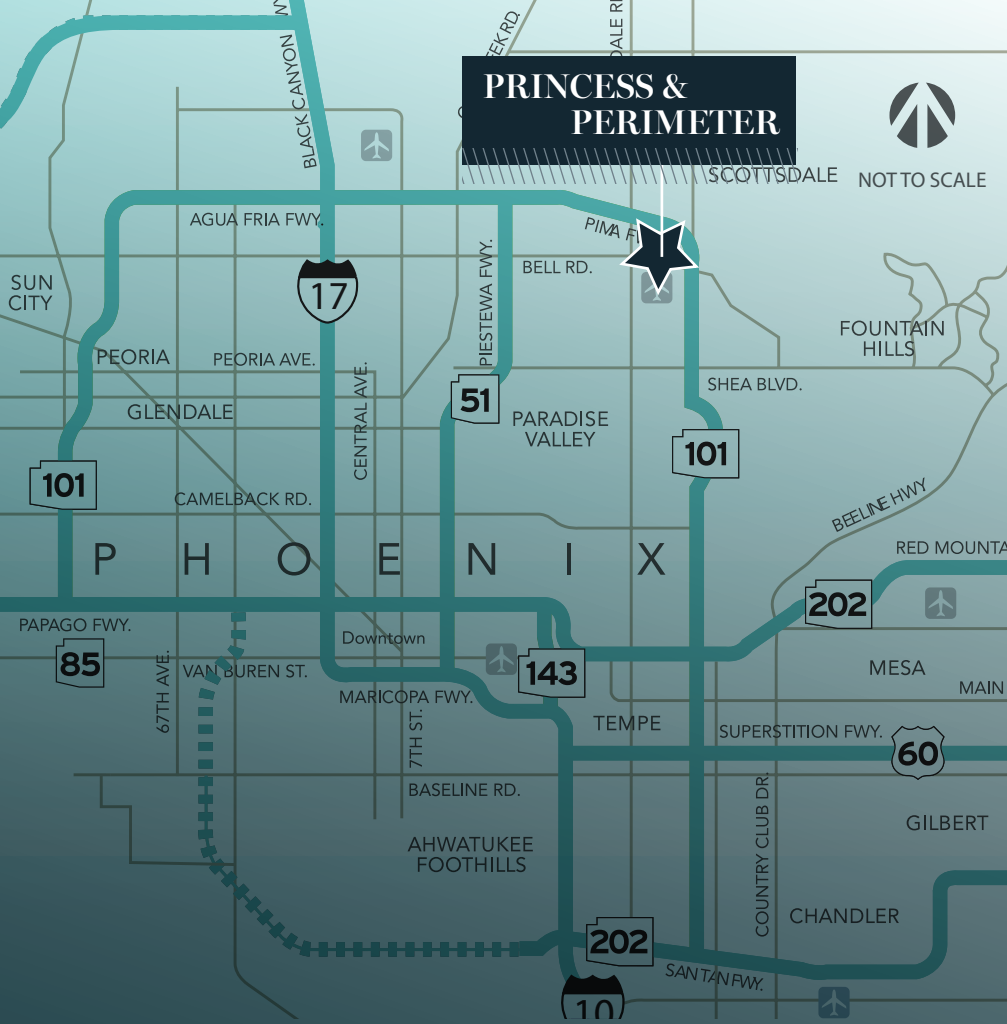


## SCOTTSDALE SHOPS



## SCOTTSDALE TOWNE CENTER





## PRINCESS & PERIMETER

## AREA FEATURES

Part of the ±260-acre master-planned Perimeter Center business park designed to house corporate office and research and development tenants

Adjacent to the full-diamond interchange at the Loop 101 and Pima / Princess Drive

Within ±1/2 mile of the TPC Scottsdale golf course, home of the world-renowned Waste Management Open

Several resort hotels are within a short drive of the project including the Fairmont Scottsdale Princess Resort, Gainey Ranch Hyatt Regency Scottsdale Resort and Spa, Westin Kierland Resort and Spa, J.W. Marriott Desert Ridge Resort and the Four Seasons Resort

Within walking distance to the business-oriented, 122-room Hilton Garden Inn

Within ±1/2 mile of Scottsdale Airport



## CORPORATE NEIGHBORS

Pulte Homes  
GE Capital  
Fender Corp  
Axon  
Spirit Realty Capital

Abbott  
US Bank  
Vanguard  
Early Warning Systems  
Bank of Arizona

Toll Brothers  
Mass Mutual  
Hartford Insurance

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