

NORTERRA WEST



± 150,000 - 300,000 SF CLASS A OFFICE

FACT SHEET

LOCATION FEATURES:

- 576 Acre master planned commercial mixed use park
- Frontage on I-17 Black Canyon Freeway, 3 miles north of the Agua Fria Loop 101 Freeway
- Excellent visibility with > 95,000 average daily vehicles passing by the site*
- Full diamond interchanges at both Happy Valley Road (south) and Jomax Road (north)
- Direct site ingress/egress to and from northbound I-17 frontage road
- Within minutes of ± 2.6 million SF of restaurant, hotel, and service retail amenities
- Abundant and affordable skilled labor market
- 142,000 population within a 5 mile radius*
- 20-minute commute from North Scottsdale, Glendale, and North Central Phoenix communities

PROJECT FEATURES:

- ± 23.3 net acre land site
- C-2 MR PCD zoning with City of Phoenix site plan approvals in place
- ± 300,000 SF two-phased Class-A office development
- Each building three-stories and ±150,000 RSF
- Large and efficient ± 50,000 RSF floor plates with low common area factors
- Two-story flow-through lobby for ease of employee and customer entry
- Convenient surface parking at ± 6/1000 SF; expandable to ± 8 (surface and/or parking deck)
- Building and/or monument signage available
- Water/Sewer: City of Phoenix
- Phone/Data: Century Link, Cox, XO Communications and Level(3)
- Electric: APS (Stout substation)
- Redundancy: Available back-up/redundant circuit (Adobe substation) and generator pads
- Sustainability: Targeted design to achieve LEED®CS Certification

DATA SERVICES AVAILABILITY:

Phone/Data Procurement services provided by:



Contact - Jan Reno
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Carriers	Services	Available	Speeds	Comments/ Details
CenturyLink	T1/DS1	Yes	1.5Mb to 10.5Mb	Install time frame 45-60 Business days
	DS3	Yes	45Mb	Quicker delivery but more costly than Fiber
	Fiber	Yes	10Mb-10Gb	Install time frames between 90-180 days pending construction
	Ethernet	Yes	Only over Fiber	EoC and EoS
Cox	Voice/PRI	Yes	1.5Mb to 10.5Mb	
	Fiber	Yes	5Mb-10Gb	Fiber is to 4625 Will consider build to 4415
XO Comm	T1/DS1	Yes	1.5Mb to 10.5Mb	Install time frame 45-60 days
	Fiber	Yes	5Mb-10Gb	Can provide fiber network through Cox
	Ethernet	Yes		EoC and EoS
Level (3)	T1/DS1	Yes	1.5Mb to 10.5Mb	Install time frame 45-60 days
	Fiber	Yes	10Mb-10Gb	
	Ethernet	Yes		EoC and EoS

Notes: Only Cox and CenturyLink currently have Fiber at the street. XO & Level(3) will deliver on these lines. Research and Negotiations Support for specific site request are available at no charge through AdvancedCom Solutions.

*Source: MPSI, 2013 **All other marks displayed on this document are the property of their respective owners.



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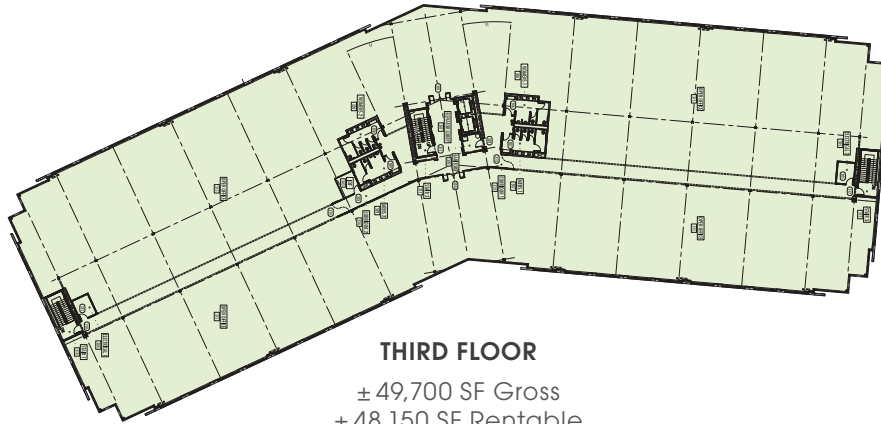
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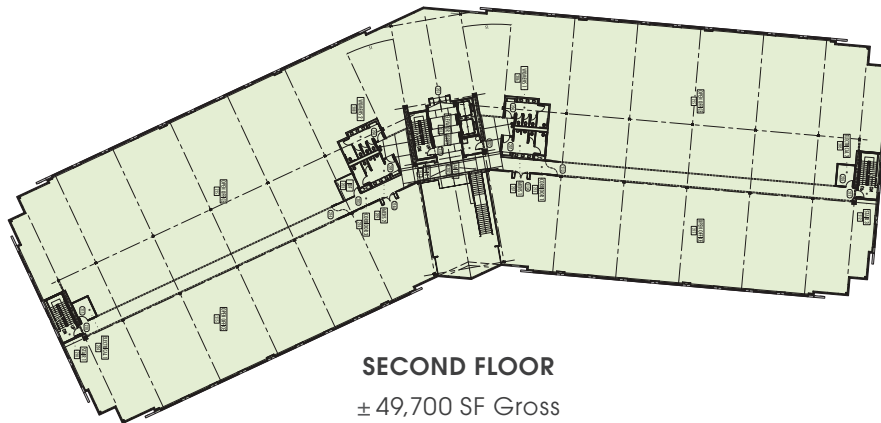


NORTERRA WEST PHASE I



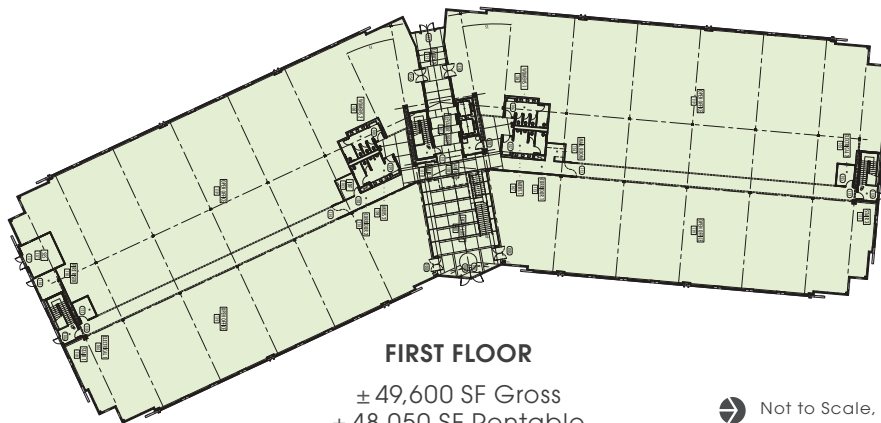
THIRD FLOOR

± 49,700 SF Gross
± 48,150 SF Rentable
± 46,280 SF Usable



SECOND FLOOR

± 49,700 SF Gross
± 48,150 SF Rentable
± 46,280 SF Usable



FIRST FLOOR

± 49,600 SF Gross
± 48,050 SF Rentable
± 44,310 SF Usable

➤ Not to Scale,
Measurements are approximate

BUILDING FLOOR PLAN TOTALS

± 149,000 SF Gross
± 144,350 SF Rentable
± 136,870 SF Usable



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