

# REVISED LEASE OPPORTUNITIES

## CHANDLER FACILITY

*Prepared For:*  
**Mr. John Ash**  
**Director, Global Real Estate**



*Prepared By:*  
**Tim Benson**  
Westmark Realty  
602.620.4030

**Kurt M. Saulnier**  
[ksaulnier@leearizona.com](mailto:ksaulnier@leearizona.com)  
602.954.3740



3200 E. Camelback Road, Suite 100  
Phoenix, AZ 85018

APRIL 1, 2013

# REVISED LEASE OPPORTUNITIES

## APRIL 1, 2013

*Prepared By:*



Tim Benson  
**WESTMARK REALTY**  
 (602) 620-4030



Kurt Saulnier  
**LEE & ASSOCIATES ARIZONA**  
 (602) 954-3740

*Prepared For:*

Mr. John Ash  
 Director, Global Real Estate



| No. | Property Address  | City     | Size             | Parking  | Year Built | Rate/Expenses           | Comments  |
|-----|---|----------|------------------|----------|------------|-------------------------|---|
| 1   | 7300 West Boston<br>                   | Chandler | 96,341 SF        | 3.5:1000 | 1993       | \$.85 NNN<br>\$.20 OPEX | <ul style="list-style-type: none"> <li>• Previous electronics use with existing labs</li> </ul>           |
| 2   | 300 North 56 <sup>th</sup> Street<br> | Chandler | 40,000-70,000 SF | 3:1000   | 1999       | \$.50 NNN<br>\$.22 OPEX | <ul style="list-style-type: none"> <li>• Sublease</li> <li>• High end finishes with clean room</li> </ul> |

| No. | Property Address   | City    | Size      | Parking | Year Built           | Rate/Expenses              | Comments  |
|-----|--|---------|-----------|---------|----------------------|----------------------------|---|
| 3   | 2118 East Elliot<br>        | Tempe   | 79,000 SF | 7:1000  | 1980<br>2012 Remodel | \$13.00 NNN<br>\$3.75 OPEX | <ul style="list-style-type: none"> <li>New Hi-tech park</li> </ul>                  |
| 4   | 1150 North Fiesta Blvd.<br> | Gilbert | 83,600 SF | 6:1000  | 1997                 | \$14.00 NNN<br>\$3.05 OPEX | <ul style="list-style-type: none"> <li>\$30.00 - \$35.00/SF TI Allowance</li> </ul> |





**GUADALUPE RD.**

**ELLIOT RD.**

**56TH ST.**

**KYRENE RD.**

**WARNER RD.**



300 N. 56TH STREET

**RAY RD.**

**RURAL RD.**

**McCLINTOCK DR.**

101



2118 E. ELLIOT ROAD



**CURRENT FACILITY**

4



1150 N. FIESTA BOULEVARD

2

**CHANDLER BLVD.**

1

202



7300 W. BOSTON STREET

**RURAL RD.**

**DOBSON RD.**

**ALMA SCHOOL RD.**

**ARIZONA AVE.**

**McQUEEN RD.**

**PECOS RD.**

**COOPER RD.**

202

**PRICE RD.**

**GERMANN RD.**

**CHANDLER MUNICIPAL AIRPORT**



# 7300 West Boston Street

±96,341 Flex Building S/SWC of Chandler Boulevard & 54th Street - Chandler, Arizona



**Andy Markham, SIOR**  
Executive Vice President  
602.224.4408  
Andy.Markham@ctarizona.com

**Mike Haenel**  
Executive Vice President  
602.224.4404  
Mike.Haenel@ctarizona.com

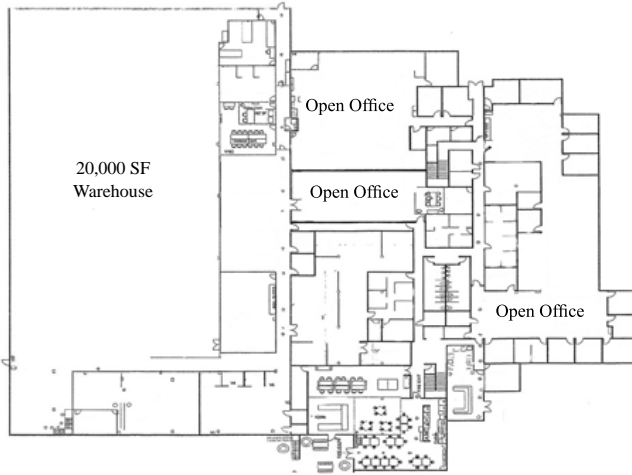
**Cassidy  
Turley** / Commercial  
Real Estate Services



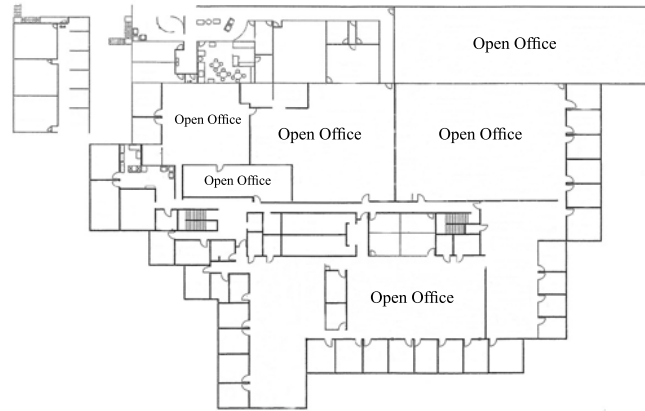
# 7300 West Boston Street

**±96,341 Flex Building** S/SWC of Chandler Boulevard & 54th Street - Chandler, Arizona

## FIRST FLOOR



## SECOND FLOOR



## PROPERTY FEATURES

- ± 96,341 SF freestanding building
- PAD Zoning, Chandler
- 2500 Amps / 277-480 Volts
- 76,341 SF improved office / 18,000 SF warehouse
- 337 parking spaces (139 covered)
- 3 truckwells / 1 oversized grade level door
- 24' clear height in warehouse
- 2-story elevator service
- 2 sources of fiber optics

## AREA AMENITIES

- Easy access to major freeways
- Close proximity to the Sky Harbor & Phoenix-Mesa Gateway airports
- Pro-business local government with business friendly tax structure
- Superior, high-capacity utilities to support high-tech and manufacturing companies and future growth
- Highly educated work force
- Premier location for high-tech industry leaders
- Many nearby amenities



# CHANDLER AREA PROFILE

## Major Corporate Employers

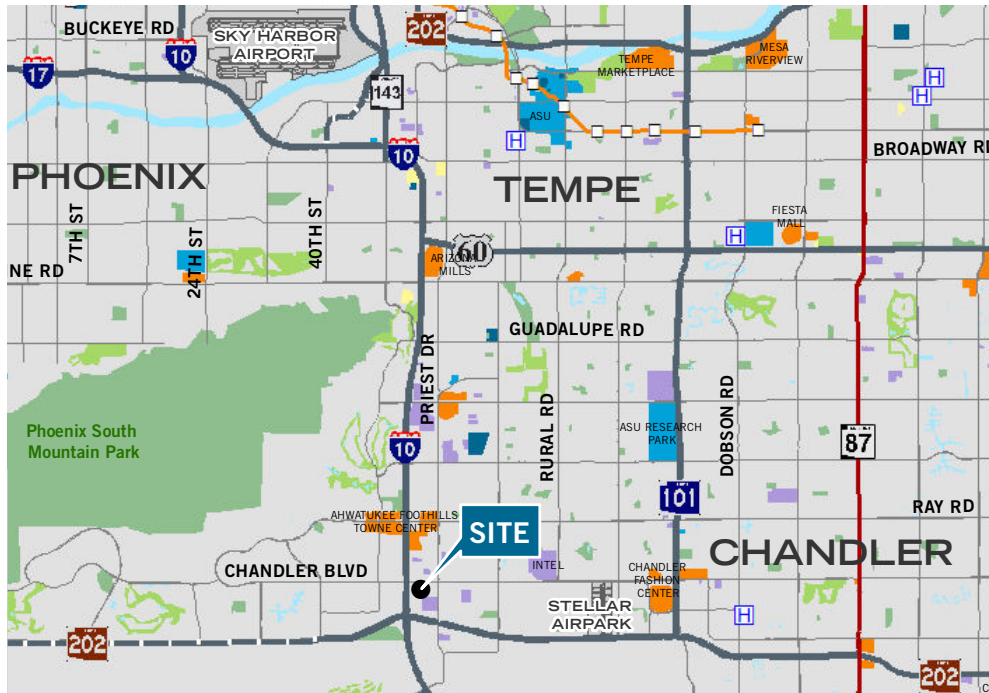
|                                       |                                    |
|---------------------------------------|------------------------------------|
| Intel                                 | CDW                                |
| Wells Fargo Ocotillo Corporate Campus | Marvell Technologies               |
| Chandler Regional Medical Center      | ArmorWorks                         |
| *Ebay/Paypal                          | Arizona Nutritional Supplements    |
| Verizon Wireless Regional Office      | Americredit                        |
| Microchip Technology                  | Achen-Gardner Engineering, LLC     |
| Freescale Semiconductor               | Amkor Technology                   |
| Orbital Sciences                      | Advanced Integration Technologies  |
| Bashas' Distrib. Center / Corp HQ     | Rogers Circuit Materials Units     |
| Education Management Corp. (EDMC)     | Covance                            |
| Avnet                                 | Chandler-Gilbert Community College |
| Rogers Corporation                    | Erikson Construction               |
| Safelight Auto Glass                  | Gold Canyon Candles                |
| Toyota Financial Services             | Indoff Inc                         |
| Tri City Mechanical                   | Isagenix                           |
| Pearson Education                     | Sonic Aerospace                    |

## Retail Neighbors

|                      |                     |
|----------------------|---------------------|
| AJ's Fine Foods      | Verizon Wireless    |
| Target               | T-Mobile            |
| Sam's Club           | AT&T                |
| JC Penney            | Sprint              |
| Best Buy             | Hilton              |
| Petsmart             | Hampton Inn         |
| Petco                | Chandler Marriott   |
| Barnes & Noble       | Red Roof Inn        |
| Home Depot           | Motel 6             |
| Lowe's               | Super 8             |
| Chase                | Banana Republic     |
| Bank of America      | The Gap             |
| Wells Fargo          | Bath and Body Works |
| Fed Ex               | Talbot's            |
| The UPS Store        | Ann Taylor          |
| Armored Self Storage | Lamps Plus          |

## Nearby Restaurants

|                           |                          |
|---------------------------|--------------------------|
| Buca Di Beppo             | Pei Wei Asian Diner      |
| Sandbar                   | Einstein Brothers Bagels |
| Charleston's              | Roy's                    |
| Outback                   | McDonald's               |
| Red Lobster               | Wendy's                  |
| Carrabba's                | IHOP                     |
| In-N-Out                  | Boston Market            |
| Paradise Bakery           | Native New Yorker        |
| Chipotle                  | Jason's Deli             |
| Starbucks                 | Denny's                  |
| Subway                    | Whataburger              |
| Ra Sushi                  | Fleming's Prime Steaks   |
| Romano's Macaroni Grill   | Fired Up Grill           |
| Five Guys Burgers & Grill | Grimaldi's               |
| Cold Stone Creamery       | Coal Burger              |
| Z Tejas                   | Tomaso's                 |





# 7300 West Boston Street

±96,341 Flex Building S/SWC of Chandler Boulevard & 54th Street - Chandler, Arizona



**Andy Markham, SIOR**  
Executive Vice President  
602.224.4408  
Andy.Markham@ctarizona.com

**Mike Haenel**  
Executive Vice President  
602.224.4404  
Mike.Haenel@ctarizona.com

**Cassidy  
Turley** / Commercial  
Real Estate Services



# 300 North 56th Street

Chandler, Arizona

±95,220 SF

Office / Manufacturing /  
Extensive Cleanroom

State-of-the-Art Facility



**Cassidy**  
**Turley** / BRE  
Commercial

**James Harper**  
Senior Vice President  
602.468.8585  
jharper@brephoenix.com

**Pete Klees**  
Senior Vice President  
602.224.4415  
pklees@brephoenix.com

**Steve Mardian**  
Senior Vice President  
602.224.4460  
smardian@brephoenix.com

2375 E. Camelback Rd, Suite 300  
Phoenix, Arizona 85016  
ph: 602.954.9000  
fx: 602.468.8588  
[www.brephoenix.com](http://www.brephoenix.com)

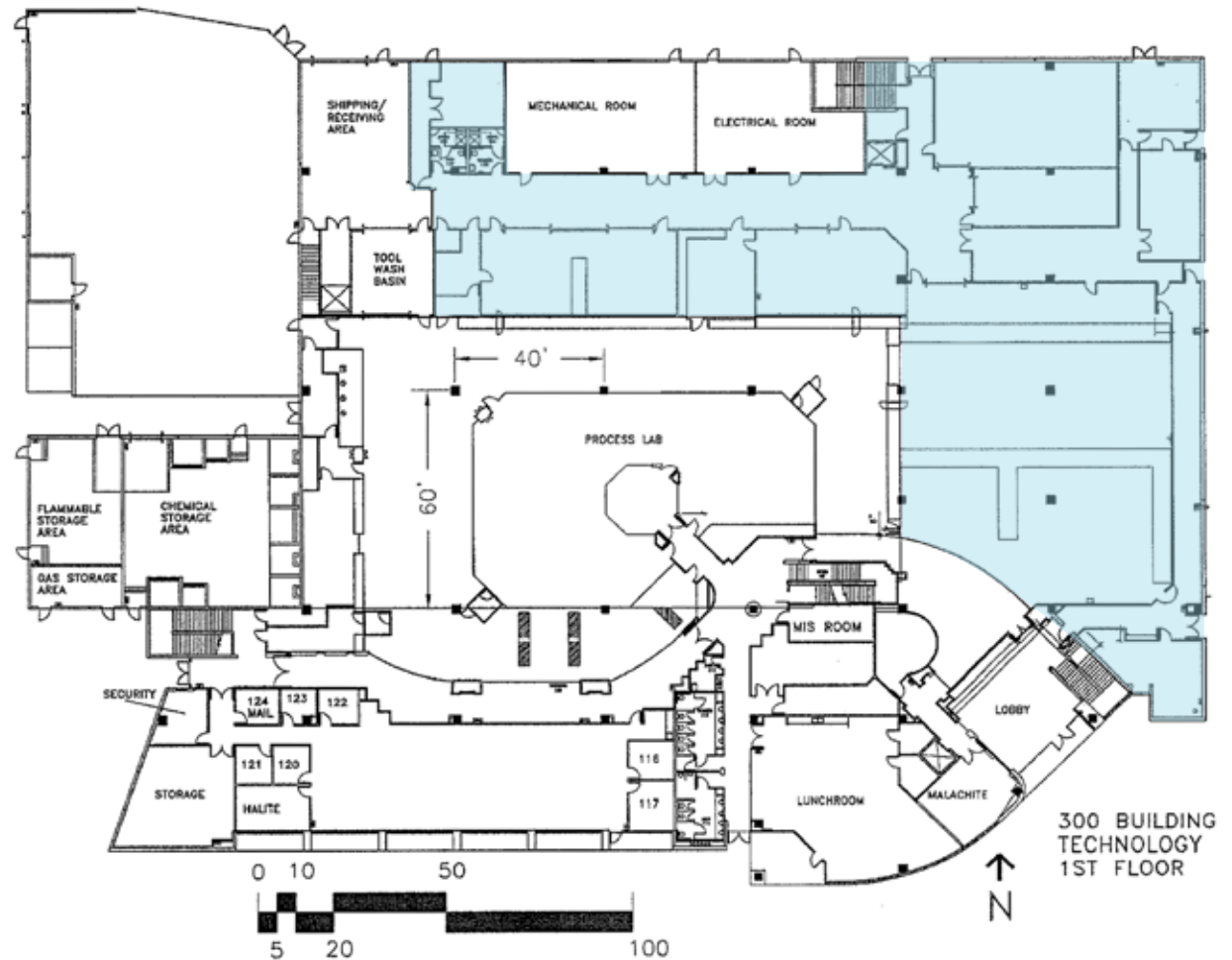


## General Information

- Total sq ft ±108,000 gross, ±95,220 s.f. net rentable area
- 1st floor: 44,000 sq ft to 62,755 sq ft
- 2nd floor: 13,000 sq ft to 32,466 sq ft
- Sub floor: ±12,780 sq ft (not included in sq ft count)
- 300 Parking spaces
- H6 occupancy rating
- 2 passenger elevators
- 1 freight elevator – Subfab
- 1 below grade loading dock with new dock leveler
- Prior use was R&D and manufacturing for Semiconductor equipment
- Fiber to the facility, numerous T-1 lines

## Overview 1st floor

- ±6,000 sq ft Class “A” office area (Furnished)
- ±13,000 sq ft cleanroom – 12ft ceiling height  
Interior walls easily removed, VFD controls
- ±6,000 sq ft clean manufacturing space East of cleanroom 12ft ceiling height
- Miscellaneous lab space and chemical storage surrounding the cleanroom
- 12,780 sq ft subfab below the cleanroom  
8ft 6in ceiling height
- Large lunchroom and outdoor covered area adjacent to lunchroom
- 7,020 sq ft outdoor covered secure storage



Novellus Occupancy





# Overview 2nd floor

- 13,000 sq ft to 32,466 sq ft Class “A” office space (Cubicles in place – some office furniture)

## Infrastructure Overview

### Electrical

- Salt River Project
- 8,000 amp 277/480 volt
- 2,000 amp 120/208 volt
- 1 - 1600 amp 277/480 buss duct in subfab
- 1 - 1600 amp 120/208 buss duct in subfab
- 1 - 400KW emergency Caterpillar generator

### HVAC/Mechanical systems

- Alerton EMS system – Building automation
- 2 - McQuay Chillers 350 ton (redundant)

### Fire Alarm System

- Edwards EST-2
- 2 – Vesda systems in the subfab
- Building fully sprinkled throughout

### Card Access

- Identocard system in place. Utilizes proximity cards
- Capable of taking digital pictures and producing employee badges

### Security

- 50 plus security cameras, interior and exterior. PTZ's on roof

### Cleanroom

- Variable frequency drive controls for class 1-10,000 ratings
- Glass walls for viewing
- Access to large doors to bring in tools





# 300 North 56th Street | Chandler, Arizona



Chandler is a community of over 250,000 residents, 73% of which either attended some college or attained a higher education degree.

Chandler, with its corporate friendly environment and diverse, well-educated workforce, has drawn industry leaders from all sectors. While it has an international reputation as a premier location for high technology, including semiconductor and advanced manufacturing, it is also home to a variety of other thriving industries such as Aerospace, Biosciences and Financial Services. Of the 18,000 jobs created in Arizona in 2010, 33% were in Chandler.

Strong relationships with state universities and Chandler-Gilbert Community College help provide opportunities for innovators and entrepreneurs to access education and mentoring through programs such as ASU Technopolis and the McGuire Center for Entrepreneurship at University of Arizona.

Chandler's Economic Development Division works in collaboration with several venture capital groups that specialize in funding research in the Metro Area. It also can provide direction to research grants and angel funding programs.



## Largest Private Sector Employers

| Employer                              | Number | Employer             | Number |
|---------------------------------------|--------|----------------------|--------|
| Intel                                 | 11,400 | Avnet                | 1,000  |
| Bank of America                       | 3,500  | Safelite Auto Glass  | 1,000  |
| Wells Fargo Ocotillo Corporate Campus | 2,200  | Rogers Corporation   | 750    |
| Ebay/PayPal                           | 2,000  | Pearson Education    | 720    |
| Chandler Regional Medical Center      | 1,784  | Americredit          | 650    |
| Verizon Wireless (incl. Regional HQ)  | 1,695  | Marvell Technologies | 450    |
| Microchip Technology                  | 1,485  | Amkor                | 350    |
| Freescale Semiconductor               | 1,450  | Inter-Tel, Inc.      | 300    |
| Orbital Sciences                      | 1,450  |                      |        |

**Cassidy  
Turley** BRE  
Commercial

**James Harper**  
Senior Vice President  
602.468.8585  
jharper@brephoenix.com

**Pete Klees**  
Senior Vice President  
602.224.4415  
pklees@brephoenix.com

**Steve Mardian**  
Senior Vice President  
602.224.4460  
smardian@brephoenix.com

2375 E. Camelback Rd, Suite 300  
Phoenix, Arizona 85016  
ph: 602.954.9000  
fx: 602.468.8588  
[www.brephoenix.com](http://www.brephoenix.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





2118 Building

Northwest Corner of Elliot Road & Loop 101  
Tempe, Arizona

**2118 EAST ELLIOT**  
AVAILABLE FOR LEASE

### BUILDING FEATURES

- Located in new mixed-used master planned business park
- ± 166,127 sf, two stories
- Improved two-story atrium lobby with natural stone flooring and designer finishes
- Refurbishments include: new windows, entrance, exterior finishes, landscaping and amenity areas (completion Q2 2012)
- Open floorplans cube and workstation ready
- Spaces to accommodate dry and/or wet lab
- Small cafeteria
- 7:1000 parking ratio, 1:1000 covered
- Raised floors with under-floor air delivery
- E-65 electrical power, approximately \$.06/kWh
- Double-ended substations: 277/480V – 3,000-4,000 kVA and 120/208V – 2,000-2,666 kVA

### BUSINESS CAMPUS FEATURES

- Entitled development parcels available to accommodate future expansion for new and existing Discovery Business Campus tenants
- Class A office, retail, flex office and hospitality included in master plan
- New signature park entrance and freeway monument signs
- Interior loop roadway
- Access to full diamond interchange
- Dedicated electrical substation and redundant fiber loop system
- Extensive landscaping, water features and recreational grass field
- 5 Communication providers in the loop
  - AT&T
  - Time Warner
  - CenturyLink
  - Cox
  - SRP Communications

**DISCOVERY**  
BUSINESS CAMPUS

#### **KARSTEN PETERSON**

(602) 229.5855  
karsten.peterson@cushwake.com

#### **MARK DETMER** SIOR, CCIM

(602) 229.5971  
mark.detmer@cushwake.com

#### **DAVE SEEGER**

(602) 229.5851  
dave.seeger@cushwake.com

2555 East Camelback Road, Suite 300  
Phoenix, Arizona 85016  
(602) 253.7900

[www.discoverybusinesscampus.com](http://www.discoverybusinesscampus.com)

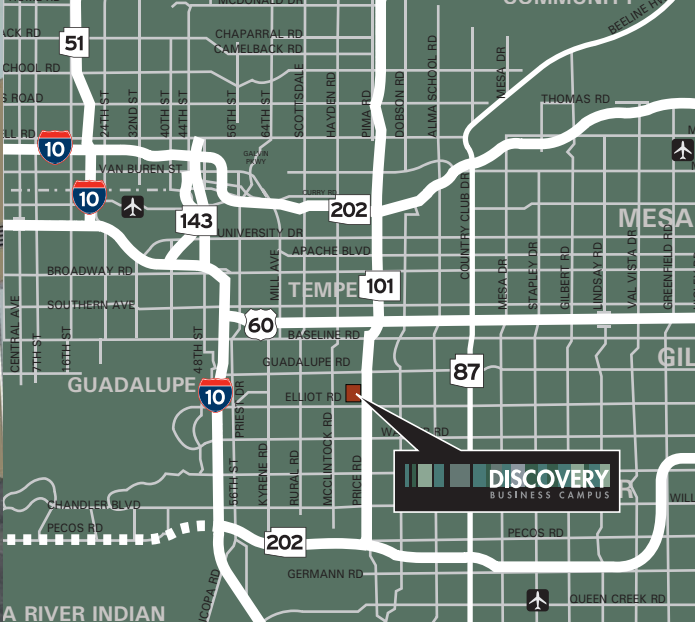
**WENTWORTH**  
PROPERTY COMPANY, LLC

**CUSHMAN & WAKEFIELD**  
Global Real Estate Solutions<sup>SM</sup>





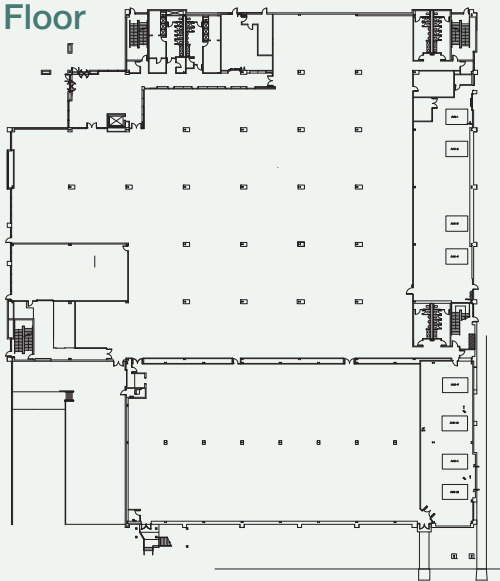
Lobby



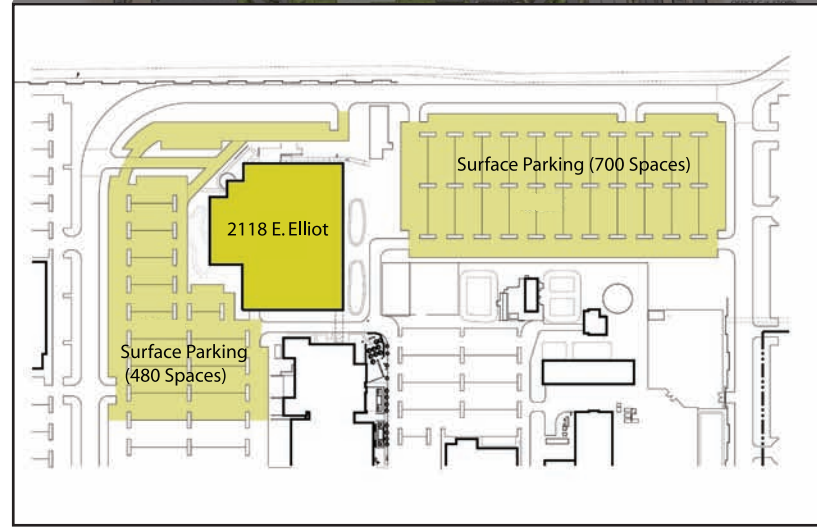
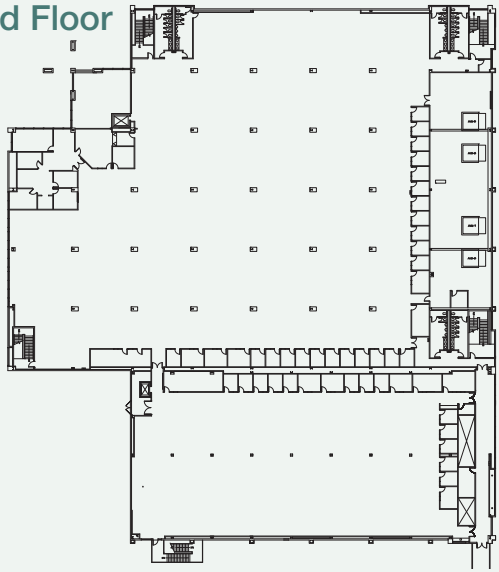
Northwest Corner of Elliot Road & Loop 101  
Tempe, Arizona

**DISCOVERY**  
BUSINESS CAMPUS

First Floor



Second Floor



[www.discoverybusinesscampus.com](http://www.discoverybusinesscampus.com)

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)



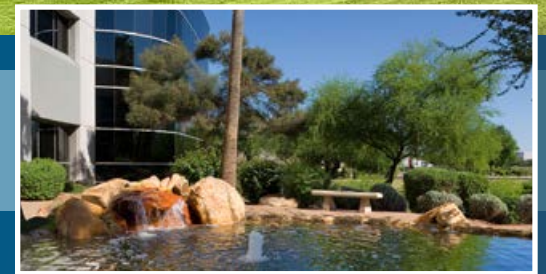


# 1150 NORTH FIESTA BOULEVARD

1150 NORTH FIESTA BOULEVARD | GILBERT, ARIZONA 85233 | SWC OF FIESTA BOULEVARD AND SAN ANGELO STREET



±83,600 SF, FLEX/BACK-OFFICE FACILITY  
10:1,000 PARKING DELIVERABLE



Owned and Managed by:



Exclusively Represented by:

MARK KRISON  
Senior Vice President  
602.735.5670  
mark.krison@cbre.com

SCOTT GERMAN  
Vice President  
602.735.5538  
scott.german@cbre.com

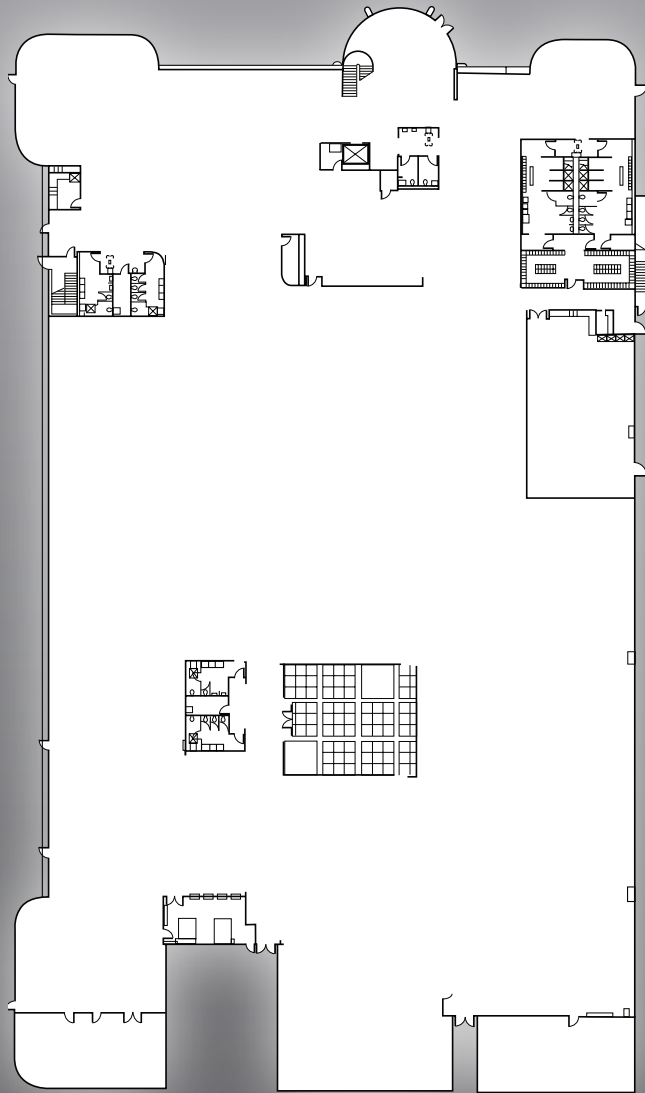
CAROLE UHRIG  
Sales Assistant  
602.735.5260  
carole.uhrig@cbre.com





# 1150 North Fiesta Boulevard

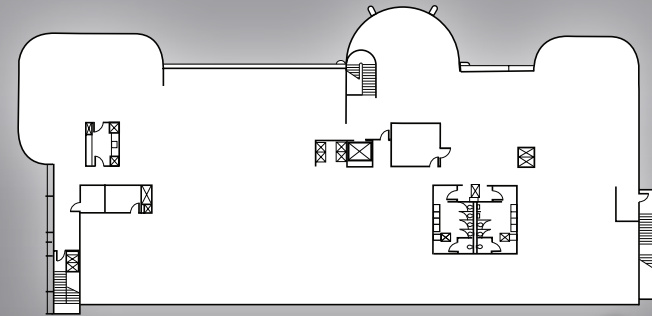
## FIRST FLOOR



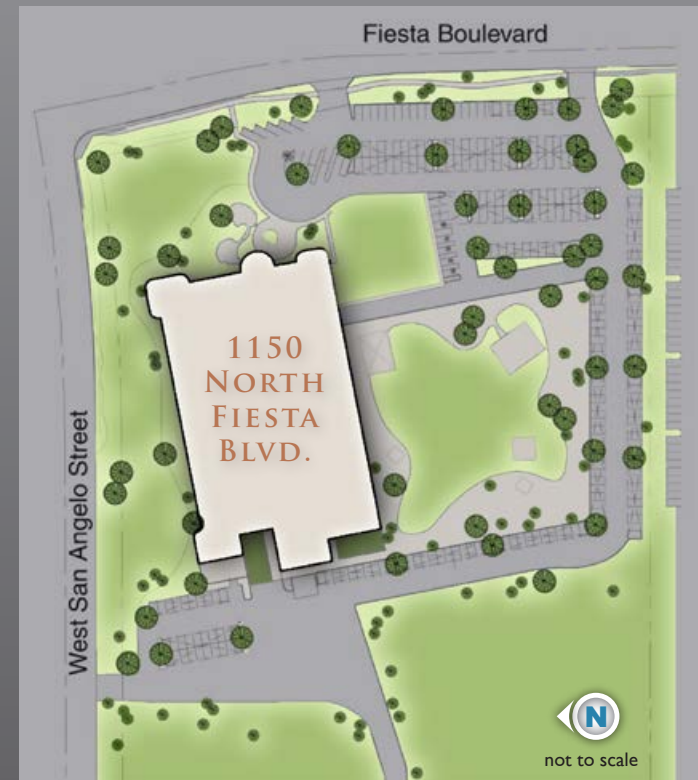
\*not to scale  
\*reflects plan after interior wall demo



## SECOND FLOOR



\*not to scale  
\*reflects plan after interior wall demo



not to scale



## BUILDING FEATURES

---

- ±83,600 SF available with ±32,000 SF of two-story office
- Situated on ±11.11 acres
- 10:1,000 Parking deliverable; 3.3:1,000 parking available now
- 100% Air conditioned
- ±9' Ceiling height in office; ±12' ceiling height throughout
- Ample exterior glass
- Interior atrium
- Fire sprinklered
- 2 Dock doors with levelers
- 1 Drive-in door
- Elevator
- I-2 Zoning
- Power: 2,000 Amps, 480v

## SITE FEATURES

---

- State of the art back-office/flex facility
- Excellent corporate presence
- Covered surface parking
- Located approximately 2 miles south of the US 60 freeway





# 1150 NORTH FIESTA BOULEVARD

1150 NORTH FIESTA BOULEVARD | GILBERT, ARIZONA 85233 | SWC OF FIESTA BOULEVARD AND SAN ANGELO STREET

