

AVAILABLE OFFICE SPACE OPTIONS

4,000-5,000

NORTH SCOTTSDALE

Prepared For:



AMERICAN FINANCIAL NETWORK

FINANCING THE AMERICAN DREAM

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APRIL 2013

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TABLE OF AVAILABLE OFFICE SPACE OPTIONS

AVAILABLE OFFICE SPACE OPTIONS

4,000 TO 5,000 SF

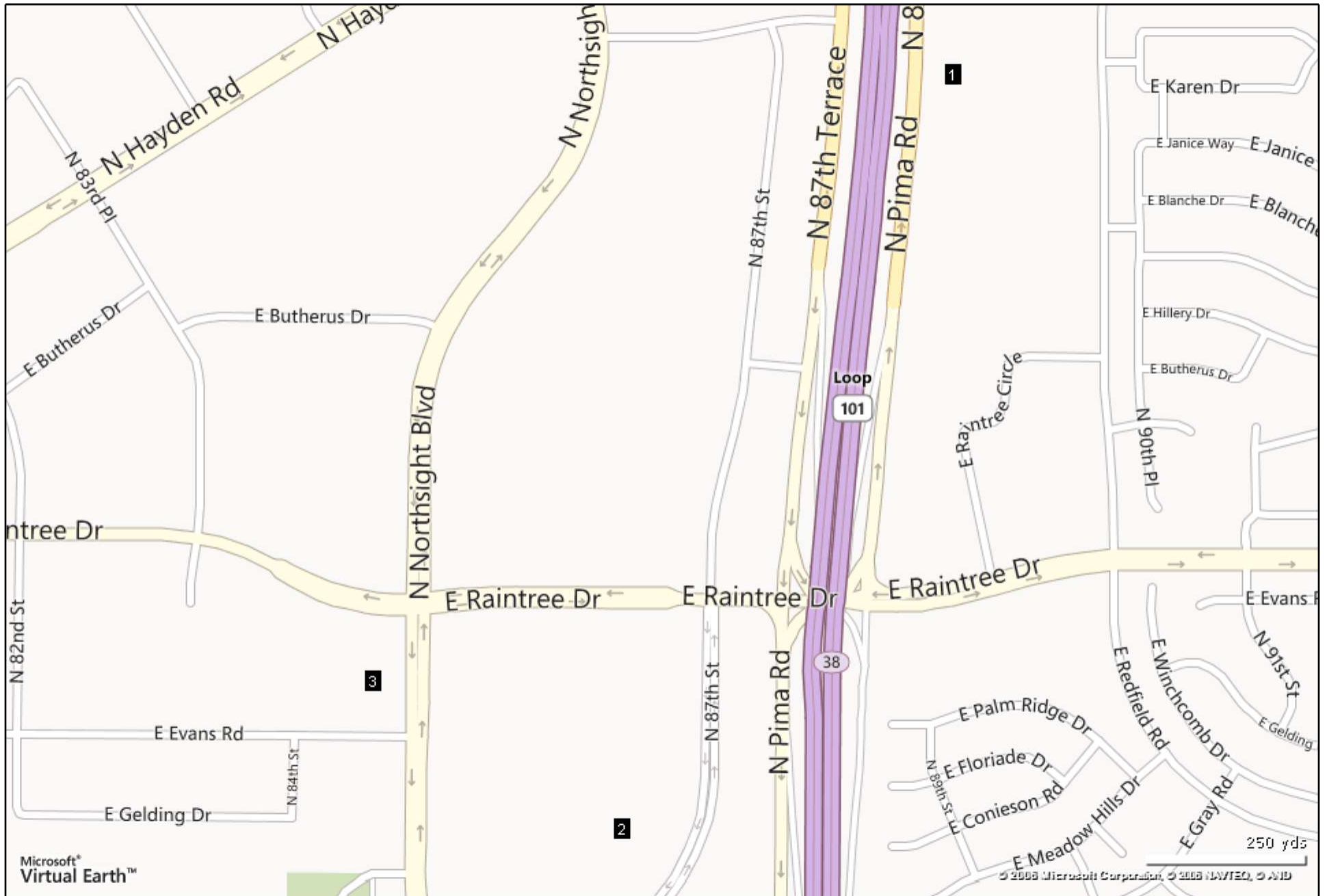
North Scottsdale - Raintree/101 Freeway

April 12, 2013

#	PROPERTY	CLASS FLOORS	AVAILABLE SUITE(S)	QUOTED RENTAL RATE	OPERATING EXPENSES	TENANT IMPROVEMENT ALLOWANCE	PARKING RATIO	COMMENTS
1.	Raintree Corp. Ctr. I 15333 N. Pima Rd. Scottsdale, AZ	A 3	<u>103/105</u> 4,581 SF <u>135/145</u> 4,081 SF <u>215/225</u> 5,565 SF <u>230</u> 3,988 SF <u>355</u> 4,502 SF <u>380</u> 3,841 SF	\$22.00- \$23.00/SF Full Service	Base Year 2013	Negotiable	5:1000	<ul style="list-style-type: none"> Managed by a special servicer (CW Capital) – not much deal-making creativity Any significant TIs will require a five year lease, or longer. Adjacent parking garage
2.	Scottsdale Northsight 14350 N. 87 th St. Scottsdale, AZ	A 3	<u>100</u> 4,689 SF <u>275</u> 4,876 SF	\$20.00/SF Full Service	Base Year 2013	Negotiable	5:1000	<ul style="list-style-type: none"> Canopy parking stalls available
3.	Northsight Financial 14500 N. Northsight Blvd. Scottsdale, AZ	A 3	<u>233</u> 4,059 SF	\$20.50/SF Full Service	Base Year 2013	Negotiable	4.4:1000	<ul style="list-style-type: none"> Parking garage directly below the building



AREA MAP



Microsoft®
Virtual Earth™

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RAINTREE CORP CENTER



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: \$22.00 - \$23.00/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 103: ±2,871 RSF ⁽¹⁾
- Suite 105: ±1,710 RSF ⁽¹⁾
- Suite 110: ±1,441 RSF
- Suite 135: ±1,441 RSF ⁽²⁾
- Suite 140: ±1,855 RSF ⁽³⁾
- Suite 145: ±2,640 RSF ⁽²⁾
- Suite 150: ±1,855 RSF ⁽³⁾
- Suite 160: ±1,855 RSF ⁽³⁾
- Suite 165: ±10,261 RSF
- Suite 210: ±8,341 RSF
- Suite 215: ±2,230 RSF ⁽⁴⁾
- Suite 225: ±1,422 RSF ⁽⁴⁾
- Suite 230: ±3,988 RSF
- Suite 255: ±1,422 RSF
- Suite 305: ±13,823 RSF
- Suite 355: ±4,502 RSF
- Suite 380: ±3,841 RSF

⁽¹⁾ Contiguous to ±4,581 RSF

⁽²⁾ Contiguous to ±4,081 RSF

⁽³⁾ Contiguous to ±5,565 RSF

⁽⁴⁾ 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 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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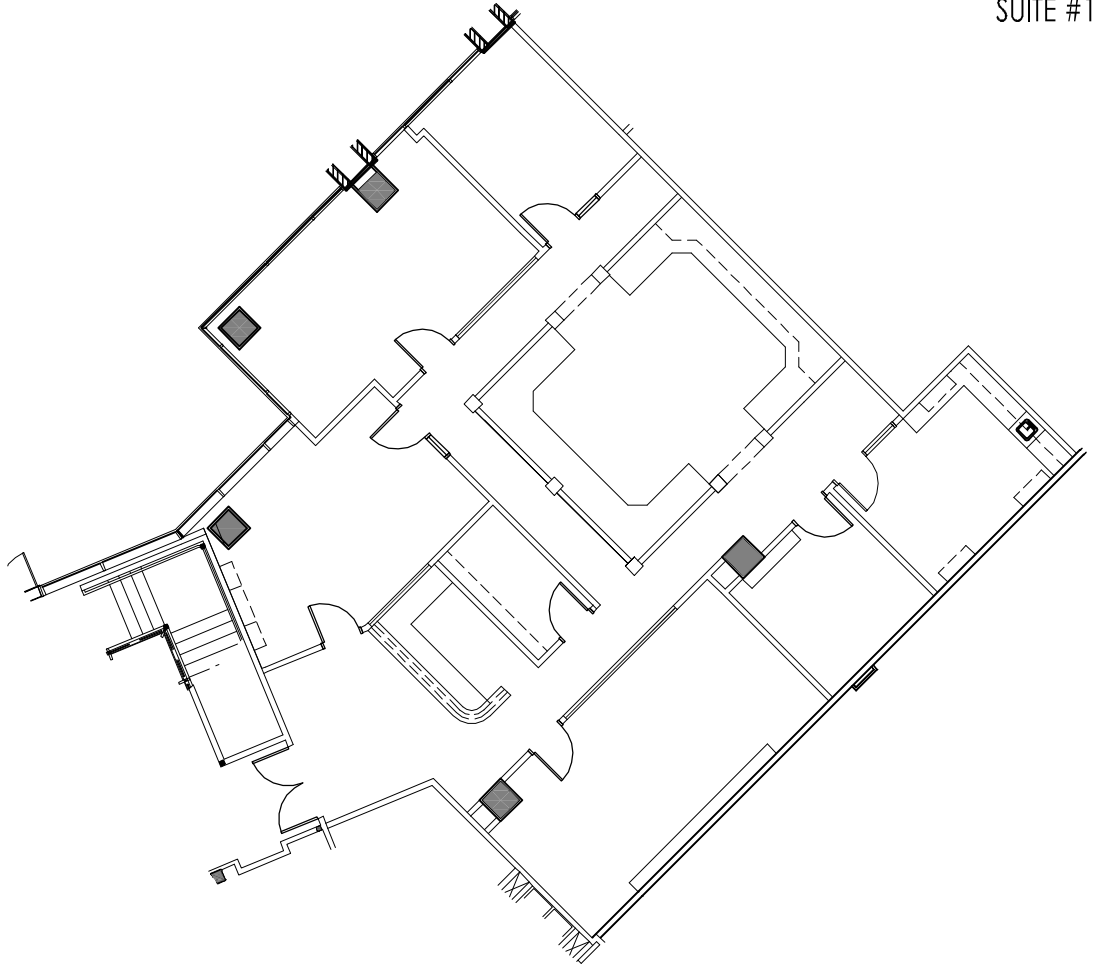
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www.raintreecorporatecenter.com

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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #103



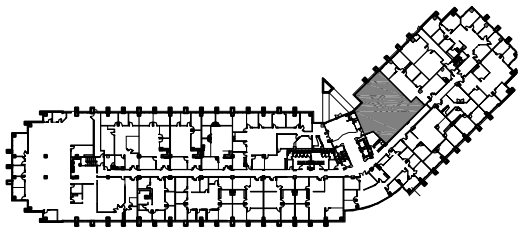
15333 N. Pima Road

Scottsdale, Arizona

Suite #103

Rentable SF: 2,871

10.17.11



FIRST FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.

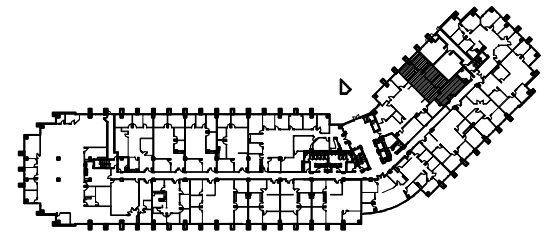
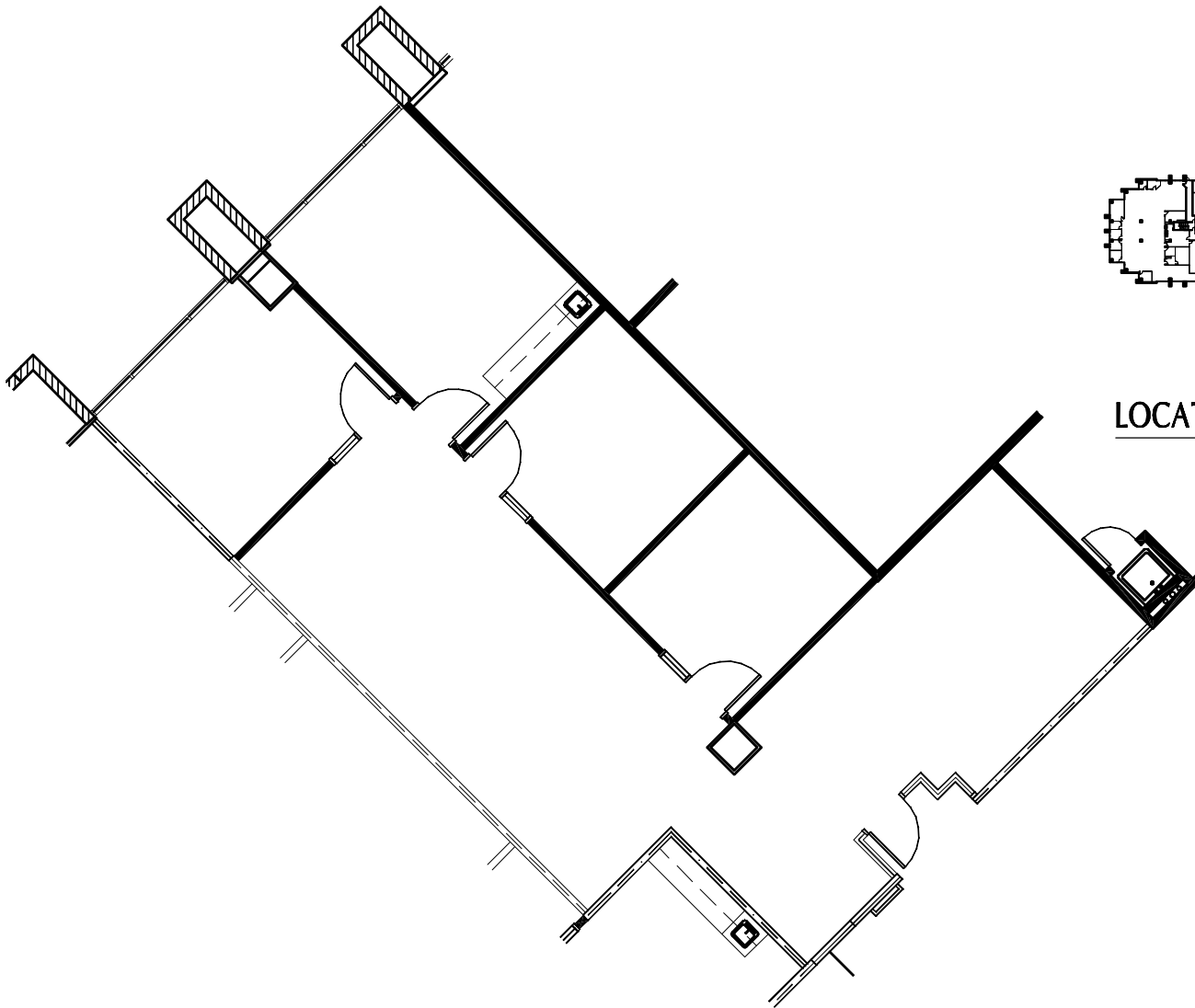


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RAINTREE CORPORATE CENTER

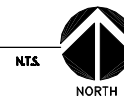


LOCATION MAP

NTS.

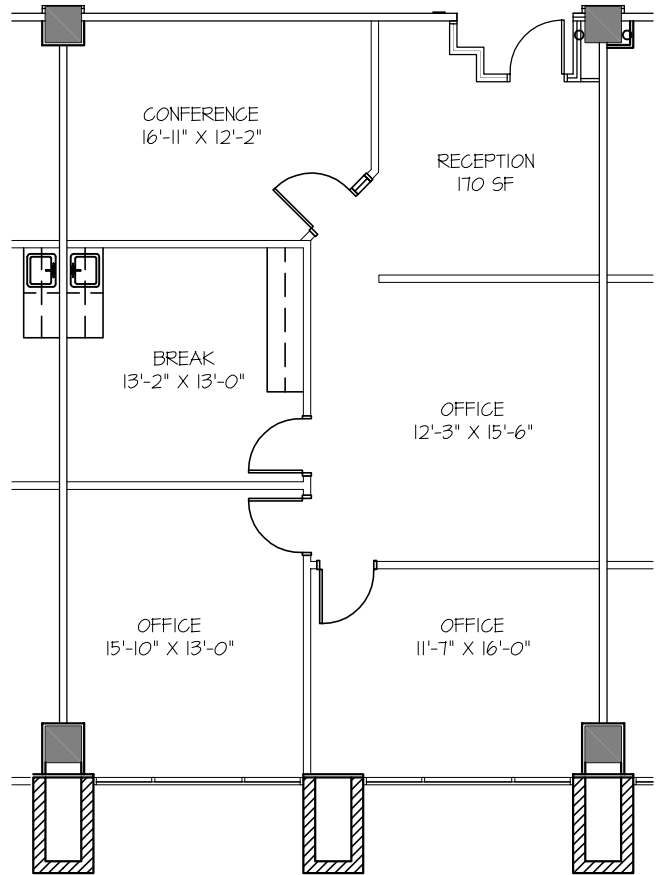
BUILDING "PHASE I" - SUITE 105: 1,710 RSF

09.11.06



FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE # 135



PDO HAS NOT VERIFIED THIS SUITE TO DATE

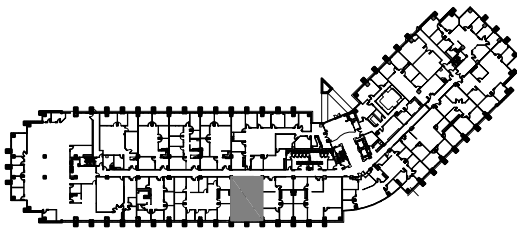
15333 N. Pima Road

Scottsdale, Arizona

Suite #135

Rentable SF: 1,441

02.14.13



FIRST FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



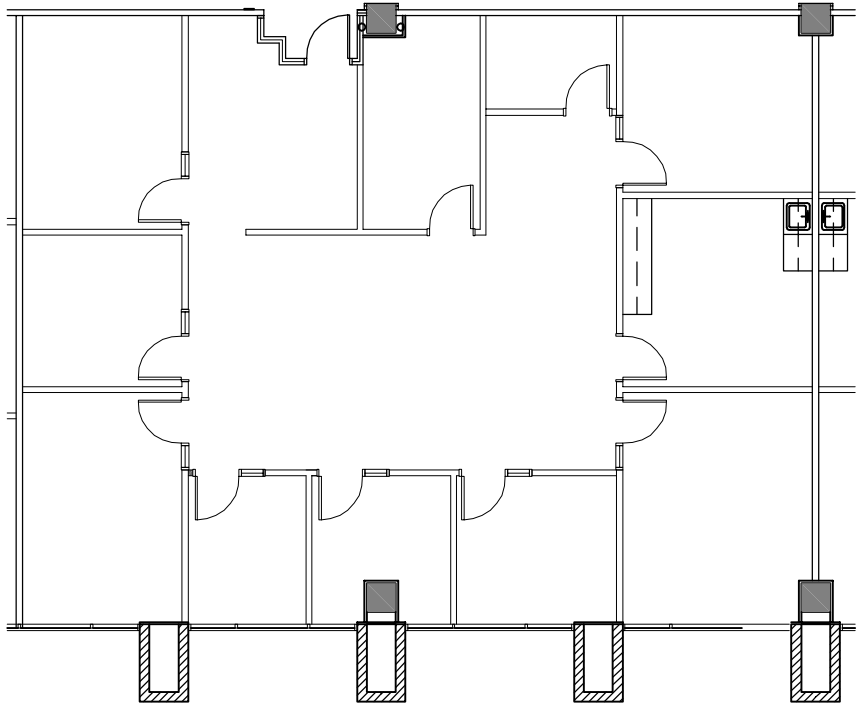
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #145



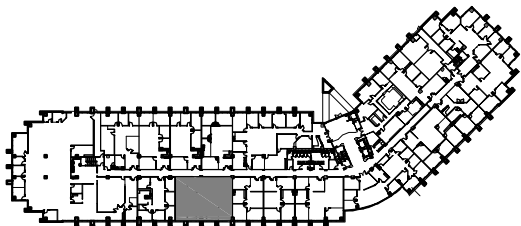
15333 N. Pima Road

Scottsdale, Arizona

Suite #145

Rentable SF: 2,640

12.02.11



FIRST FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



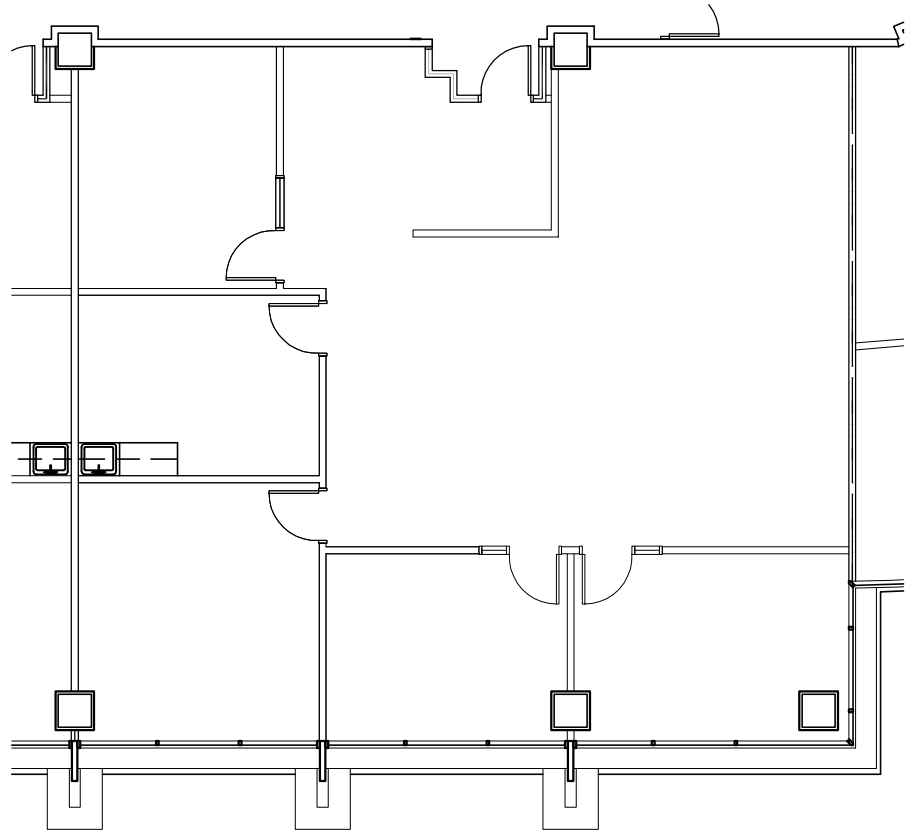
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #215



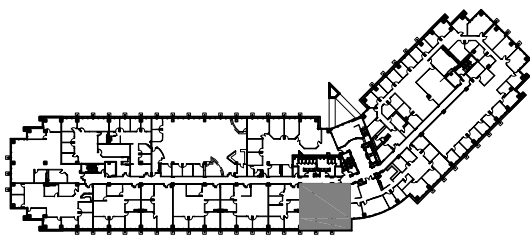
15333 N. Pima Road

Scottsdale, Arizona

Suite #215

Rentable SF: 2,230

04.03.12



SECOND FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



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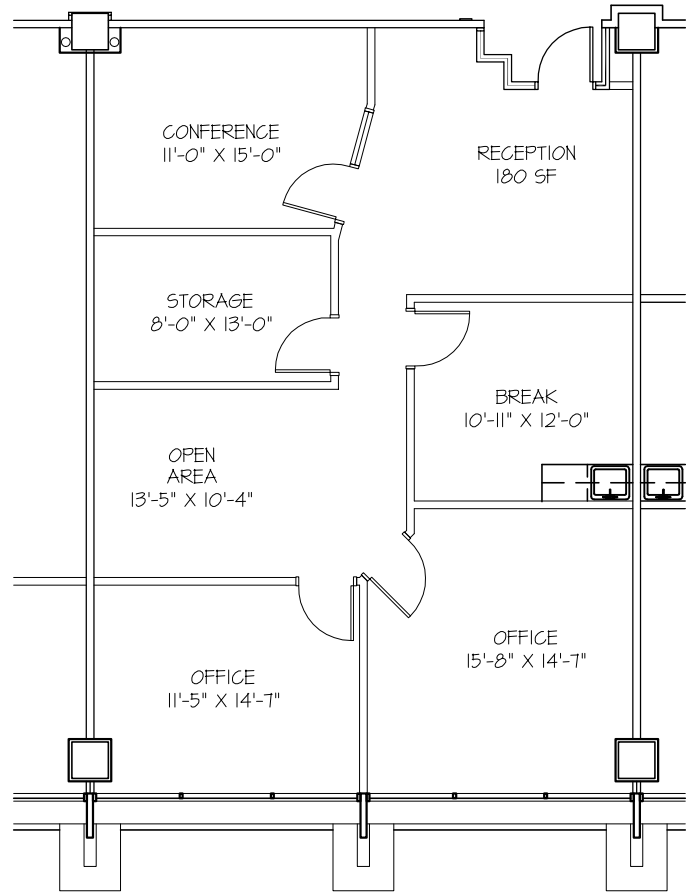
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #225



15333 N. Pima Road

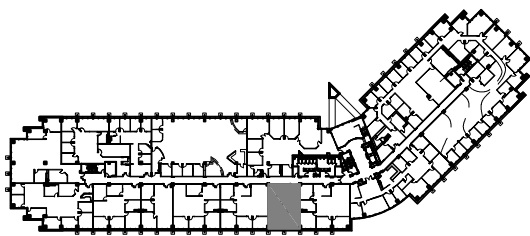
Scottsdale, Arizona

Suite #225

Rentable SF: 1,422

02.14.13

PDO HAS NOT VERIFIED THIS SUITE TO DATE



SECOND FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



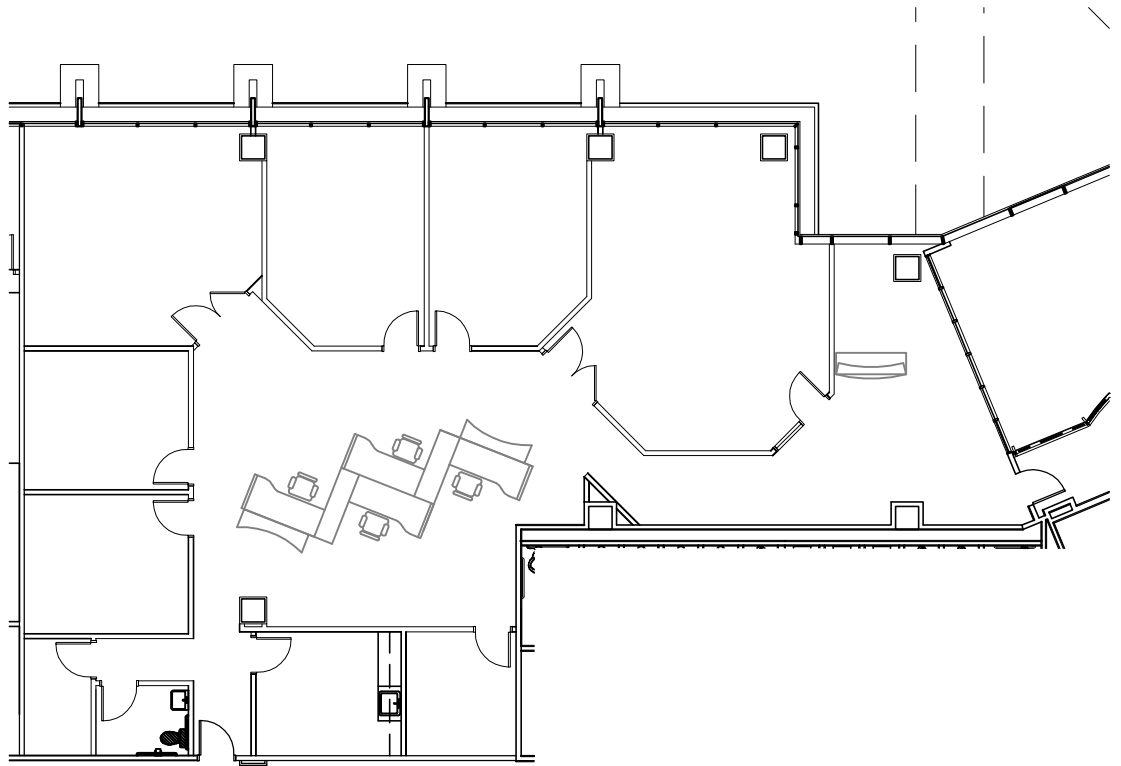
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #230

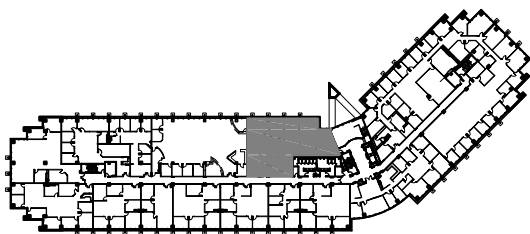


15333 N. Pima Road
Scottsdale, Arizona

Suite #230

Rentable SF: 3,988

04.03.12



SECOND FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



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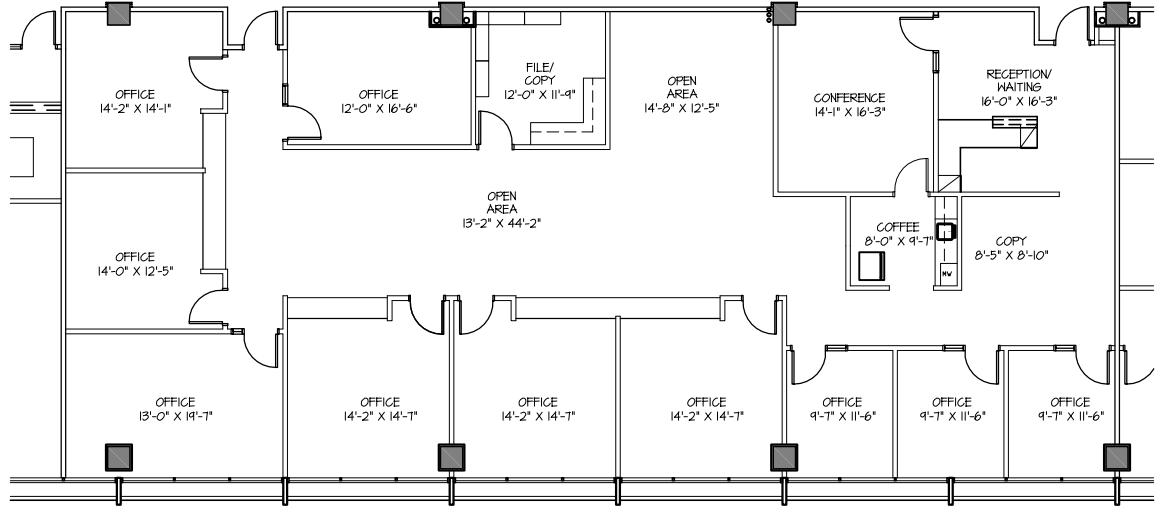
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #355



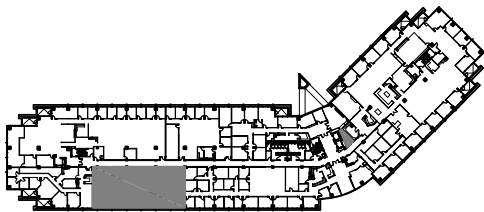
15333 N. Pima Road

Scottsdale, Arizona

Suite #355

Rentable SF: 4,502

03.29.13



THIRD FLOOR KEY PLAN

Please refer to architectural drawings for dimensions.
This suite has not been verified to date.



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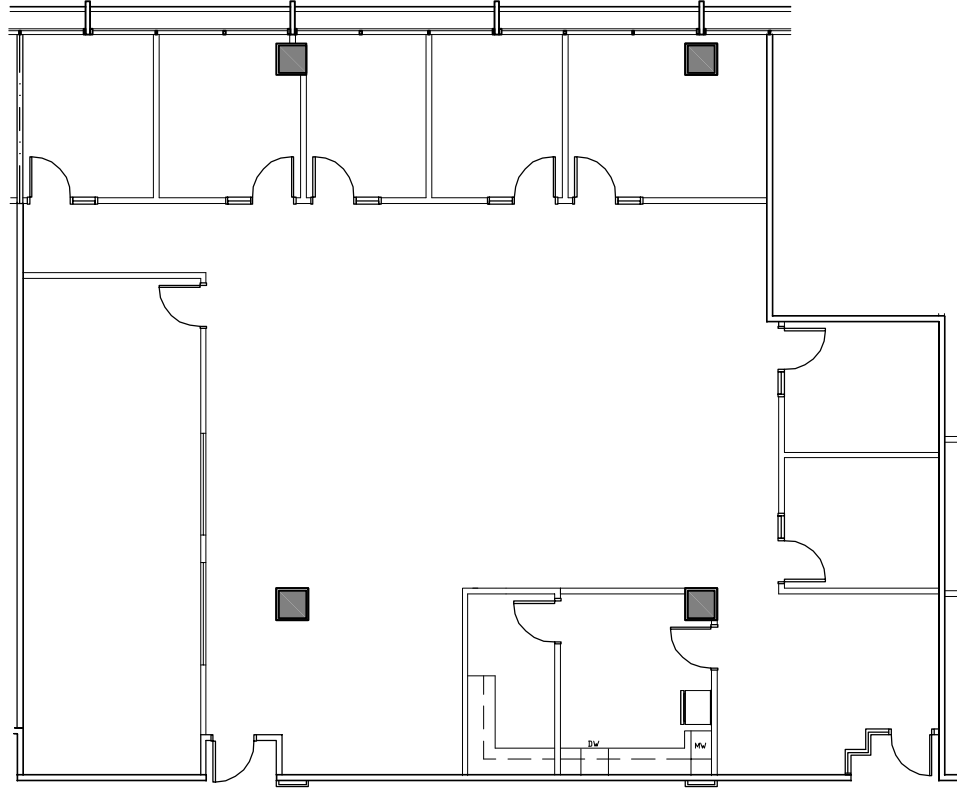
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FLOOR PLAN

RAINTREE CORPORATE CENTER - PHASE I
SUITE #380



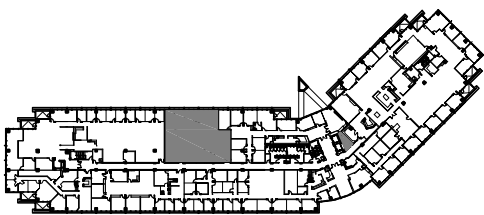
15333 N. Pima Road

Scottsdale, Arizona

Suite #380

Rentable SF: 3,841

04.16.12



THIRD FLOOR
KEY PLAN

Please refer to architectural drawings for dimensions.



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SCOTTSDALE NORTHSIGHT

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14350 North 87th Street | Scottsdale, Arizona



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14350 North 87th Street | Scottsdale, Arizona



PROPERTY FEATURES

- Square Footage: ±136,676 SF
- Floors: Three (3)
- Year Built: December 2004
- Typical Floor Size: ±45,000 SF
- Parking Ratio: 5.1/1,000 SF
- Covered Parking Ratio: 2.0/1,000 SF
- Parking Costs: Covered, reserved \$40/stall/month
- Tenant Improvements: Negotiable
- Operating Expenses: Base Year

AREA AMENITIES

- Excellent access to the Pima Freeway (Loop 101) at Raintree Drive exit
- Within one mile of 40 restaurants, 30 retail stores and five grocery stores
- Within five minutes of TPC of Scottsdale
- Adjacent to the 117-room Wingate by Wyndham Business Hotel
- Within five minutes of the Fairmont Scottsdale Princess Resort, Hyatt Regency Scottsdale Resort, and the Western Kierland
- Located in the Northsight master-planned business park with corporate neighbors including Vanguard, JDA Software, Pegasus Software and Markel Insurance



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AVAILABLE SPACE

Suite	RSF	Rent/RSF	Availability	Description
100 *	4,689	\$20/SF	Immediate	1st floor lobby exposure, built in reception desk, 5 offices, 1 conference room, large work room, open area, break and IT room.
125	1,475	\$20/SF	90 Days	Built in reception desk, 2 offices, open area and storage room.
150	5,615	\$20/SF	Immediate	Exterior entryway, 3 designated visitor parking spaces directly in front of main entrance, eyebrow signage, built in reception desk, 15 offices, storage room, IT room and break room.
165	5,954	\$20/SF	60 Days	1st floor lobby exposure, eyebrow signage, built in reception desk, 5 offices, 4 conference rooms, open area, and break room.
170 *	2,314	\$20/SF	Immediate	Built in reception desk, 8 offices, 1 conference room, and break room.
210/255	8,113	\$20/SF	12.01.13	2nd Floor Lobby exposure. Efficient floor plan with 5 interior offices, 2 break rooms, server and storage rooms. Divisible to 2,756 SF.
265 **	10,900	\$20/SF	12.01.13	2nd Floor Lobby exposure, upgraded reception area with wood floors, upgraded conference rooms and break room. Built in reception desk, 2 conference rooms, 13 offices, server and storage rooms.
275**	4,876	\$20/SF	Immediate	Efficient floor plan, two sides of window line, built in reception desk, 8 offices, open area, conference room, open area, server and break room.
310	18,038	\$20/SF	Immediate	3rd floor lobby exposure, high end finishes throughout, 180 degrees of window line with unobscured views to the east, south and west. Perimeter offices with built in work stations.

* Contiguous to ±7,003 RSF

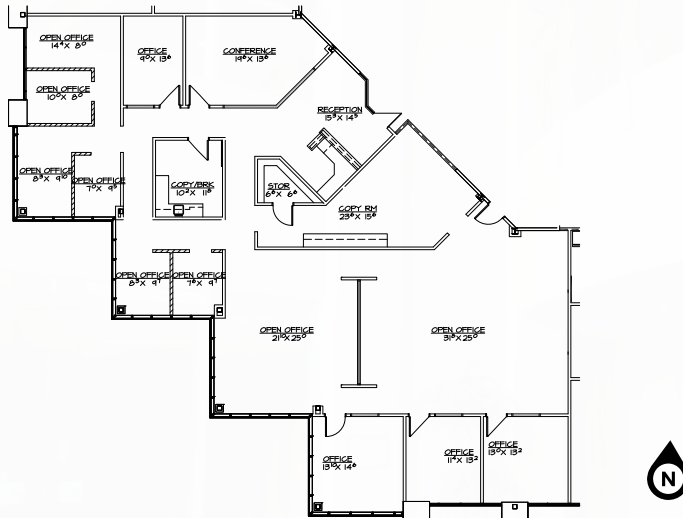
**Contiguous to ±15,776 RSF

3.19.13

SCOTTSDALE NORTHSIGHT

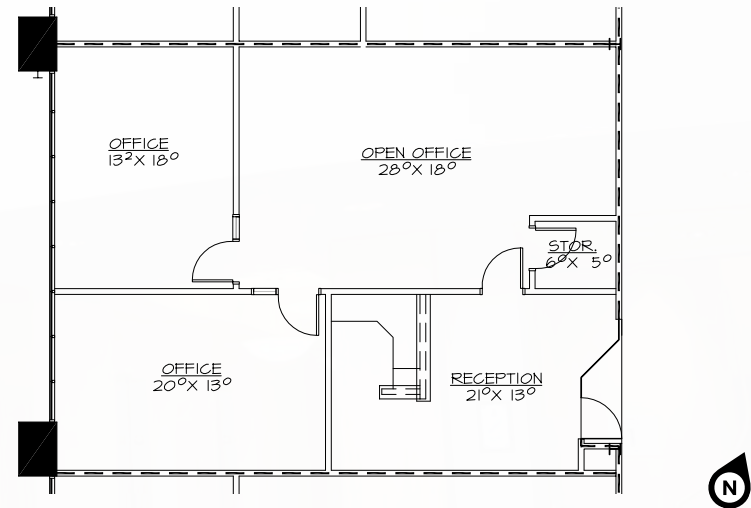
First Floor Availability

SUITE 100



- ±4,689 RSF
- 1st floor lobby exposure
- 5 offices
- Conference room
- Server room
- Break room with sink
- Work room
- Open area
- Built in reception desk
- Long window line
- Good natural light
- Contiguous with Suite 170 for a total of 7,003 SF

SUITE 125

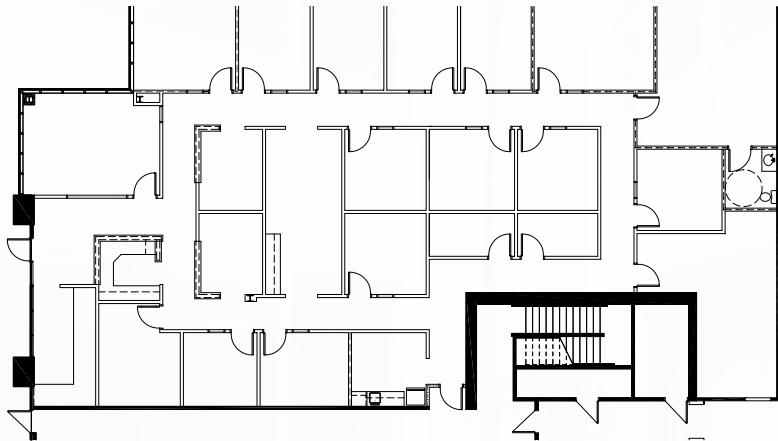


- ±1,475 RSF
- 2 Offices
- Open area
- Built in reception desk
- Storage room

SCOTTSDALE NORTHSIGHT

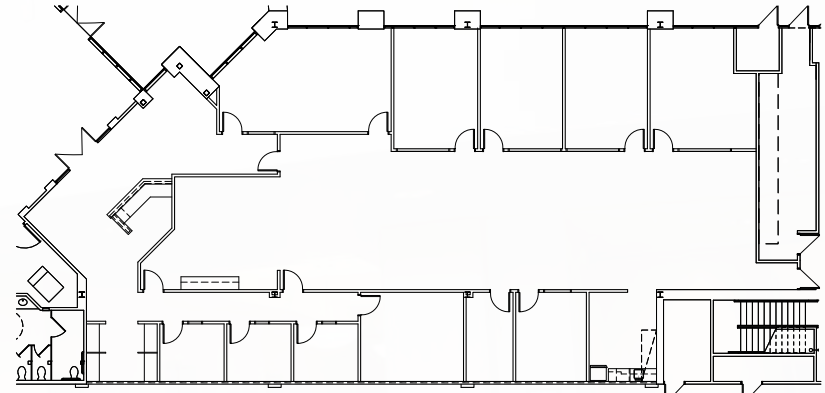
First Floor Availability

SUITE 150



- ±5,615 RSF
- Exterior entrance
- 3 designated reserved visitor spaces
- Eyebrow signage
- Conference room (furnished)
- 15 offices
- Break room with sink
- 3 work rooms
- Built in reception desk
- Interior build out convertible to open office
- File/server room

SUITE 165

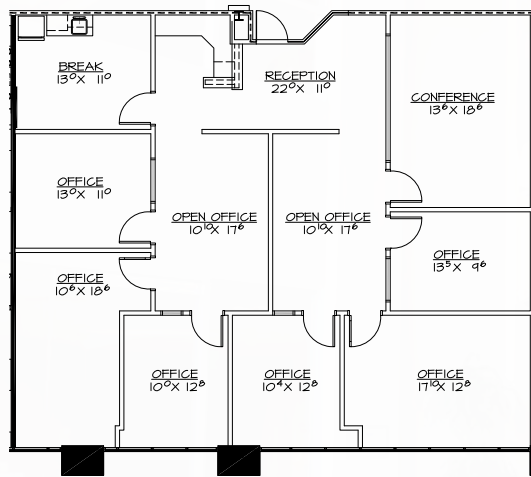


- ±5,954 RSF
- 4 conference rooms
- Open area
- Break room
- Built in reception desk
- 1st floor lobby exposure
- Eyebrow signage
- 5 offices

SCOTTSDALE NORTHSIGHT

First Floor Availability

SUITE 170

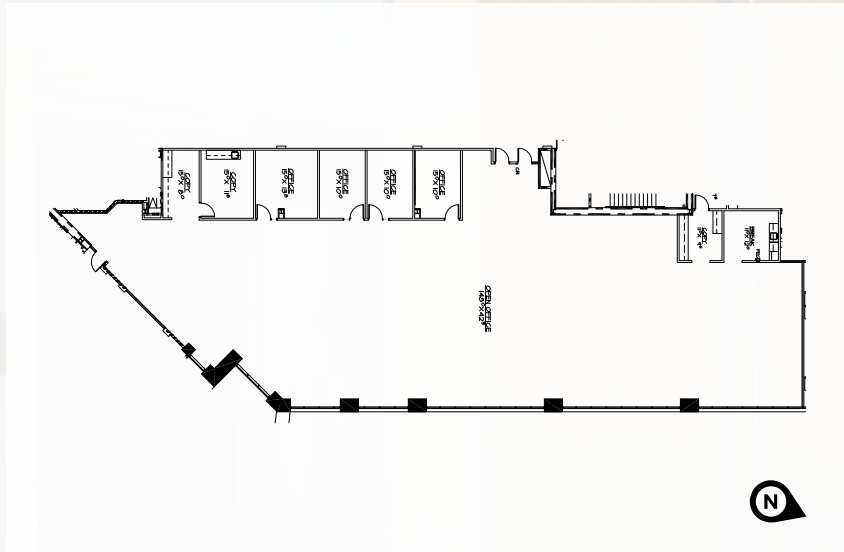


- ±2,314 RSF
- 8 offices
- 1 conference rooms
- Break room
- Built in reception desk
- Contiguous with Suite 100 for a total of 7,003 SF

SCOTTSDALE NORTHSIGHT

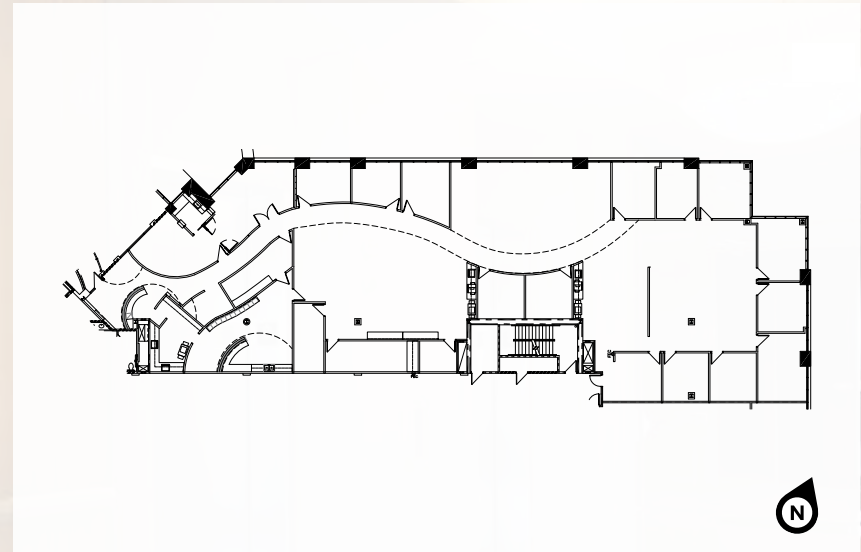
Second Floor Availability

SUITE 210/255



- ±8,113 RSF
- 2nd Floor Lobby Exposure
- Efficient floor plan
- 2 break rooms
- 5 interior offices
- Server room
- Storage room
- Divisible to ±2,756 SF

SUITE 265

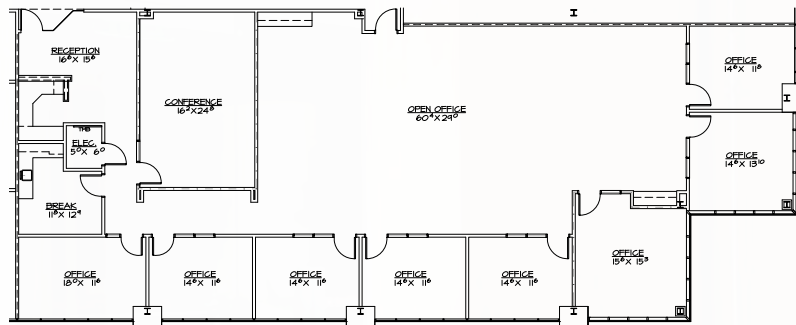


- ±10,900 RSF
- 2nd Floor Lobby Exposure
- Upgraded reception area
- Upgraded conference rooms and break room
- Built in reception desk
- 2 conference rooms
- 13 offices
- Server room
- Storage room
- Contiguous to 15,776 RSF

SCOTTSDALE NORTHSIGHT

Second Floor Availability

SUITE 275

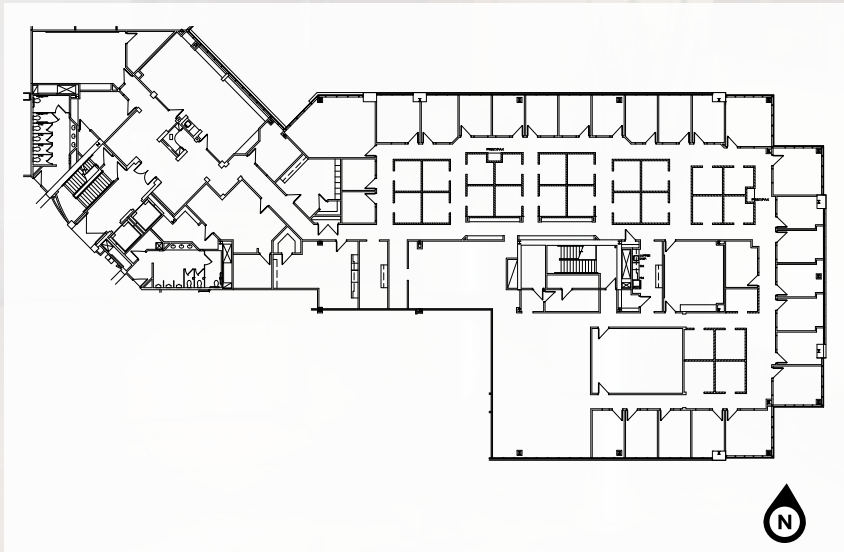


- ±4,876 RSF
- Efficient floor plan
- Two sides of window line
- 8 offices
- Conference room
- Break room with sink
- Data room
- Open area

SCOTTSDALE NORTHSIGHT

Third Floor Availability

SUITE 310



- ±18,038 RSF
- 3rd floor double door lobby exposure
- High end finishes throughout
- 180 degrees of window line with view to the east, south and west
- 2 conference rooms
- 32 offices
- 27 built in workstations
- Training room
- Several work rooms including a mail room
- Open area for workstations
- Building signage

SCOTTSDALE NORTH SIGHT

14350 North 87th Street, Scottsdale, Arizona

AMENITIES

Restaurants

- Arriba's
- Boston Market
- Burger King
- Carl's Jr
- Chick-Fil-A
- Chipotle
- Cold Stone Creamery
- Dunkin Donuts
- Einstein Bros Bagels
- Four Peaks
- IHOP
- Jack In The Box
- Jamba Juice
- Jimmy John's
- Los Olivos
- Lukes Of Chicago
- McDonald's
- NYPD
- Panda Express
- Paradise Bakery
- Peter Piper Pizza
- Quiznos
- Rubio'S
- Smoothie King
- Starbucks
- Streets Of New York
- Subway

- Taco Bell
- Thai House
- Wendy's
- Wildflower Bread Company
- Yogurtology

Retail Service

- AJ's Fine Foods
- Albertsons
- Bank of America
- Chase
- Costco
- CVS

- Danny's Carwash
- Home Depot
- Kohl's
- Lowe's
- M&I
- National Bank
- Ross Dress For Less
- Safeway
- Target
- TJMaxx
- Trader Joes
- Wal-Mart
- Wells Fargo
- Whole Foods

Hotels

- Country Inn & Suites by Carlson Scottsdale
- Extended Stay America
- Fairfield Inn
- Fairmont Scottsdale Princess
- Hilton Garden Inn
- Holiday Inn
- La Quinta Inn and Suites
- Marriott at McDowell Mountains
- Residence Inn
- Scottsdale Marriott
- Springhills/Courtyard by Marriott
- The Westin Kierland Resort
- Towneplace Suites
- Wingate Inn and Suites of Scottsdale
- Xona Resort Suites

SCOTTSDALE NORTHSIGHT

14350 North 87th Street, Scottsdale, Arizona

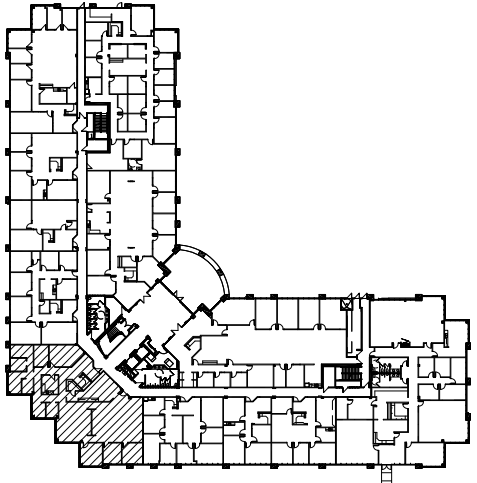
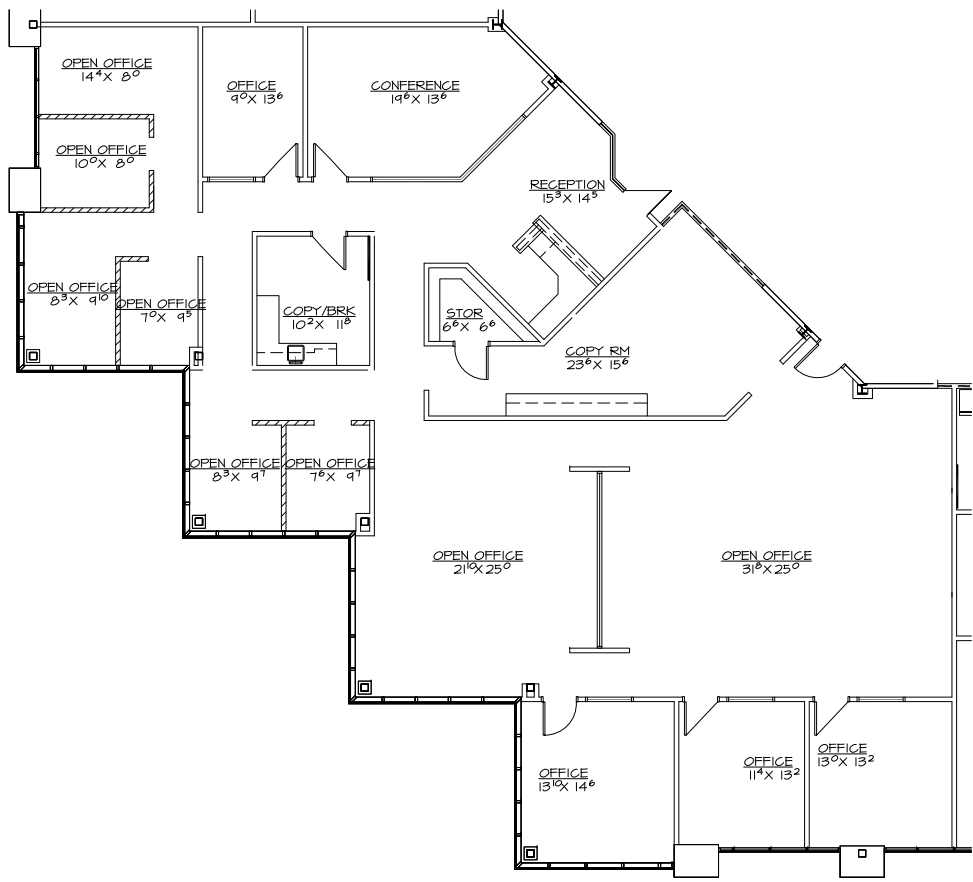


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. 12.07.12

**Cassidy
Turley** / Commercial
Real Estate Services



First Floor Plan

SUITE #100

4,689 RSF



SCALE: NTS

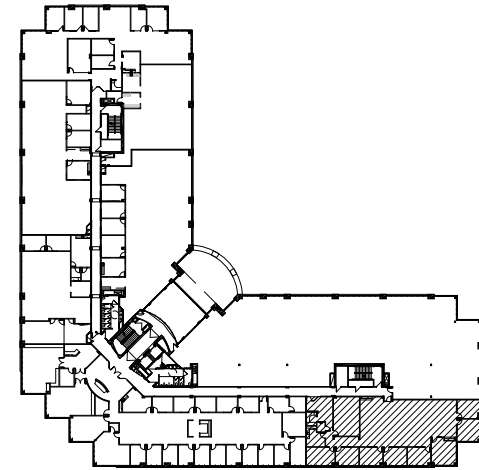
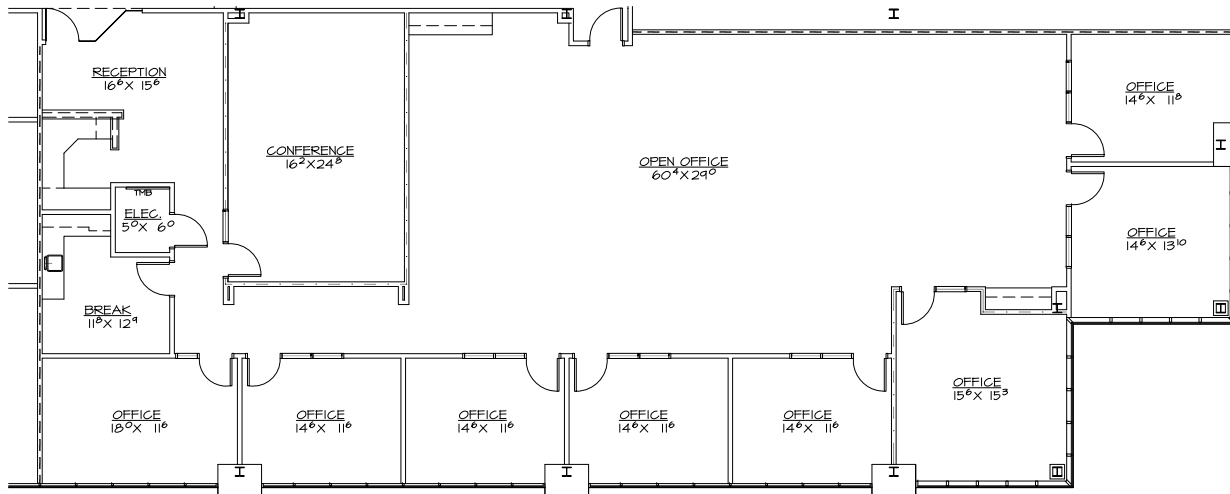
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MCCARTHY
 Architectural Interiors
 3333 East Camelback Road
 Suite 180
 Phoenix, Arizona 85018-2323
 Telephone 602.955.4499
 Facsimile 602.955.4599
 NORDBURG

SCOTTSDALE NORTHSIGHT
 14350 NORTH 87TH STREET
 Scottsdale, Arizona





Second Floor Plan

SUITE #275

4,876 RSF



SCALE: NTS

10.1.09



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NORTHSIGHT FINANCIAL

NEW FULLY RENOVATED LOBBY



\$20.50 PSF FIRST YEAR START RATE

Features:

- Prominent Scottsdale Airpark location
- 1 Block to Loop 101 from Raintree interchange
- Parking garage directly under building
Best parking in the airpark
- Exterior building signage opportunities
- Building is located in close proximity to numerous restaurants and retail shopping centers
- Monument signage available
- LEED EB Certified



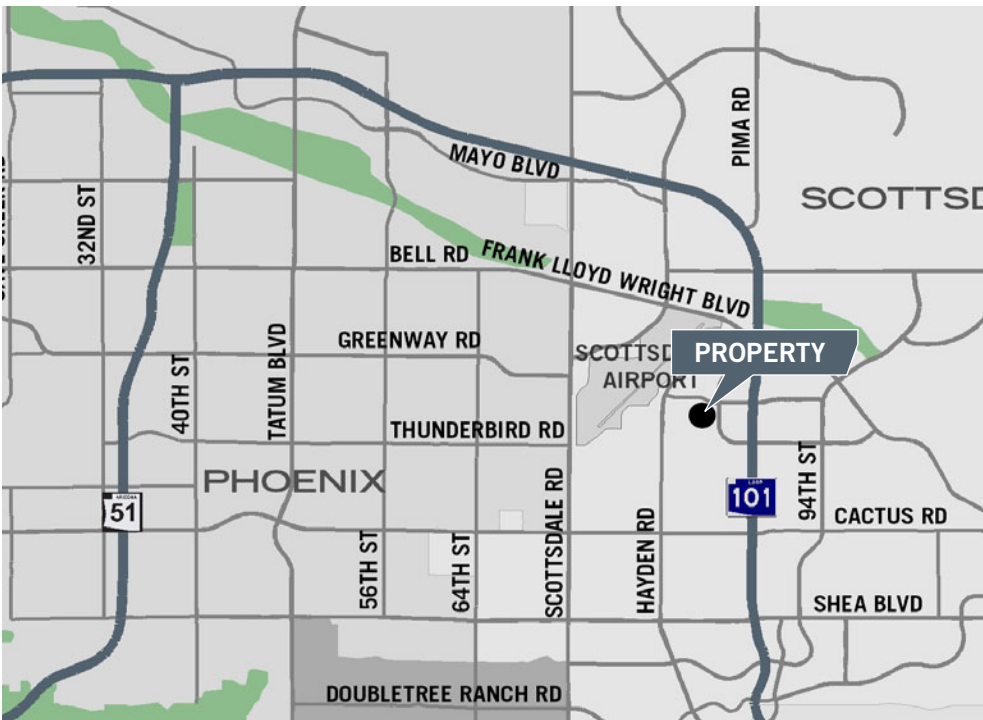
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Cassidy Turley Arizona
www.cassidyturley.com



Premises:

- ±120,040 SF
Class A Office
Built in 2000

Terms:

- \$20.50 SF/Full Service
- 4.4/1,000 parking ratio
- \$50 covered, reserved
- Ample free surface parking

For more information, please contact:

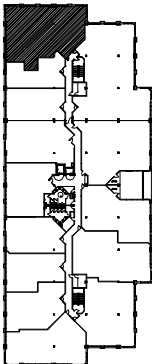
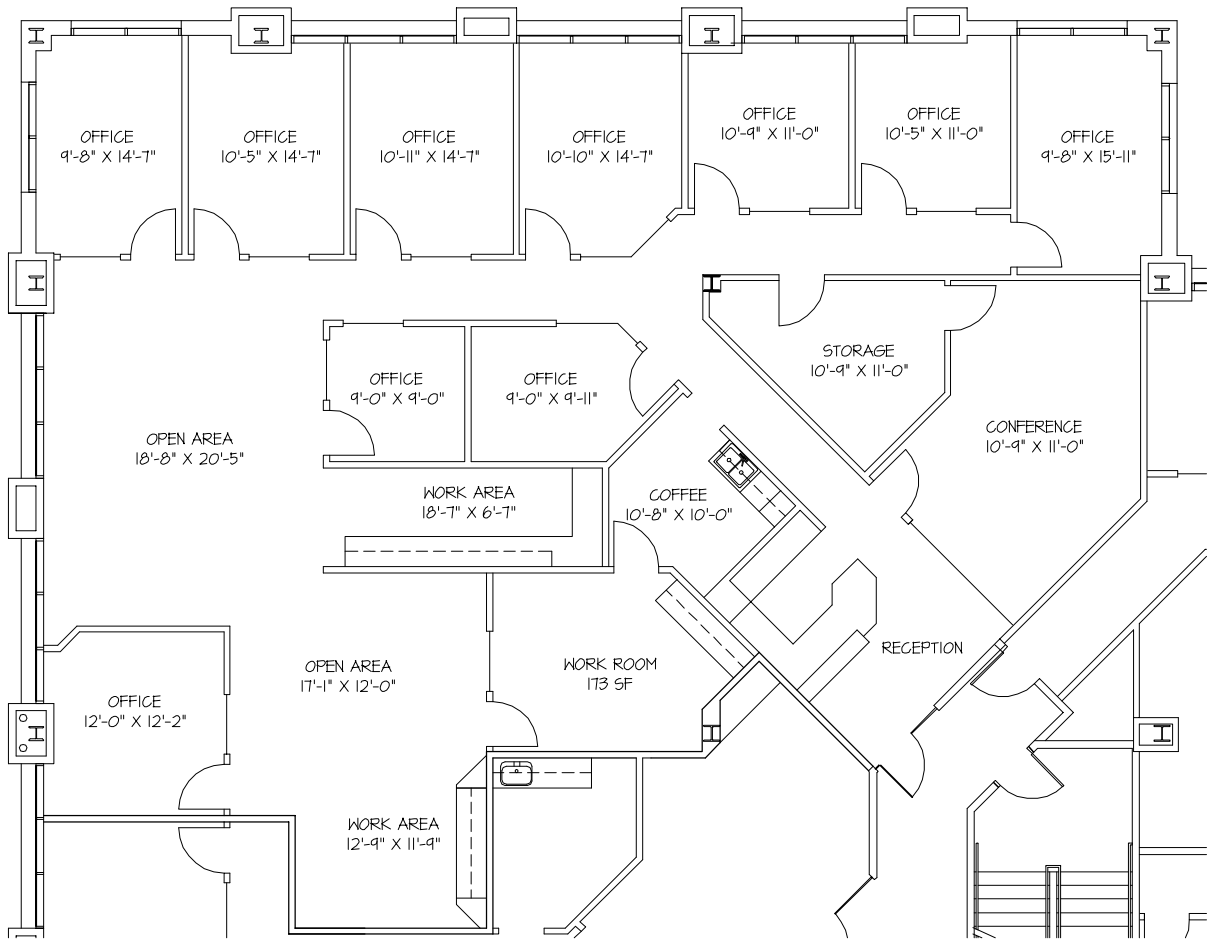
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SECOND FLOOR PLAN, SUITE 233
4,059 R.S.F.

01.19.10
N.T.S.

