



NEW LOW INTRODUCTORY LEASE RATE

Ask About Our
100% FINANCING



▼ ARROWHEAD BUSINESS PARK

Cross Roads	South of Bell Rd and 87th Ave	
Project Size	Phase I	30,031 RSF <i>Complete</i>
	Phase II	30,816 RSF <i>Complete</i>
	Phase III	30,031 RSF <i>Future Development</i>
	TOTAL	90,878 RSF
Availability	1,082 RSF to 10,558 RSF	
Purchase Price	\$130 ⁰⁰ to \$150 ⁰⁰ per RSF <i>Concrete Slab Included</i>	
Lease Rate	\$17 ⁵⁰ NNN per RSF	
Annual Increases	3.0%	
Tenant Improvements	5 Year Term	\$30 ⁰⁰ per SF
	7 Year Term	\$35 ⁰⁰ per SF
	10 Year Term	\$40 ⁰⁰ per SF
Load Factor	Building Style:	
	A	0.84%
	B	1.90%
	C	1.63%
Operating Expenses	Triple Net (NNN)	
Parking Ratio	4.3:1,000 SF Covered Parking Available	
Highlights	<ul style="list-style-type: none"> • Minutes from Loop 101 • Phase I - 5 Buildings Complete • Phase II - 5 Buildings Under Construction 	

8765 W Kelton Ln Peoria, AZ 85382



courtesy of Google Maps

AMENITIES

- Near four major medical centers: Arrowhead Hospital, Healthsouth Valley of the Sun, Rehab Hospital and Kindred Hospital Arizona NW
- Minutes from many shopping centers and amenities: Arrowhead Towne Center, Arrowhead Crossing Shopping Center, North Valley Power Center, Peoria Sports Complex, Union Hills Country Club, Willowcreek Golf Course, Sun City Riverview Golf Course, Sun City Lakes West & East, Palmbrook Country Club, Arrowhead Country Club

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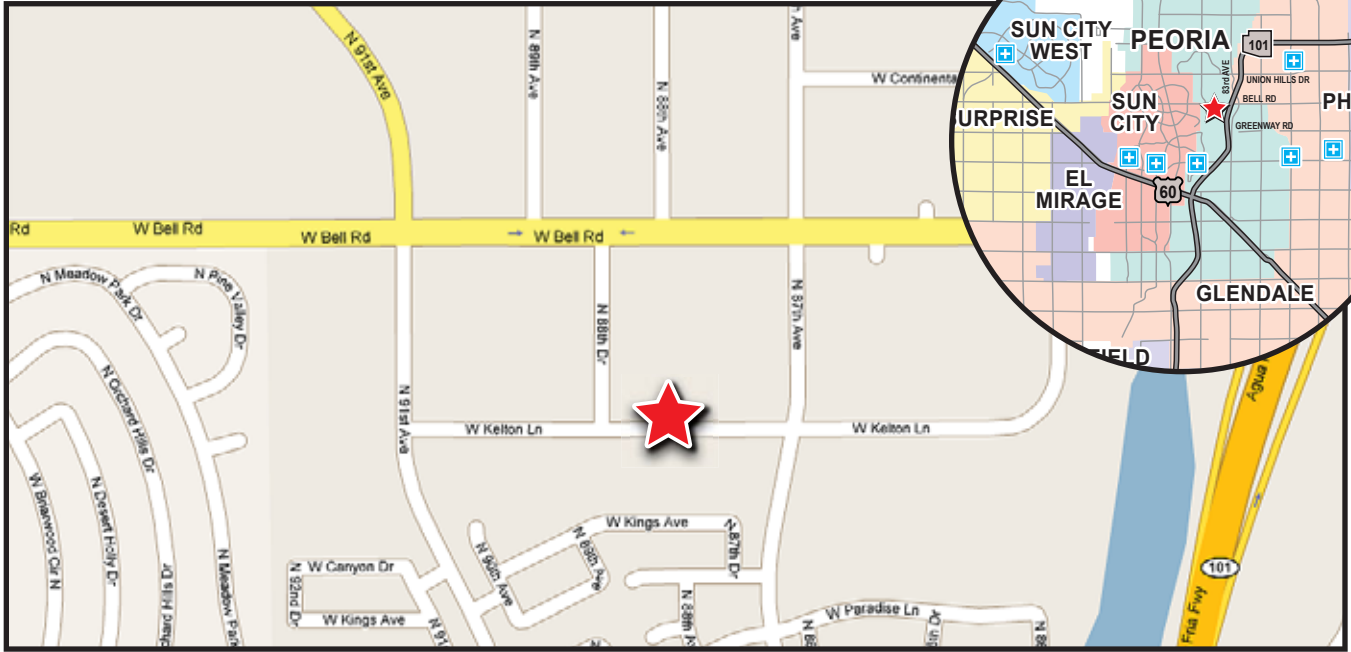
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Location



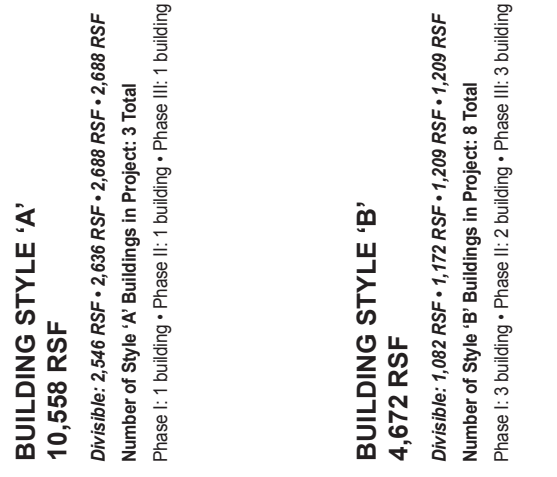
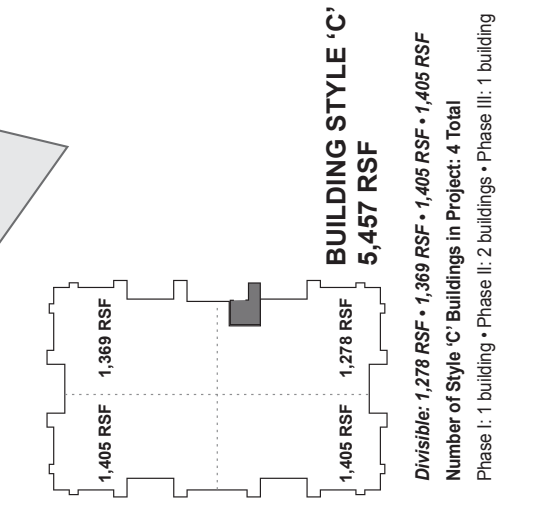
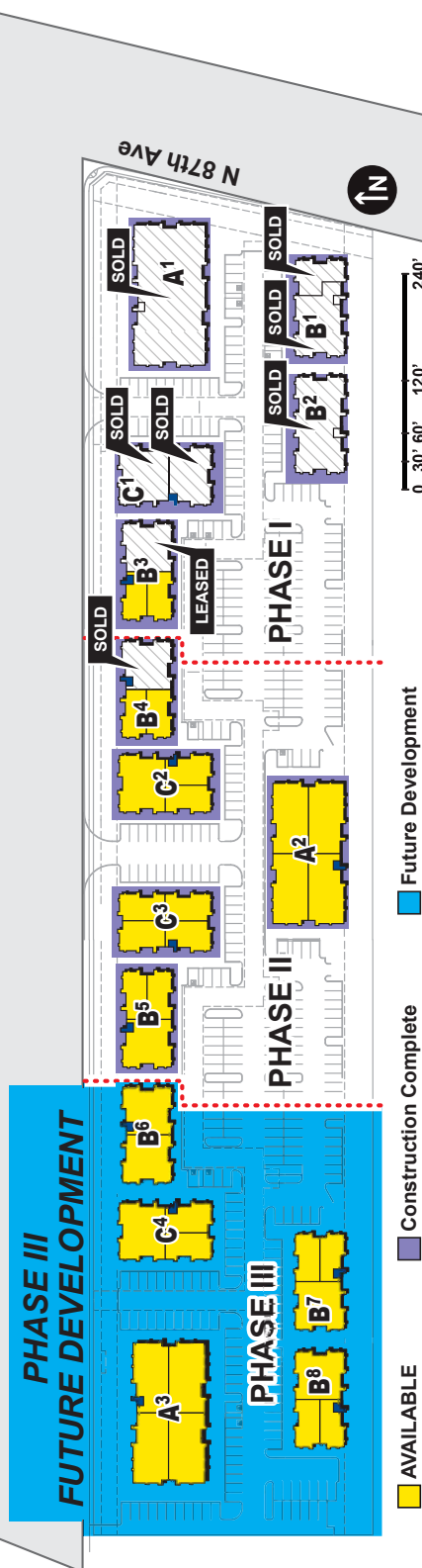
FINANCING
5.5%
AVAILABLE

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Arrowhead Business Park - Site Plan

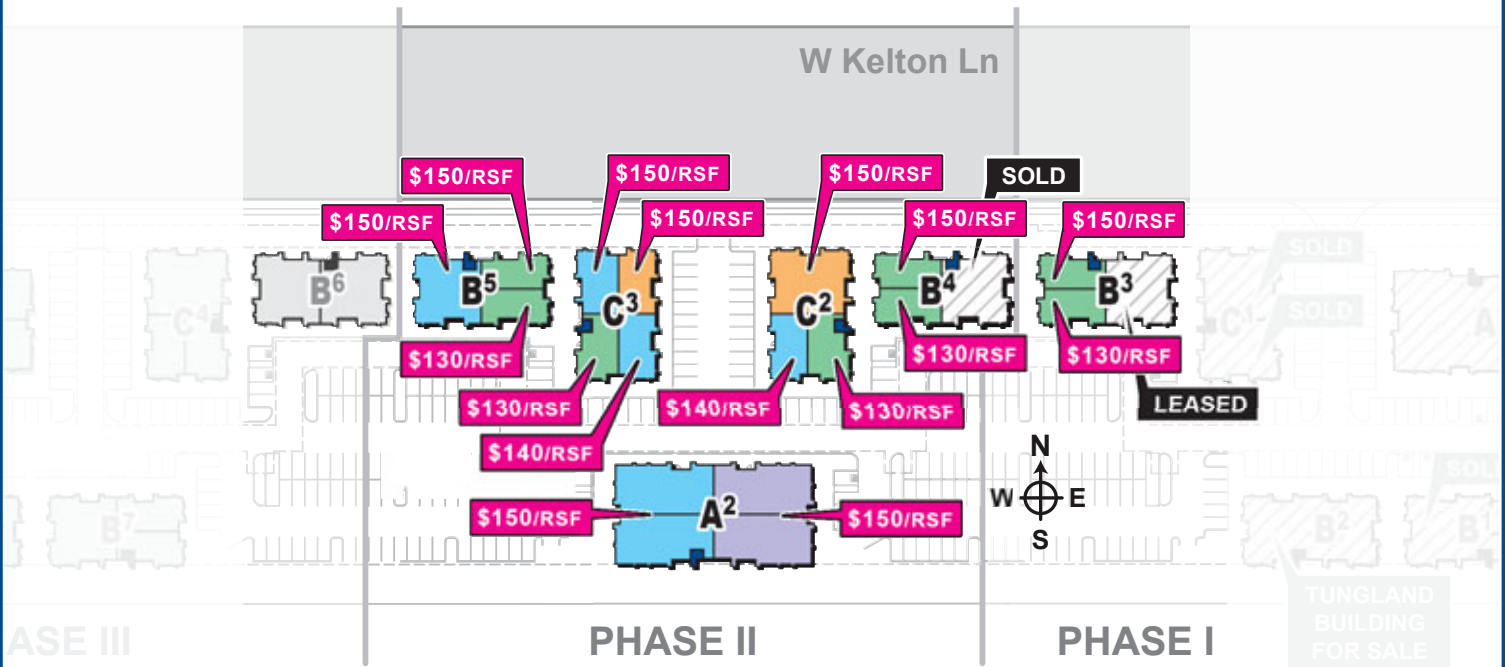


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Arrowhead Business Park, Phase II - Purchase Price Structure



PHASE I

Building	Suite ID	Purchase Price	Status
B3	NW	\$150.00 per RSF	Available
B3	SW	\$130.00 per RSF	Available
B3	NE/SE	-	LEASED

PHASE II

Building	Suite ID	Purchase Price	Status
B4	NW	\$150.00 per RSF	Available
B4	SW	\$130.00 per RSF	Available
B4	NE/SE	-	SOLD

Building	Suite ID	Purchase Price	Status
C2	NE/NW	\$150.00 per RSF	Available
C2	SW	\$140.00 per RSF	Available
C2	SE	\$130.00 per RSF	Available

PHASE II (continued)

Building	Suite ID	Purchase Price	Status
A2	NW/SW	\$150.00 per RSF	Available
A2	NE/SE	\$150.00 per RSF	Available

Building	Suite ID	Purchase Price	Status
C3	NW	\$150.00 per RSF	Available
C3	NE	\$150.00 per RSF	Available
C3	SW	\$130.00 per RSF	Available
C3	SE	\$140.00 per RSF	Available

Building	Suite ID	Purchase Price	Status
B5	NW/SW	\$150.00 per RSF	Available
B5	NE	\$150.00 per RSF	Available
B5	SE	\$130.00 per RSF	Available

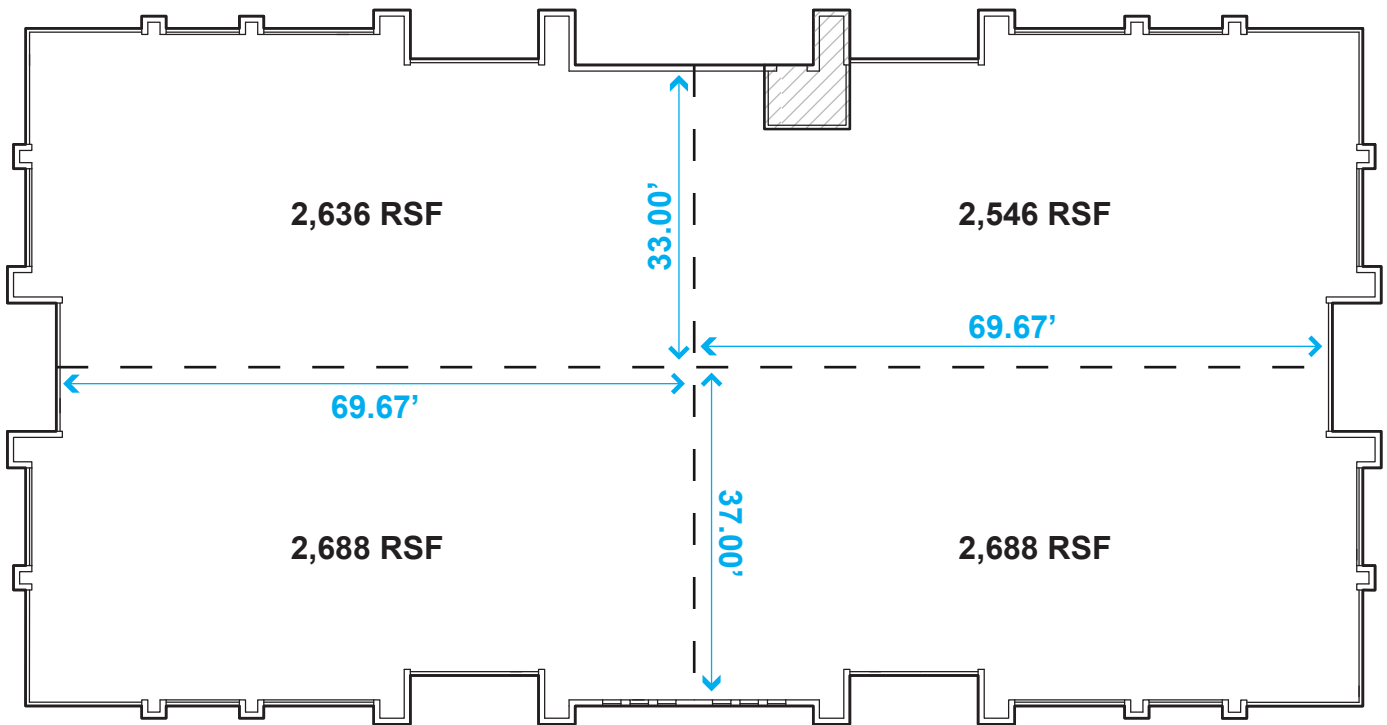


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BUILDING 'A' FOOTPRINT



TOTAL SPACE: 10,558 RSF

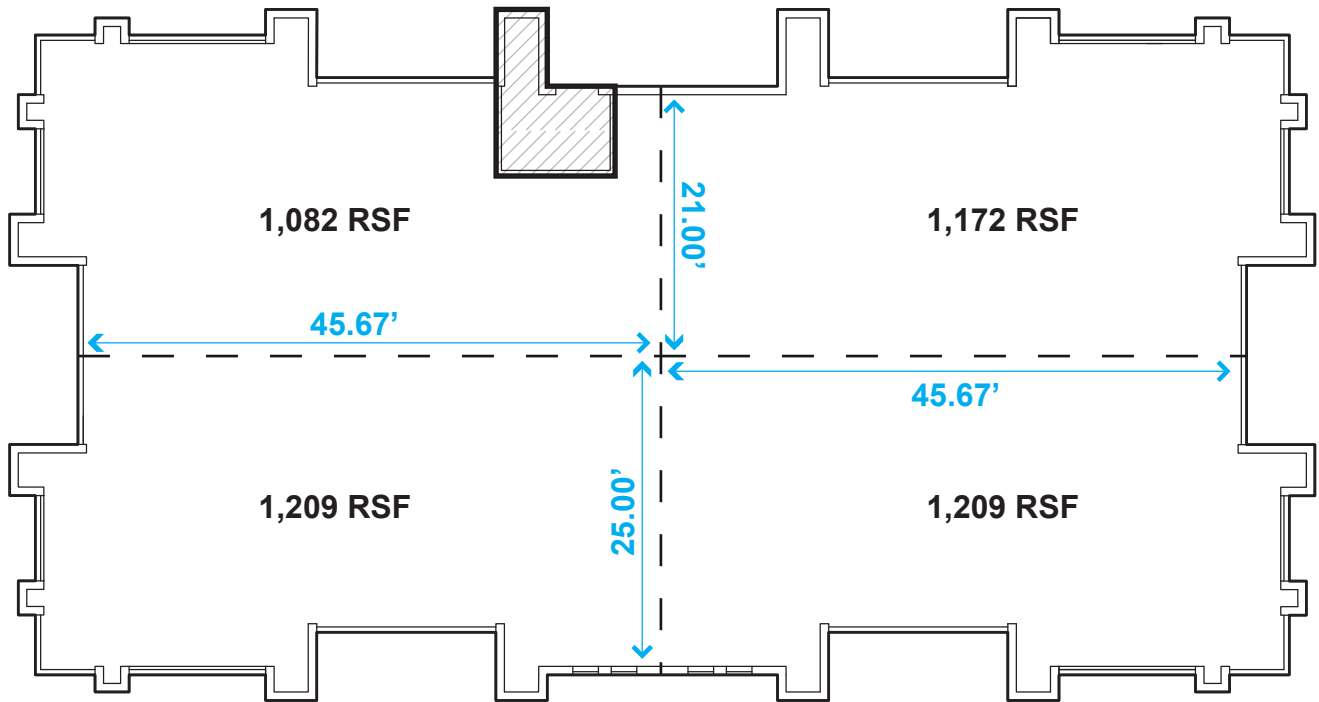


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BUILDING 'B' FOOTPRINT



TOTAL SPACE: 4,672 RSF

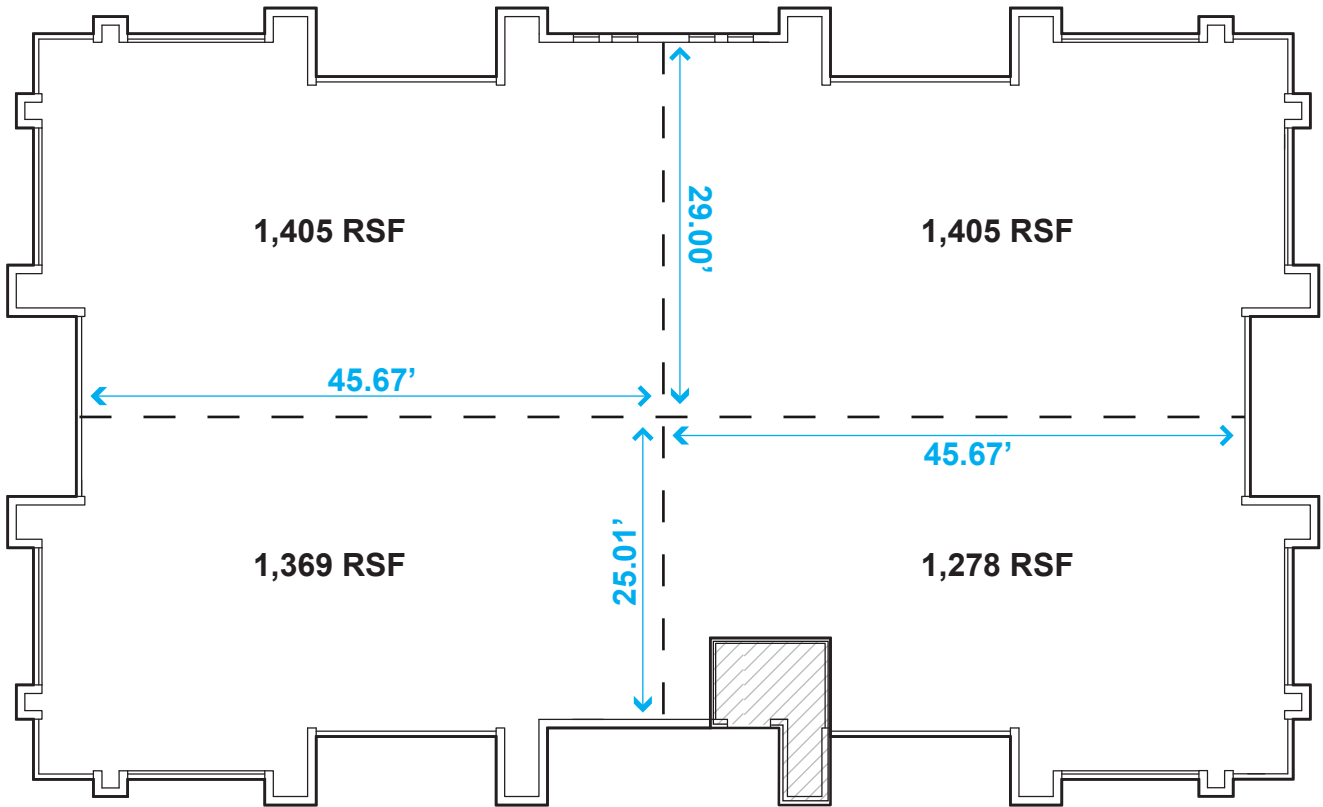


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BUILDING 'C' FOOTPRINT



TOTAL SPACE: 5,457 RSF

