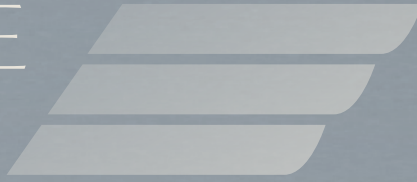


# SCOTTSDALE LANDING



THREE BUILDING ±375,094 SF OFFICE COMPLEX

NEC OF BELL ROAD AND LOOP 101, SCOTTSDALE, AZ



WENTWORTH  
PROPERTY COMPANY



# SITE FEATURES



**Stand alone, on site full service café** serving breakfast and lunch as well as catering options



**2nd floor tenant collaboration lounge and game room** - comfortable seating, flat screens, pool table, shuffleboard, wifi enabled



Terrific views of the **McDowell Mountains**



**Exterior signage** available



**Situated along the Loop 101 freeway** with direct access to the buildings via Bell Road and the 101 frontage road



**Full service fitness center** complete with men's and women's locker rooms with showers for each - ground floor courtyard access



**Magnificent courtyard** - lushly landscaped with shade structures and seating located in Two Scottsdale Landing

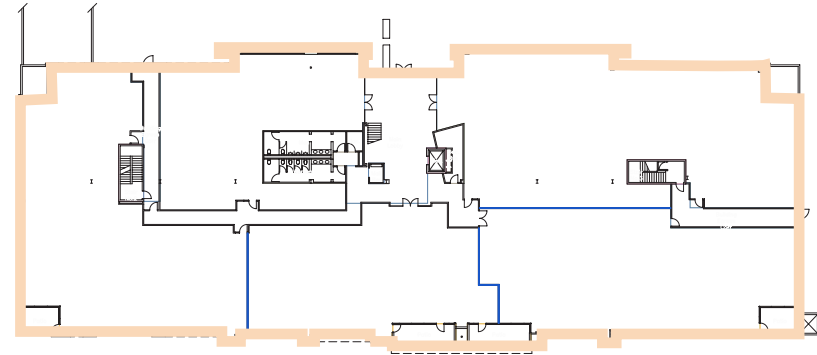




# ONE SCOTTSDALE LANDING

8665 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

- ±66,108 rentable square feet
- 2 stories with approximately 32,000 RSF per floor
- 5.0 per 1000 parking - surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- 2 passenger elevators and feature stair
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road



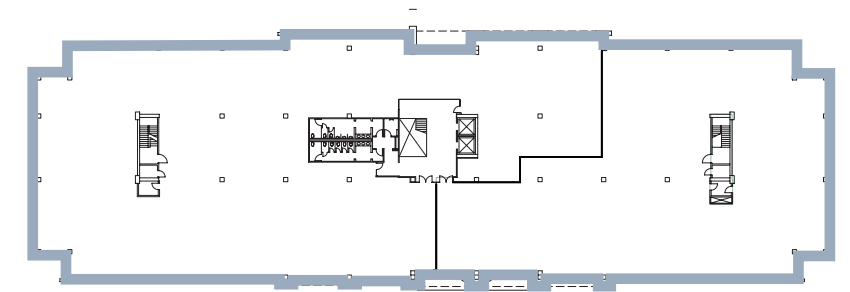
TYPICAL FLOOR PLATES: ±32,000 RSF

# THREE SCOTTSDALE LANDING

8777 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

- ±82,829 rentable square feet
- 2 stories with approximately 40,000 RSF per floor
- 5.0 per 1,000 parking - surface and underground parking garage
- Elevator access to parking garage
- Excellent view corridors in every suite
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- Visibility and identity from the Loop 101

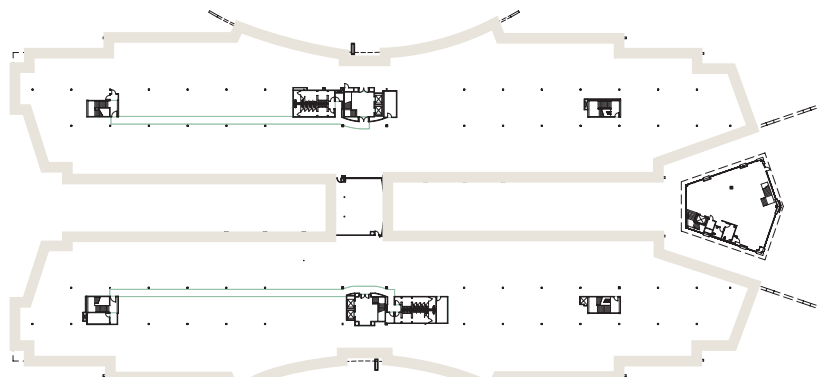
TYPICAL FLOOR PLATES: ±40,000 RSF



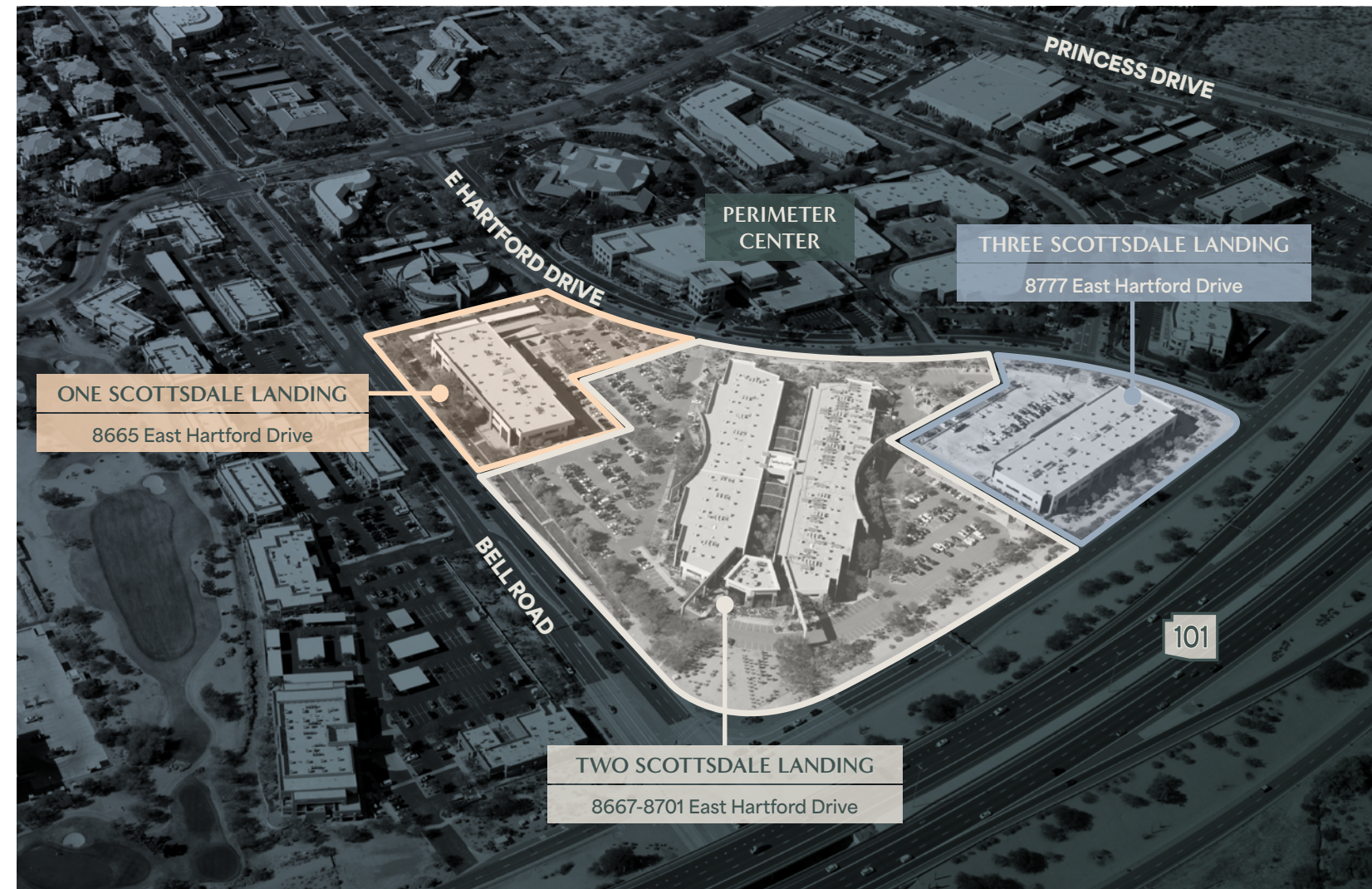
# TWO SCOTTSDALE LANDING

8667-8701 EAST HARTFORD DRIVE, SCOTTSDALE, AZ

- ±66,108 rentable square feet
- 2 stories with approximately 32,000 RSF per floor
- 5.0 per 1000 parking - surface and in adjacent secured garage
- CenturyLink and Cox fiber optics to the building
- Card access and energy management system
- 2 passenger elevators and feature stair
- Highly functional floor plates
- Impressive Class A finishes
- Visibility and identity from the Loop 101
- Exceptional building identification along Bell Road



TYPICAL FLOOR PLATES: ±57,000 RSF















SCOTTSDALE LANDING







# LOCATION FEATURES

-  Located in the prestigious 260 acre master-planned Perimeter Center business park
-  Adjacent to the Loop 101 Pima Freeway with direct access to the northwest and southeast valley labor markets
-  Close proximity to executive housing, including DC Ranch, Troon North, Desert Highlands, and Silverleaf
-  5 minute drive to TPC Scottsdale, Scottsdale Quarter and Kierland Commons dining, shopping, and night life
-  Multiple points of ingress and egress
-  Excellent freeway access via a full diamond interchange on the Loop 101 at Princess Drive; ½ mile freeway access from Bell Road
-  5 minutes to Scottsdale Airpark and 30 minutes to Sky Harbor International Airport
-  Abundant retail amenities with over 50 restaurants and 4 hotels within 2 miles



# CORPORATE NEIGHBORS





## KIERLAND/PROMENADE

7 MINUTES | RETAIL/DINING

- North Italia
- Positano Wine Cafe
- Cantina Laredo
- Maggiano's
- The Capital Grille
- The Greene House
- Shake Shack
- Chop Stop
- Cooper's Hawk Winery

## SCOTTSDALE 101

7 MINUTES | RETAIL/DINING

- Gordon Biersch Brewery
- White Chocolate Grill
- Chik-fil-A
- Whole Foods
- Red Robin
- Buck & Rider

## SONORA VILLAGE

3 MINUTES | RETAIL/DINING

- McDonald's
- Potbelly
- Peter Piper Pizza
- Wendy's
- Grabbagreen
- Rubio's
- Twin Peaks
- Big City Bagels & Deli
- Ohso
- Wildflower Bread Co.
- Four Peaks Brewing Co.

## DC RANCH CROSSING

7 MINUTES | RETAIL/DINING

- The Spot Neighborhood Grille
- Koi Poke
- McDonald's
- Vito's Pizza Ristorante
- AJ's





# SCOTTSDALE LANDING



## CHRIS WALKER

Executive Managing Director  
+1 602 224 4466  
chris.walker@cushwake.com

## JEFF WENTWORTH

Executive Managing Director  
+1 602 224 4423  
jeff.wentworth@cushwake.com

## MIKE BEALL

Executive Managing Director  
+1 602 224 4426  
mike.beall@cushwake.com

NEC OF BELL ROAD AND LOOP 101, SCOTTSDALE, AZ



WENTWORTH  
PROPERTY COMPANY

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