## **SPIMA**CENTER

# MESQUITE 1B

9105 E. DEL CAMINO, SCOTTSDALE, AZ

EXCLUSIVELY REPRESENTED BY

LEE & ASSOCIATES









PROMINENT BUILDING VISIBILITY AND EASY ACCESS FROM LOOP 101 FREEWAY



MINUTES FROM SKY HARBOR AIRPORT AND PHOENIX METRO AMENITIES



ACCESS TO FULLY REDUNDANT SONNET RING FIBER LOOP



FULL DIAMOND INTERCHANGE AT VIA DE VENTURA





BUILDING 1B SINGLE STORY OFFICE ± 42,399 SF



4.8:1,000 PARKING RATIO



MESQUITE PHASE CONTAINS 3 BUILDINGS TOTALING ± 134,000 RENTABLE SF WITHIN OPUS PIMA CENTER



SUITES RANGING FROM 1,461 - 4,071 SF







NINE MILLION

VISITORS PER YEAR



HIP HOTELS & RESORTS

#### ABOUT

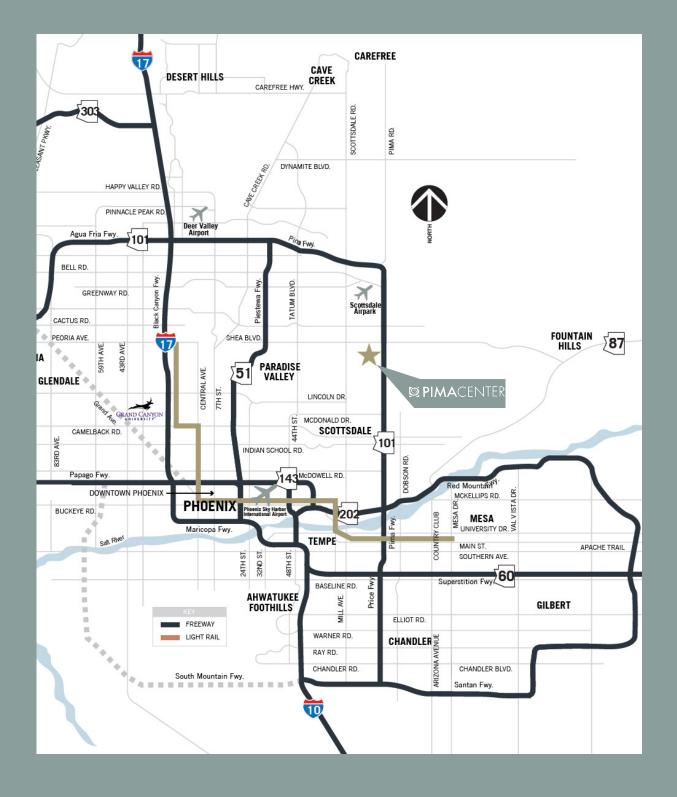
# SCOTTSDALE

The City of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals more than 241,000 residents. Scottsdale has three distinct districts. South Scottsdale, which encompasses Old Town Scottsdale, is the premier entertainment and tourism segment. South Scottsdale features hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Neiman Marcus, Barney's New York and Tiffany).

Central Scottsdale is the affluent residential and business hub in Scottsdale, with master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 employees within five miles. Our site is located on the reservation near the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road.







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