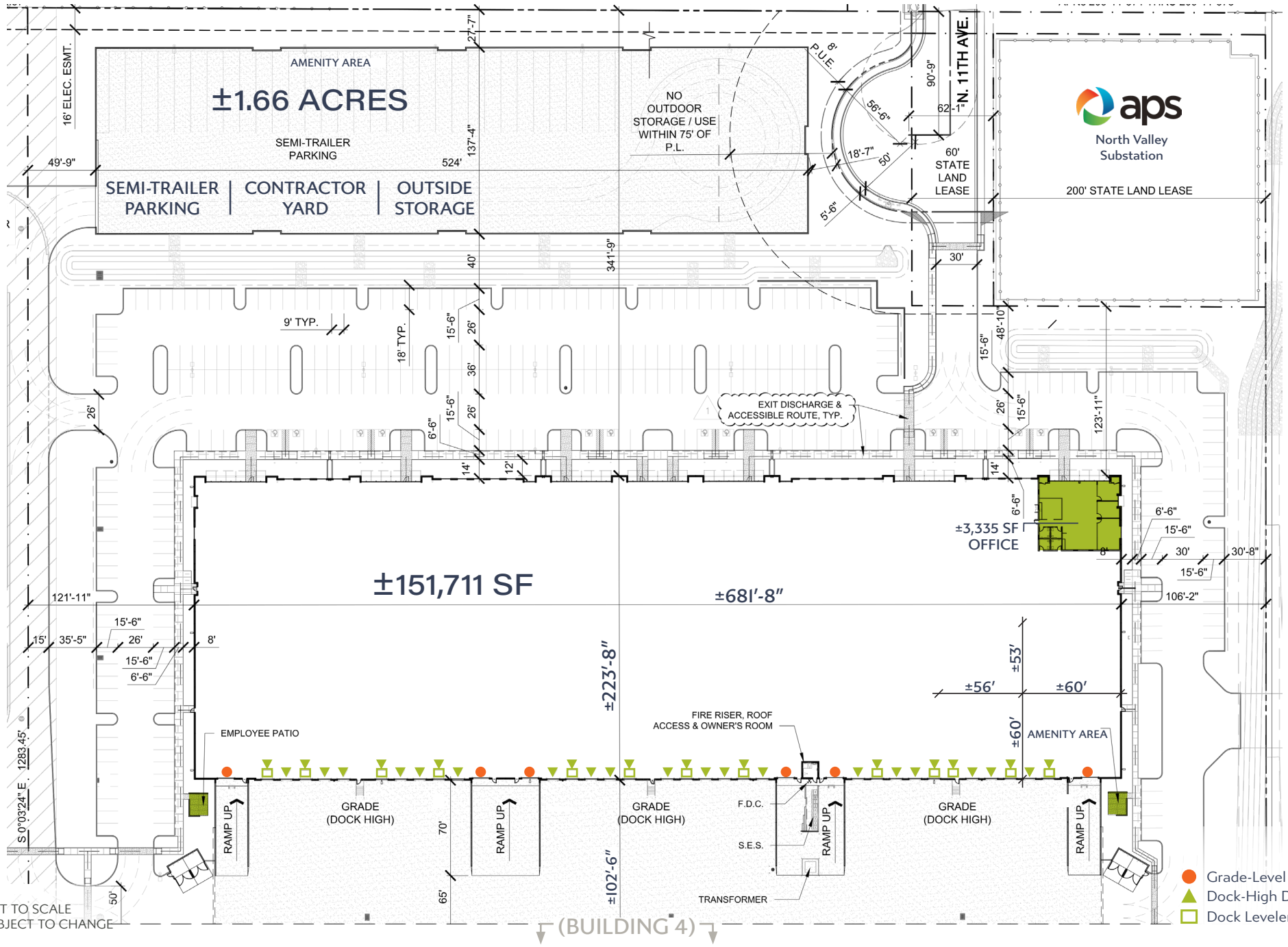
DEER VALLEY
BUSINESS CAMPUS

BUILDING 8 : Cut Sheet

1150 West Rose Garden Lane | Phoenix AZ 85027



NOT TO SCALE
SUBJECT TO CHANGE

DEER VALLEY
BUSINESS CAMPUS

BUILDING 8 : Specifications

1150 West Rose Garden Lane | Phoenix AZ 85027

SHELL BUILDING

- Single-level Concrete Tilt Building
- *Use:* Office/Storage/Manufacturing
- *Occupancy:* B/ S-1/ F-1/ F-2
- *Construction Type:* IIB
- 4000 PSF slab on grade
- 100% HVAC
- Skylights & Clerestory
- ±1.66 AC Yard Area

SF & DIMENSIONS

- ±151,711 SF, including ±3,335 SF Office
- ±32′ Clear height
- 7″ concrete on 4″ ABC unreinforced, vapor barrier at front 25%
- *Roof:* Class A TPO on panelized wood roof deck (steel joists/girders)
- R-30 batt insulation with white scrim sheet below deck
- Tilt wall construction 9″ thick
- Interior column spacing 56′ x 60′
- (6) 12′ w X 14′ h overhead doors at grade (expandable to 14′ x 16′)
- (31) 9′ w X 10′ h overhead doors at dock height (6 w/levelers)
- Storefront entry glazing and clerestory windows at sides/rear
- 1″ Insulated PPG Solarcool Pacifica, clear anodized aluminum frame
- (8) 3′ x 8′ storefront entry doors
- (2) Outdoor Amenity Areas

ELECTRICAL

- SES 3000A 277/480 3 Phs Nema 3R rated
- Meter section w/2 ea: 800A and 3 ea future 400A
- Electrical service is expandable up to 3000A 277/480 additional
- (4) Level 2 ChargePoint 2-port EV charging stations
- Telco (2 ea) 4″ conduits to building adjacent to SES

PARKING

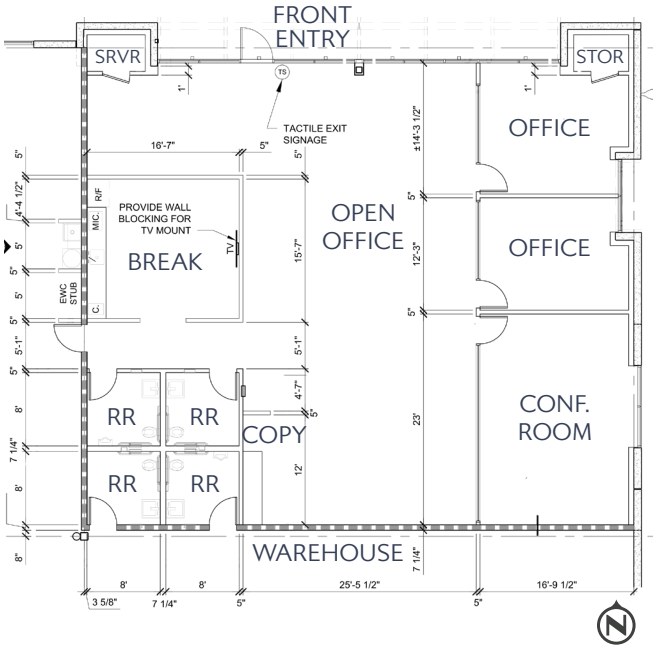
- ±326 vehicle parking spaces

INTERIOR BUILDOUT

- ±3,335 SF spec suite with premium finishes
- (2) private offices
- (1) conference room
- Open office seating area
- Breakroom
- Multiple restrooms to serve office | separate restrooms for warehouse

FIRE SPRINKLERS

- *Fire Protection:* ESFR for high pile storage of Class IV non-encapsulated commodities
- Per NFPA 13/City of Phoenix Amended



PLUMBING

- 2″ domestic water meter with 4″ line to building
- 6″ sewer main to building
- *Gas:* none

DEVELOPER INITIATIVES

- Building LEED Certification
- Rooftop SolarFit solar panel program
- Enhanced Skylights and Clerestory windows
- Building LED lighting and Signature LED exterior lighting opportunity
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally-friendly landscaping

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN
LEED

Note: Site plan layout, number of parking or trailer spaces, number of dock and grade level doors, gross building areas, exterior building heights, exterior building materials, light fixtures and general façade designs are subject to final review and approval by the City of Phoenix. Clear heights and bay sizes are subject to final engineering design. Electrical services are subject to availability by the service provider and final engineering design. Any specific products or manufacturers that are listed are the basis of design and may be substituted with equals.

SIHI

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