

# Investment Offering



**Papago Park Center**  
1600 North Desert Drive  
Tempe, Arizona

## FOR SALE – NNN OFFICE



Building:	3-story Class "A" Office Building 97,210 Square Feet 5.73 Acres
Tenants:	Three-Five Systems, Inc. (41,609 Square Feet) to master lease 97,210 square feet Brilliant, Corp. (55,601 Square Feet) to sublease from Three-Five Systems, Inc.
Term:	December 31, 2009
Rate:	\$13.25 NNN per square foot per year
Option:	Two 5 year renewal options at market
NOI:	\$1,288,033
Purchase Price:	\$17,500,000
Cap Rate:	7.36%
Three-Five Financials:	\$76MM net worth Please find SEC filings on their website <a href="http://www.threefive.com">www.threefive.com</a>
Brilliant Corp. Financials:	\$34.8MM net worth Please find SEC filings on their website <a href="http://www.brilliantcorp.com">www.brilliantcorp.com</a>

## BUILDING DESCRIPTION



Property:	Papago Park Center
Address:	1600 North Desert Drive Tempe, Arizona
Purchase Price:	\$17,500,000.00
Year of Completion:	1995
Building Square Feet:	97,210 rentable square feet
Land Area:	5.73 acres
Percentage Occupied:	100%
Zoned:	I-1, Light Industrial, City of Tempe
Parking:	292 spaces (130 covered)
Floors:	Three (3)
Exterior Walls:	8" Masonry, using R426 and R326 superstone.
Roof Structure:	The roof is constructed with steel beams and 20GA. Type B steel roof deck with B.U.R. over 1 1/2" rigid insulation board.
Windows:	The windows are 1/4" dual pane reflective glass in dark anodized frame.
Ceilings:	The ceiling height throughout the office area is 9', The ceiling tiles are 2'x2' acoustical tile panels in a suspended T-grid. Clean room ceiling heights are 8' to 9'.



Plumbing:	There are a total of 12 restrooms and 2 showers.
Electrical:	Two main services coming into the building: 480v 3-phase 3750 amp & 120/208 3-phase 2000 amp.
HVAC:	93 Mammoth water source heat pumps ranging from 2-ton to 6-ton, 3 cooling towers, 4 condenser water circulating pumps, 1 300-ton Trane Rotary screw chiller, 3 MUA units, 2 chilled water pumps, 1 chilled water booster pump, 30 chilled water coils, 29 recirculating fans ranging from 5HP to 20HP, 4 exhaust fans @ 1 1/2 HP, 4 Make up fans @ 1/4 HP, 6 dry-steam Humidifiers.
Interior Walls:	The drywall is 5/8" through out the building.
Floor Covering:	The Lobby and center area is polished stone tiles, hallway in manufacturing and lab area's are the VCT, and the manufacturing and lab area all have ESD floor tiles.
Insulation:	Exterior walls have the R-11 batt insulation. The roof has a layer or R-19 attached in the plenum area.
Loading area:	Located on the west side of the building is the loading area. There is one 10x14 roll up door and one man door.





## CONTACTS



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