Jamie Swirtz
CBRE, Inc.

CBRE
CB RICHARD ELLIS
2415 East Camelback Road
Phoenix, AZ 85016-4290

T 602.735.5630
F 602.735.5050
M 480.343.8586
jamie.swirtz@cbre.com
www.cbre.com

May 2, 2013

Michael Crystal
Cushman & Wakefield
2555 E Camelback Rd, Suite 300
Phoenix, AZ 85016

Re: 800/814 North 1st Avenue and 801 North 2nd Avenue, Phoenix, Arizona – System Schools

Dear Michael:

As exclusive representative of System Schools ("Lessee"), we are pleased to present this Request for Proposal to lease space in the property known as 800/814 North 1st Avenue and 801 North 2nd Avenue, Phoenix, Arizona ("Building").

Your written response to each of the issues outlined herein by **May 8, 2013** will be greatly appreciated and necessary in continued consideration of the Building. Please submit your proposal by e-mail to jamie.swirtz@cbre.com.

1. Building:

801 North 2nd Avenue
Phoenix, AZ 85004
7,000 SF Building Year 1

814 North 1st Avenue
Phoenix, AZ 85004
2,500 SF Building Year 2

800 North 1st Avenue
Phoenix, AZ 85004
3,300 SF Building Year 3

2. Premise:

Approximately 7,000 rentable square feet with additional growth in year (2) two at 2,500 square feet SF and year (3) three an additional 3,300 SF for a total growth of 12,800 Square Feet.

Year 1: 7,000 SF

Year 2: 9,500 SF

Year 3: 12,800 SF

3. Ownership:

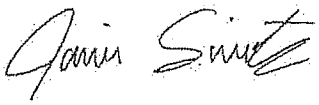
800 N Phoenix LLC

4.	Lease Term:	Tenant requires a three (3) year lease term.
5.	Commencement Date:	August 1, 2014.
6.	Prior Occupancy:	Tenant shall have access to the premise thirty (30) days prior to the commencement date to install furniture fixtures and equipment.
7.	Base Rent:	$16 Modified Gross.
8.	Leasehold Improvement Allowance:	Landlord will provide a ten (10) dollar per rentable per square foot tenant improvement allowance. The allowance will applied to the premise to make necessary modifications to comply with school and safety fire code.
9.	Proposal is Non-binding	This proposal is non-binding.
10.	Fees:	CBRE, as System Schools designated agent, will be paid a market real estate commission. All commissions shall be paid by the Landlord.

Again, your response to each of the issues in this letter will be greatly appreciated in our client's consideration of the Building. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. Thank you in advance for your consideration and please feel free to call me should you have any questions or comments.

Sincerely,

CBRE



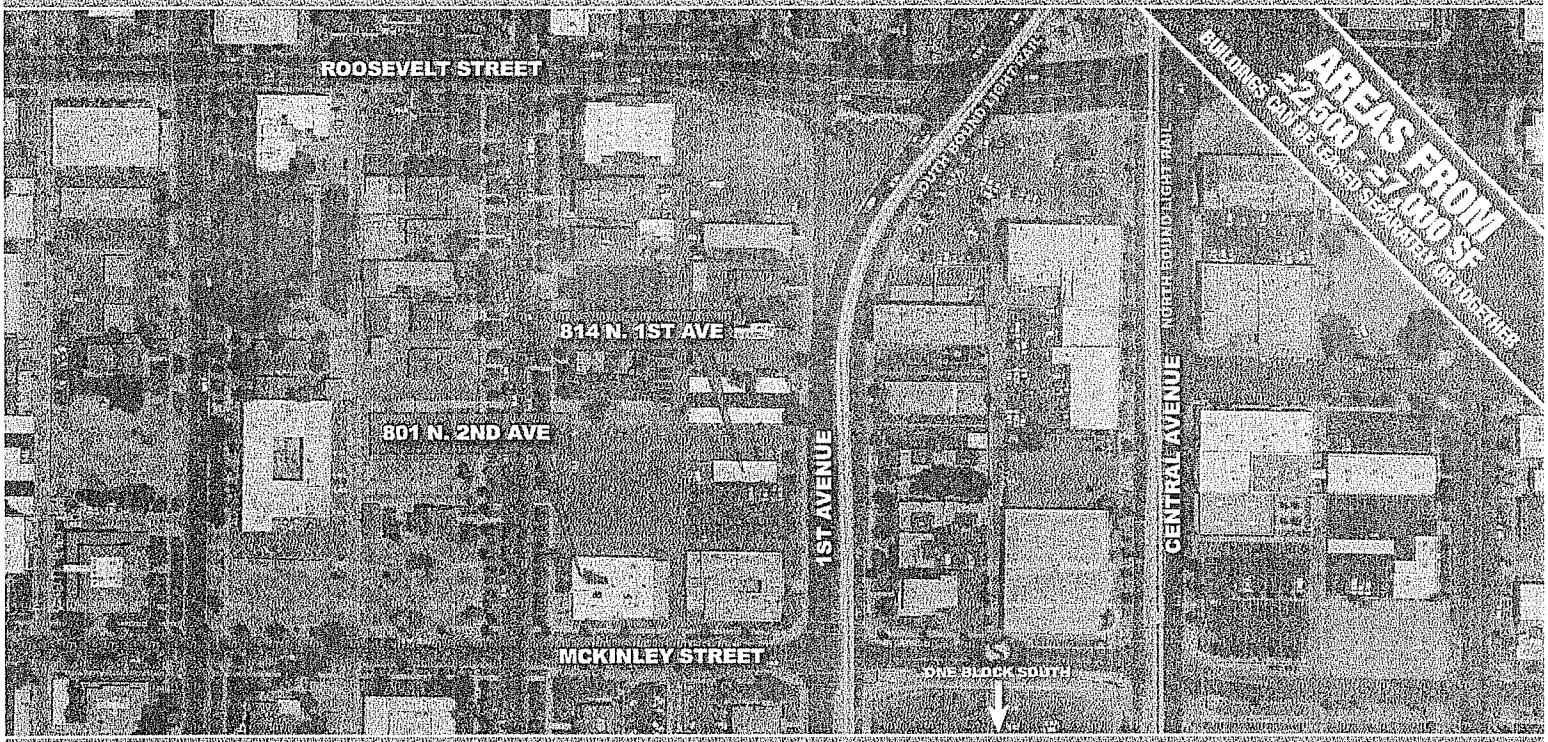
Jamie Swirtz
602-735-5630

PHOENIX, ARIZONA

801 N. SECOND AVENUE & 814 N. FIRST AVENUE

NWC 1ST AVENUE & MCKINLEY STREET

TWO TERRIFIC LEASING OPPORTUNITIES TO SUIT RETAIL/OFFICE USE



For more information, please contact:

MICHAEL CRYSTAL
(602) 229-5843
michael.crystal@cushwake.com

BRIAN KEIGOUR
(602) 261-1963
brian.keigour@cushwake.com

COURTNEY AUTHER VAN LOO
(602) 229-5967
courtney.auther@cushwake.com

CUSHMAN & WAKEFIELD

PHOENIX, ARIZONA

801 N. SECOND AVENUE & 814 N. FIRST AVENUE

NWC 1ST AVENUE & MCKINLEY STREET

A unique property consisting of two freestanding buildings positioned along the Metro Light Rail at the north end of the Central Business District (CBD), just south of the Roosevelt District and in the heart of the Downtown Core District (DC) of Phoenix. The area is primarily made up of office buildings and small businesses with one of the highest daytime populations in Metropolitan Phoenix. Arizona State University recently established a new downtown Phoenix campus, located one block south and one block east of the property, which houses the School of Nursing, Mary Lou Fulton Teachers College and the Walter Cronkite School of Journalism. It is estimated that nearly 18,000 students attend the downtown campus, nearly triple what was projected three years ago.

801 NORTH 2ND AVENUE FEATURES

- ±7,000 sf freestanding building available
- High exposure corner location with dual street frontage
- Abundant parking
- Excellent ingress/egress
- High daytime population

814 NORTH 1ST AVENUE FEATURES

- ±2,500 sf freestanding building available
- Excellent visibility along 1st Avenue
- Light rail runs in front of the property (Approximately 74 feet from door)
- Light rail average weekly boardings: 47,400 (April 2012)
- Abundant Parking

SPACE WILL SUIT (Partial List)

RETAIL

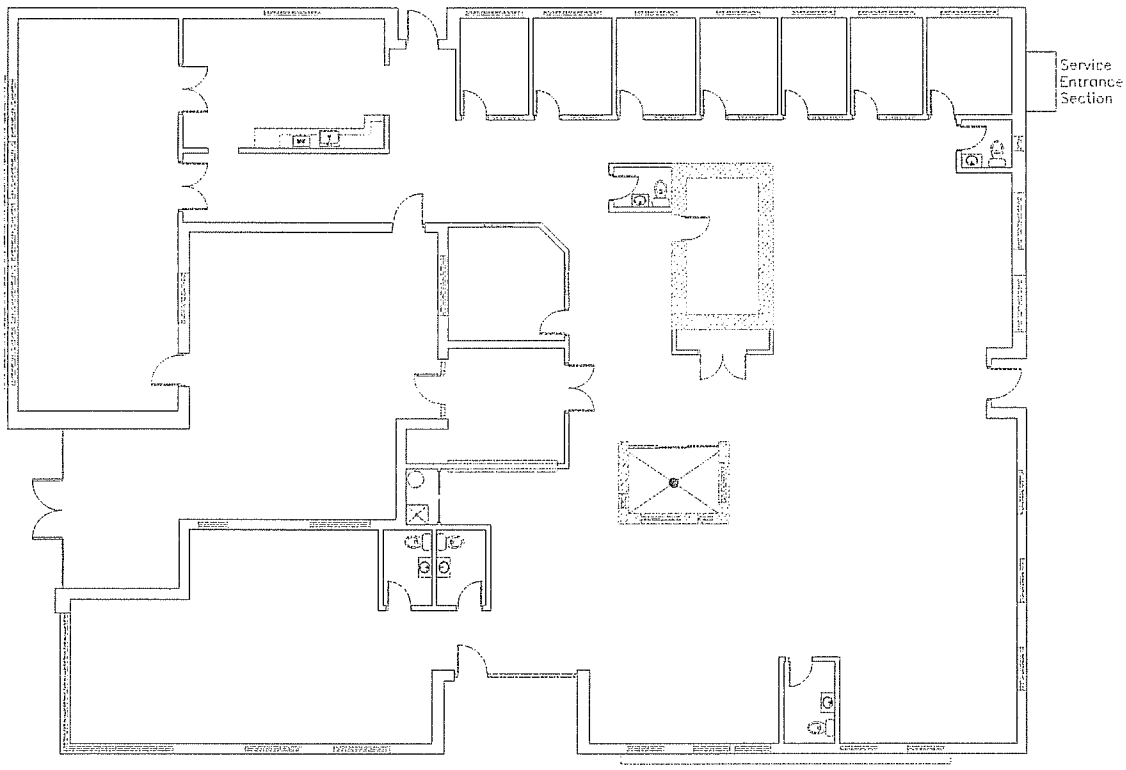
Urban Furnishings • Consignment Store • Arts Center • Office Supplies/Paper • Printing Facility • Book Store • Antiques • Clothing • Comedy Club/Venues
Discount Store • Event Center • Wine & Spirits • Dance Studio / Gym • Storage • Salon • Flooring Company • Cafe'/Resturarant

OFFICE

Gallery/Art Studio • Publication Company • Advertising • Public/Media Relations • Lobbyist • Architectural • Real Estate • Title Company

For more information please contact:
MICHAEL CLYSIAK
(602) 229-5813
michael.clysiak@cushmanwakefield.com
BRIAN KOCOUR
(602) 229-5969
brian.kocour@cushmanwakefield.com
COURTNEY AUTHER VAN LOO
(602) 229-5967
courtney.auther@cushmanwakefield.com

CUSHMAN & WAKEFIELD®



General Notes

No.	Revision/Issue	Date

AAXIS

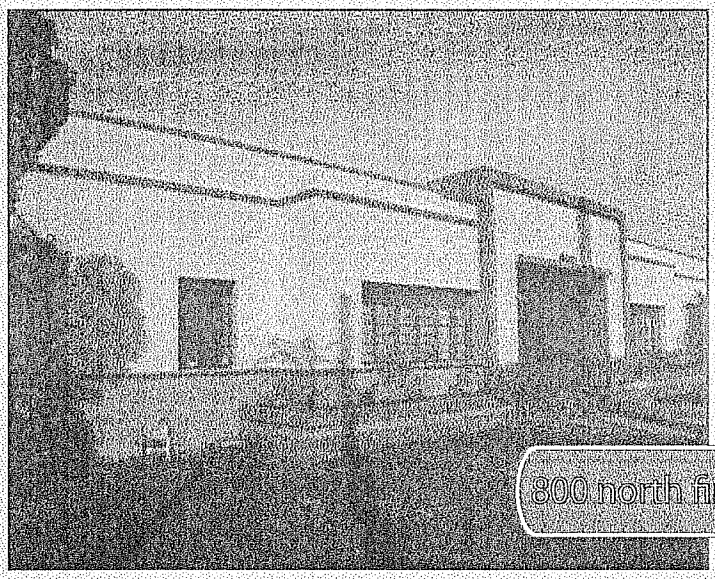
Project Name and Address

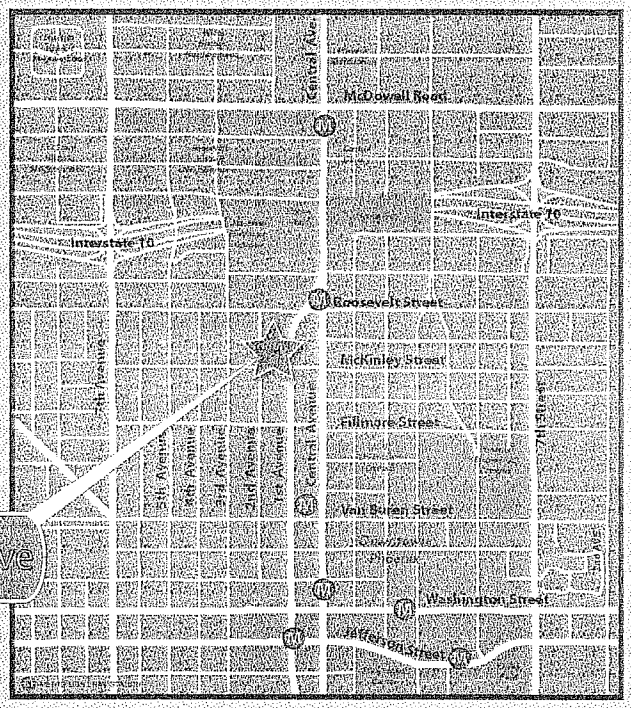
DRAPAC_B01
801_N_2ND_AVE
PHOENIX_AZ
85009

Project: DRAPAC	Sheet: A1
Date: 10/26/2012	
Scale: N.T.S	

FOR LEASE

Office / Studio Suites
Downtown Phoenix





800 N. 1st Avenue

Available Suites
Ranging from 522 s.f. - 3,268 s.f.

Urban Realty Advisors, LLC
Matt Seaman
(p) 602-721-2604
matt.seaman@cox.net