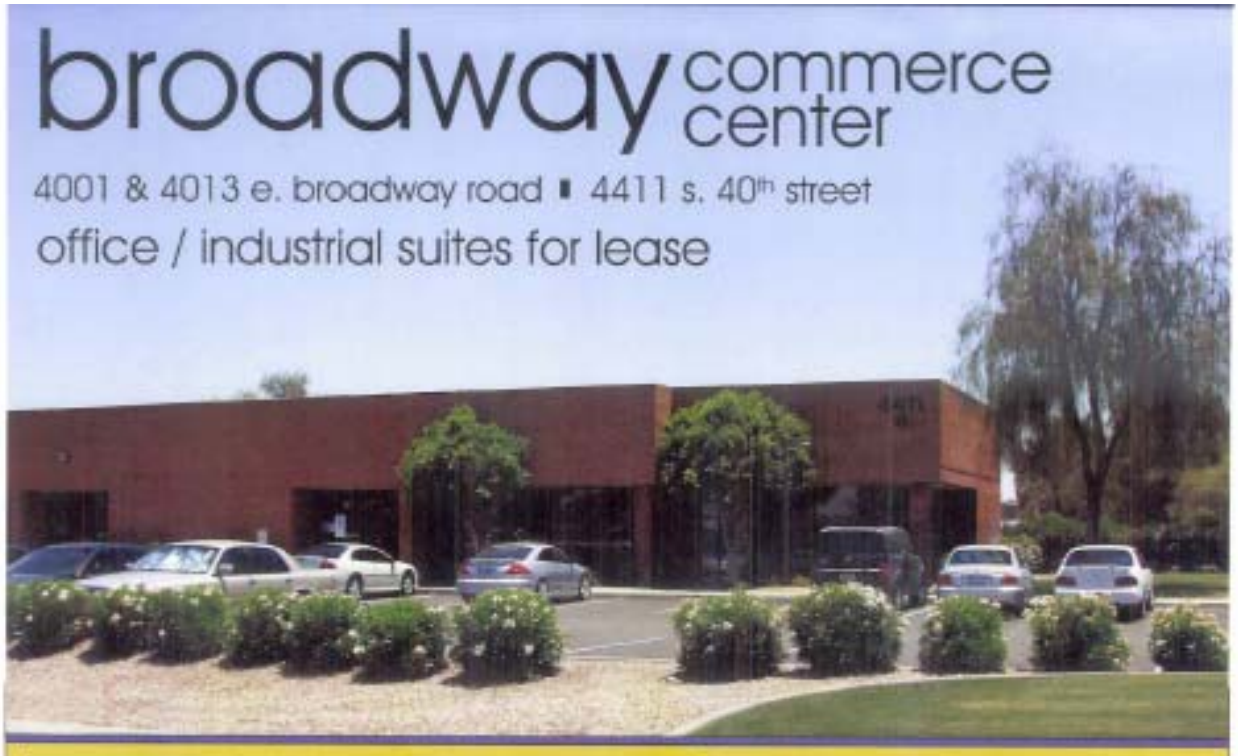
C.1 Required Exhibit - Layout of Space _____

Exhibit A: Broadway Commerce Center (Page 1 of 3)

broadway commerce center

4001 & 4013 e. broadway road ▮ 4411 s. 40th street

office / industrial suites for lease



features:

- Suites Range From 1,148 to 11,758 SF
- Lease Rates Range From: $0.69 - $0.99 GRS
- Newly- Renovated Suites
- Excellent Access to I-10 & US-60
- Building & Monument Signage
- Minutes From Sky Harbor Airport

info:

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COMMERCIAL PROPERTIES

DISCLAIMER:
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

Exhibit A: Broadway Commerce Center (Page 2 of 3)

broadway commerce center

4001 & 4013 e. broadway road ▮ 4411 s. 40th street

office / industrial suites for lease

maps:

info:

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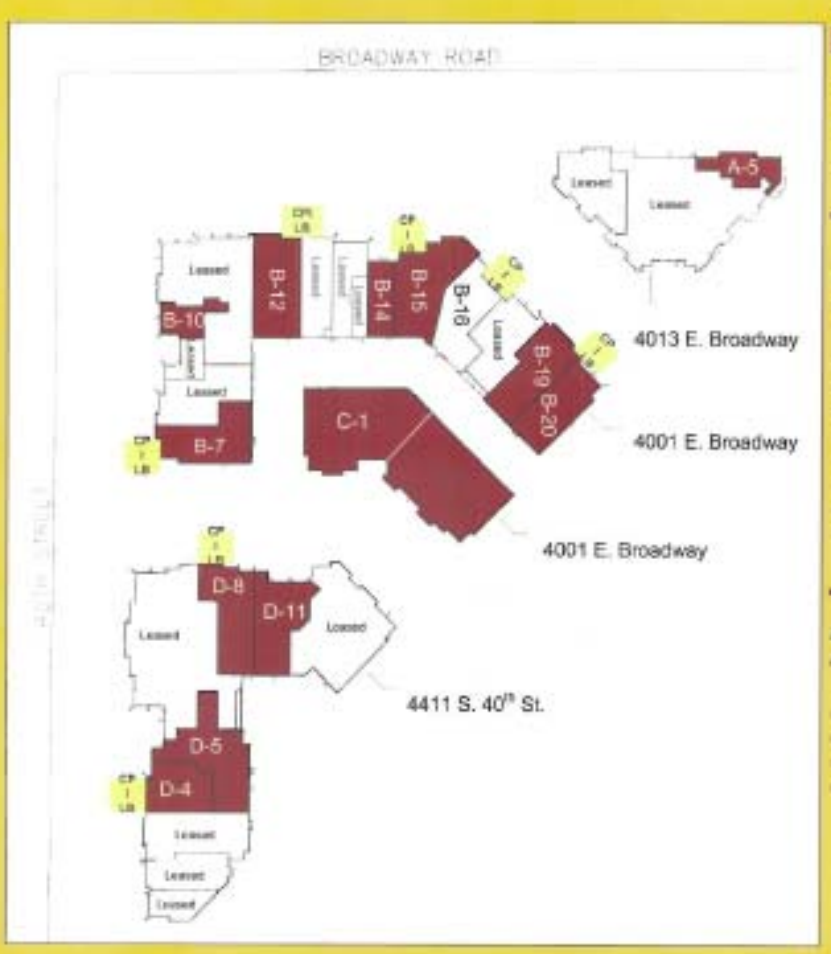
Exhibit A: Broadway Commerce Center (Page 3 of 3)

broadway commerce center

4001 & 4013 e. broadway road ▪ 4411 s. 40th street

office / industrial suites for lease

site plan



suites:

Available Suites: 4013 E. Broadway

- A-5: 1,436 SF

Available Suites: 4001 E. Broadway

- B- 7: 2,883 SF
- B-10: 1,448 SF
- B-12: 3,463 SF
- B-14: 1,611 SF
- B-15: 3,596 SF
- B-19: 2,939 SF
- B-20: 2,556 SF
- C-1: 11,758 SF

Available Suites: 4411 S. 40th Street

- D-4: 2,104 SF
- D-5: 2,879 SF
- D-8: 2,801 SF
- D-11: 3,291 SF

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Exhibit B: 3908 East Broadway Road (Page 1 of 2)

For Lease or Sale

3908 East Broadway Road | Phoenix, Arizona

Property Features:

- Space from ±6,650 SF to ±33,080 SF (Whole Building)
- Rates: $0.44 - $0.49, $.0.45 for whole building
- Located at Broadway Road and 40th Street
- Immediate access to the I-10 Freeway and SR-143
- Five minutes from Sky Harbor International Airport
- Zoning: CP/GCP, City of Phoenix
- Flexible Floor Plans
- Evaporative Cooled Warehouse in #100 and #105
- Freeway Signage Available
- Clear Height: ±22'
- Grade Level Loading and Common Truckwell
- Suite 110 is 100% Air Conditioned/ Lab Type Space
- 1,200 Amp, 277/480V Power

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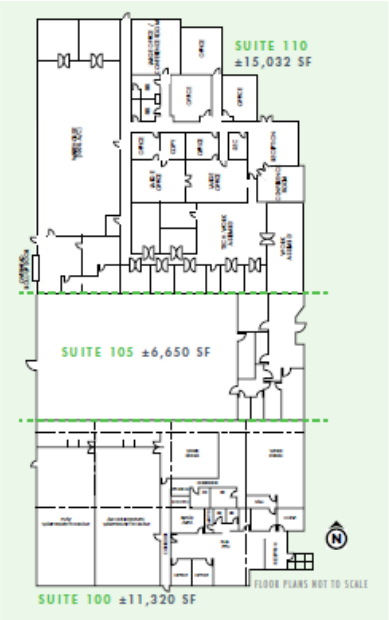
Cassidy Turley / BRE Commercial

Exhibit B: 3908 East Broadway Road (Page 2 of 2)

For Lease or Sale

3908 East Broadway Road | Phoenix, Arizona



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Cassidy Turley / BRE Commercial

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Exhibit C: 3333 S. Central Ave. (Page 1 of 1)

Industrial Property For Lease

3333 S. Central Avenue

3333 S. Central Avenue, Phoenix, AZ 85040

Total Space Available:	**24,297 SF**
Rental Rate:	**$3.60 /SF/Year**
Min. Divisible:	5,000 SF
Max. Contiguous:	24,297 SF
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Manufacturing
Building Size:	24,297 SF
Lot Size:	0.98 AC
Zoning Description:	A-1
Features:	

Electricity/Power - V: 120/208 A: 600

Find Out More...

Last Verified 5/7/2012
Listing ID 17354865

1 Space Available

Display Rental Rate as Entered

Building

Space Available:	**24,297 SF**
Rental Rate:	**$0.30 /SF/Month**
Space Type:	Warehouse
Additional Space Types:	Manufacturing
Min. Divisible:	5,000 SF
Max. Contiguous:	24,297 SF
Lease Type:	Modified Gross
No. Drive In / Grade-Level Doors:	2
Clear Ceiling Height:	14 ft.
Features:	Cooling is available - Evap

Reception / 10 Offices / Breakroom / 2 Conference rooms / 3 Bullpens / 6 Restrooms / 12,000 SF Yard / 170' of Frontage/ Variety of Uses

Highlights

- The building frontage is: Central Ave
- Building Construction: Masonry
- The project has a 12,000 SF Yard

Description

This is a 24,297 SF building. The building has frontage. The frontage is: Central Ave.

This Multi-Tenant project is located in Phoenix. The major crossroads are Central Ave & Salt River. Americas fifth-largest city, Phoenix is the gateway to the Grand Canyon, and is Arizonas urban heart and Americas sunniest metropolis. Phoenix ranks as one of the fastest-growing cities in the US.

Exhibit D: 2626 South 7th Street (Page 1 of 2)

FOR LEASE
DISTRIBUTION BUILDING
2626 SOUTH 7TH STREET, PHOENIX, ARIZONA

±93,576 SF WAREHOUSE & ±40,000 SF OFFICE FOR LEASE

- ±234,260 TOTAL SF FACILITY
- SITE AREA ±14.46 ACRES
- ±22.5' CLEAR HEIGHT
- ZONED A-2
- ±40' X ±48' COLUMN SPACING
- PARKING: 319 SPACES WITH 104 COVERED PARKING SPACES
- CROSS DOCK CAPABILITY
- TRAILER STORAGE AVAILABLE
- CONCRETE TRUCK APRON
- POTENTIAL OUTSIDE STORAGE AVAILABLE
- LOCATED MINUTES FROM SKY HARBOR INTERNATIONAL AIRPORT
- ADJACENT TO THE $100 MILLION RIO SALADO RESTORATION PROJECT

2415 EAST CAMELBACK ROAD | PHOENIX, ARIZONA 85016 | T 602.735.5555 | F 602.735.5655 | WWW.CBRE.COM/PHOENIX

CBRE
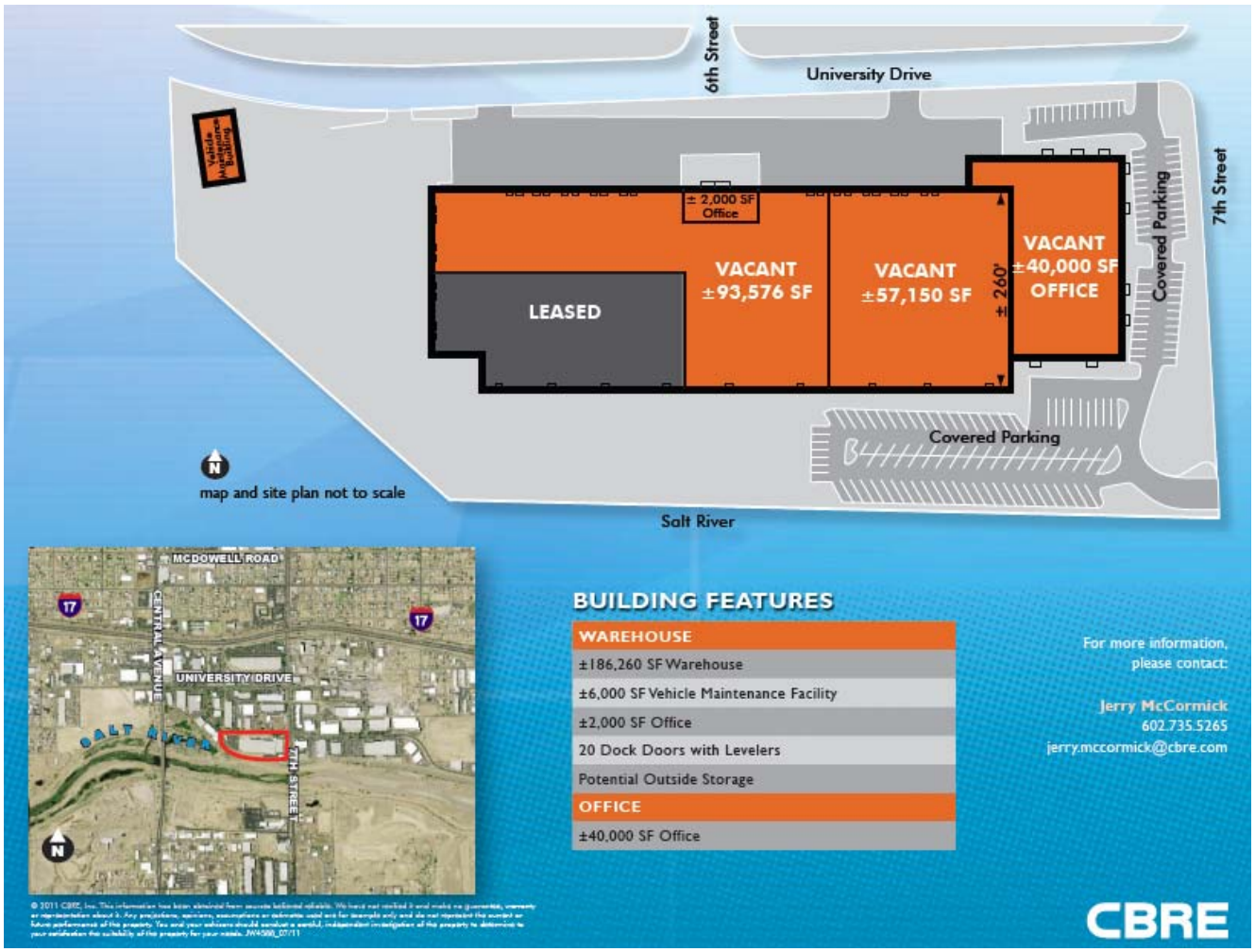
Exhibit D: 2626 South 7th Street (Page 2 of 2)