C.1 Facilities Acquisition

A. Description and Location of Facility Necessary to Implement Vista College Prep Program

Vista College Preparatory ("Vista College Prep") has conducted a comprehensive facility search throughout the targeted zip codes of 85040, 85041 or 85042. Within these zip codes, we have demonstrated a need for a high performing elementary school throughout this application and identified desire for this school through community support. **Figure C.1.1** outlines the necessary space requirements to implement Vista College Prep's educational program in years one through three.

Figure C.1.1: Space Requirements in Y1-Y3

Specification	Y1 (2013-2014)	Y2 (2014-2015)	Y3 (2015-2016)
Number of Students	126	198	265
Total Number of Staff	11	15	20
Grade Level Served	K-1	K-2	K-3
Student Cap/Grade	Grade K: 54 Grade 1: 72	Grade K: 54 Grade 1: 72 Grade 2: 72	Grade K: 54 Grade 1: 72 Grade 2: 72 Grade 3: 67[1]
Total Space (sq. ft.)[2]	10,710	16,830	22,525
Total Classrooms[3]	7	11	14

Additionally, the facility would need sufficient restrooms to meet code requirements for our elementary population, administrative office space for a copy machine and staff work room, an office with a reception area for parents and students to meet with administrators, as well as a food preparation area (depending on the food service we provide). Ideally, the facility would have a multi-purpose space that could be used as a cafeteria and space for our Morning Motivation that takes place as a school during the first ten minutes of the school day.

Vista College Prep has identified two possible scenarios in our facility search. The first and most likely of the two scenarios is to lease a building in a temporary space with at least 22,000 sq. ft. This building would ideally have minimal tenant improvements and would house our school for a maximum of three years. Concurrently, we would be looking to buy/renovate a different building that is close to our temporary location and that can hold a K-5 school at capacity. Our goal is for the purchased building to be as close as possible to our temporary building so that we do not impact student enrollment.

The second scenario would be to lease a 30,000 sq. ft. building that we could grow into over the course of five years. In this scenario, we would enter into a lease-to-buy agreement, but have our lease payment reflect usage. While we only have 126 students in year one, this building would ultimately be able to hold our entire school at capacity (with possible new construction in order to accommodate our growth). This is an ideal scenario; however, we have yet to find a building that can hold our school at capacity (approximately 350 students).

[1] Vista College Prep will replace students who do not remain enrolled through grade two. To remain fiscally conservative and based on the experience of high performing schools serving a similar population, our budget is based on an annual 7% attrition rate. Therefore, 67 is reflective of this rate and the first year in which we will not replace students.
[2] Numbers assume 85 sq. ft. per student is needed for entire building (including office space and hallways). This number is a guideline as we make facility decisions.
[3] Ideally, kindergarten classrooms would be approximately 800-900 sq. ft. and classrooms for grades one through three would be approximately 700 sq. ft.

Despite the identified need in South Phoenix, we recognize that there are a number of challenges in securing an affordable and functional facility:

- Public space is not consistently available for lease by charter schools. In South Phoenix, there are significantly more vacant plots of land compared to available vacant buildings.
- Of vacant buildings that are currently listed, most are too small or are empty/abandoned buildings and would require extensive and costly tenant improvements.
- In the zip codes we have targeted, there are approximately 34 public schools (charter and district), with several in the process of being built. Many buildings suitable for use have already been repurposed as charter schools (including many of the local churches).

To address the first two challenges, we continue to reach out to individuals who have offered to help in an advisory capacity or in physically looking for real estate on our behalf. We have spoken with the following individuals and companies:

- Stratz Wilson Baumgarten Advisory Team
- Bruce Milton, Associate Broker - De Rito Partners
- David Bernstein, Founder and Partner - Bernstein and Murphy
- Jack Albert, Vice President - TrowTiere Precision Construction
- Christopher Nieto, Principal - Shepley Bulfinch
- Linda Brown, Founder and Chief Executive Officer - Building Excellent Schools
- Brad Kuluris, Chief Operating Officer/Vice President of Advancement - Boys & Girls Clubs of Metropolitan Phoenix
- Rachel Yanof, Founder and Executive Director - Phoenix Collegiate Academy (BES School)

In addressing the third challenge, we do recognize the density of schools (charter and district) in the South Phoenix community. However, we still believe there is room for additional high performing elementary schools in the area based on community outreach and support, as well as the growth rate of children 0-5 and especially children ages 3-5 in the South Phoenix community.[4] In addition, we have included the total number of children ages 0-5 and 6-13 within a 1-mile, 3-mile, and 5-mile radius of each proposed facility site. Therefore, based on the empty facilities that we have outlined, we do not believe the density will impact our ability to locate a facility.

B. Available Facilities and Description of Layout of Space

The facility search is a top priority for the Vista College Prep Founding Board. Having our building identified early is critical to student recruitment efforts, especially with our young student population. As of April 2012, we have identified several facilities as possible options. For the purposes of our budget and references throughout our narrative, all assumptions are based on **Option #1**.

Option #1: 4001 & 4013 E. Broadway Road (Broadway Commerce Center)

We have based our budgetary projections on this option. While Vista College Prep may not be located in this space, we believe that this is on the higher end of all the options we have seen and therefore a conservative estimate for our budget (this building has also been advertised as an "ideal" space for a charter school). The lease price ranges from $0.69 to $0.99 per square foot per month; therefore, we are assuming $.69 per square foot per month due to our growth potential in the building and intent to lease additional space. In addition, the assumption of $.69 per square foot per month is conservative because we have lower-priced options that we would pursue if the Broadway Commerce Center is not available at

[4] 2010 First Things First – Needs and Assets Report: http://www.azftf.gov/RC014/Pages/ReportsAndPublications.aspx for South Phoenix.

this rate. During year one we would be located in Building C-1 (11,758 square feet), in year two we would expand to include Buildings B-19 and B-20 (adding 5,495 square feet for a total of 17,253 square feet), and in year three we would expand to include Buildings B-14 and B-15 (adding 5,107 square feet for a total of 22,360[5] square feet). See **Figure C.1.2** for demographic information and **Exhibit A** for a detailed layout of the complex.

Figure C.1.2: Option #1 Demographics (Total Student Population)[6]

Age of Children	# of Children Within a 1 Mile Radius of Facility	# of Children Within a 3 Mile Radius of Facility	# of Children Within a 5 Mile Radius of Facility
0-5	613	6,539	27,344
6-13	654	7,024	28,838

Option #2: 3908 E Broadway Road

This location would be large enough to hold Vista College Prep at capacity by year five, meeting our immediate needs of at least 10,710 square feet and our maximum needs by year five at 29,665 square feet. The building includes 33,080 square feet. Based on our conversation with the realtor, we assume that the contract would include tenant improvements to make the modifications needed to include office space. Including tenant improvements we assume this facility would cost approximately $7,500 per month, with a 3-5% increase every year. See **Figure C.1.3** for demographic information and **Exhibit B** for a detailed layout of the complex.

Figure C.1.3: Option #2 Demographics (Total Student Population)[7]

Age of Children	# of Children Within a 1 Mile Radius of Facility	# of Children Within a 3 Mile Radius of Facility	# of Children Within a 5 Mile Radius of Facility
0-5	536	6,365	27,831
6-13	554	6,842	29,395

Option #3: 3333 S. Central Avenue

This location would be large enough for Vista College Prep in year one through three, and possibly through year four, depending on our use of space. The total space available is 24,297 square feet and is in an ideal location on Central Avenue, with office space, a reception area, and conference rooms. With 12,000 square feet in yard space, there is also the possibility for Vista College Prep to remain at the location for year five by adding modular units. Additionally, the price to lease is very low at $.30 per square foot per month. Therefore, if we negotiated a contract that would allow us to grow into the space, and assuming our projected needs of 10,710 square feet in year one, we would anticipate paying $3,213 per month ($38,556). See **Figure C.1.4** for demographic information and **Exhibit C** for a description of the layout of the complex.

[5] We recognize that this number is 165 square feet smaller than our projected amount of square feet needed. Due to the fact that the basis of our projection (85 square feet/child) is conservative, we believe this building is a suitable option.
[6] Information gathered from LoopNet, and 2011 demographic information is supplied by PitneyBowes: http://www.loopnet.com/xNet/MainSite/Listing/Profile/ListingDemographics.aspx?LID=15951700&PgCxtGuid=bdbd2072-e8ed-45ae-b75a-a6cc4e17789e&PgCxtFLKey=&PgCxtCurFLKey=ProfileSE&PgCxtDir=Lateral
[7] Information gathered from LoopNet, and 2011 demographic information is supplied by PitneyBowes: http://www.loopnet.com/xNet/MainSite/Listing/Profile/ListingDemographics.aspx?LID=16946015&PgCxtGuid=e2b4564d-3cb8-48f6-85b0-db0d014a40e3&PgCxtFLKey=&PgCxtCurFLKey=ProfileSE&PgCxtDir=Lateral

Figure C.1.4: Option #3 Demographics (Total Student Population)[8]

Age of Children	# of Children Within a 1 Mile Radius of Facility	# of Children Within a 3 Mile Radius of Facility	# of Children Within a 5 Mile Radius of Facility
0-5	729	12,465	28,788
6-13	771	15,018	33,177

Option #4: 2626 S. 7th Street (slightly north of our targeted area)

In speaking with the Broker assigned to this property, there is a buyer who is planning to make an investment in the building through significant tenant improvements and then intends to lease. The Broker estimated the lease price at $1.00 per square foot (per month), with an additional utilities cost of approximately $.35 per month. In total there is approximately 40,000 square feet of office space that would be available to lease. We would ensure the contract allowed for our slow growth model as well as ensure the contract allowed for the opportunity to lease longer than our anticipated three-year lease. While this location is slightly north of our targeted area (only one mile north of an elementary school within the Roosevelt School District), we wanted to include a fourth option that is within our price range. See **Figure C.1.5** for demographic information and **Exhibit D** for a detailed layout of the complex.

Figure C.1.5: Option #4 Demographics (Total Student Population)[9]

Age of Children	# of Children Within a 1 Mile Radius of Facility	# of Children Within a 3 Mile Radius of Facility	# of Children Within a 5 Mile Radius of Facility
0-5	545	11,886	32,563
6-13	639	13,949	36,746

C. Timeline for Securing a Facility

While we submit our application with these four options, we are constantly in communication with our Board, real estate advisors and members of the community who are engaged in our facility search. We will continue conversations with these advisors throughout the rest of 2012 to determine the best location for Vista College Prep, based on growth projections and cost. Upon authorization Vista College Prep will have a final building identified and will complete all necessary documents for the lease, apply for and receive a certificate of occupancy. All tenant improvements will be completed by June of 2013 to ensure staff is ready to enter the building by the end of July for a start date of August 1, 2013. As noted in our budget, we assume we will negotiate the terms of our lease to allow the first monthly payment of $8,113.02 to be deferred until August 2013 (based on the experience of other charter schools). Despite securing the building upon authorization, we make the conservative assumption that we will not have access to the building until one week before school starts (for building and classroom décor). We assume our summer staff professional development will be held offsite and in a donated space.

[8] Information gathered from LoopNet, and 2011 demographic information is supplied by PitneyBowes: http://www.loopnet.com/xNet/MainSite/Listing/Profile/ListingDemographics.aspx?LID=17354865&PgCxtGuid=7dd2c3ff-cd8b-43a3-99f2-102ab1e53722&PgCxtFLKey=&PgCxtCurFLKey=ProfileSE&PgCxtDir=Lateral

[9] Information gathered from LoopNet, and 2011 demographic information is supplied by PitneyBowes. The demographic information for Option #4 was taken from projections on a building located at 2455 S. 7th Street (256 feet from 2626 S. 7th Street) as Option #4 does not provide demographic information on LoopNet: http://www.loopnet.com/xNet/MainSite/Listing/Profile/ListingDemographics.aspx?LID=15521670&PgCxtGuid=2ee4430e-285f-4ca2-bea7-ba58c353875b&PgCxtFLKey=&PgCxtCurFLKey=Profile&PgCxtDir=Down

D. Projected Costs for Facility Option #1 and Compliance

Projected Costs

Based on our projections, we believe that Option #1 offers the most conservative estimation of our facility expenditures. Our primary expenditures related to securing the facility and ensuring compliance are:

- **Rent:** The lease price ranges from $0.69 to $0.99; therefore, we are assuming $.69 per square foot, per month due to our growth potential in the building and intent to lease additional space.

    - *Year One:* In total this will cost Vista College Prep $97,356.24 ($8,113.02 per month for 11,758 SF)
    - *Year Two:* In total this will cost Vista College Prep $142,854.84 ($11,904.57 per month for 17,253 SF)
    - *Year Three:* In total this will cost Vista College Prep $185,140.80 ($15,428.40 per month for 22,360 SF)

- **Utilities**: We assume $1.75 per square foot, per year. Our real estate advisor suggested a range of $1.50-$2.00 for utilities cost; therefore, we are assuming $1.75 for conservative budgetary purposes.

    - *Year One:* For the purposes of this budget, we are assuming that we would take all 11,758 square feet and that we could not negotiate based on amount of space utilized. In total this will cost Vista College Prep $20,568 ($1,714 per month).
    - *Year Two:* For the purposes of this budget, we are assuming that we would take all 17,253 square feet and that we could not negotiate based on amount of space utilized. In total this will cost Vista College Prep $30,192 ($2,516.06 per month).
    - *Year Three*: For the purposes of this budget, we are assuming that we would take all 22,360 square feet and that we could not negotiate based on amount of space utilized. In total this will cost Vista College Prep $39,130 ($3,260.83 per month).

- **Fees/Permits:** We assume $1,000 based on other similar charter school experiences in preparing a building for occupancy in year one, and $500 every year thereafter.

- **Property/Casualty/Liability Insurance:** We assume a conservative estimate from The Mahoney Group for all-encompassing insurance including: General Liability, Property, Educators Legal Liability, Directors and Officers, Employment Practices Liability, Employee Benefit Liability, Abuse & Molestation, Umbrella, Business Interruption, Crime, Student Accident, and Workers Compensation (etc.).

    - *Year One:* $12,000
    - *Year Two*: $13,200
    - *Year Three:* $14,400

- **Building & Improvements:** We assume $4,000 per year (for the first two years) for unanticipated problems with the facility and any tenant improvements that are not included in the terms of our lease. We then lower the allocated funds to $2,000 in our third year to still plan for any unanticipated problems. We plan to be in a building for at least three years, and any improvements to a building will either be minor or paid out throughout the terms of our lease. This cost will likely be incurred during months or weeks when school is not in session, or as needed due to an extenuating circumstance.

Compliance and Educational Occupancy

Per **A.R.S. § 15-189.01**, we understand that "a charter school is subject to the same level of oversight and the same ordinances, limitations and requirements, if any, that would be applicable to a school that is operated by a school district." Vista College Prep will ensure that any modifications made to a facility are in compliance with state building codes, federal Americans with Disabilities Act (ADA) access requirements, and other applicable fire, health and structural safety requirements, and will maintain readily accessible records documenting said compliance. Specifically, in reviewing the Arizona State Fire Marshal Charter School Requirements[10], found on the Department of Fire, Building and Life Safety website, we understand that the "Arizona Administrative Code (A.C.C.) R4-34-110, and Arizona Fire Code requires schools to be constructed and maintained in accordance with the International Fire Code 2003 edition, Uniform Building Code, Uniform Mechanical Code and selected National Fire Code Standards. The State Fire Marshal is also mandated to conduct scheduled inspections in schools throughout Arizona."[11] Vista College Prep will ensure our facility complies with all fire code standards in advance of any student occupancy. As we continue our facility search, we will use the very specific guidelines outlined in this document to ensure prospective facilities meet basic building and fire requirements. We have allocated $8,000 during our first two years for Building and Improvements. We anticipate the majority (if not all) of tenant improvements to be included in the terms of our lease; therefore, this funding is precautionary. However, if we determine a need to contract with an architect to manage additional improvements that may not be covered by our landlord, we can utilize these funds. Throughout any type of construction (paid for by the landlord or Vista College Prep), we will ensure that educational occupancy (discussed below) is addressed prior to building/renovating, all plans are approved by the City, permits are in order, a licensed contractor is hired, and that compliance is consistently reviewed by the team, including any city inspectors. We have already begun conversations with architects at Shepley and Bulfinch.

Upon the completion of all tenant improvements, in compliance with all applicable codes, we anticipate the issuance of educational occupancy. We have read the Certificate of Occupancy Guidelines[12] provided by the City of Phoenix Development Services Department and will ensure we are in complete compliance with all codes and ordinances. The Guidelines outline the following issues that we need to ensure are complete before a Certificate of Occupancy is issued: Finalization of all on-site permits (Fire, Site, Civil, Building), Completion of all off-site improvements - includes removal of and repairs to street lights and street signs, Resolution of all project holds, Submittal and acceptance by Water Services Department of as-builts for water and sewer, including testing reports, Completion and submittal of required Maricopa County Health Department forms, Completion and submittal of required sewer certificates, and Acceptance of well/septic system. We have allocated $2,000 over the course of our first three years of operation to ensure complete compliance with all permitting requirements. We have based these projections on the experience of similar charter schools and our expectation that we will prioritize sites that meet code requirements.

Based on our conversations with real estate agents, the experiences of other schools and the current market in South Phoenix, we assume that we will be able to negotiate all tenant improvements in the terms of our lease as we will likely enter a three or four year lease. With the experience of our Board Members, real estate advisors, architects, and the real estate and charter school financing expertise of Irene Carroll, an advisor to the school, we are confident in our ability to demonstrate complete compliance with all applicable laws and regulations including obtaining educational occupancy in advance of our start date in August 2013.

---

[10] Arizona State Fire Marshal Charter School Requirements located here: http://www.dfbls.az.gov/userfiles/files/Charter%20School%20Requirements%20doc%202%20%283%29%281%29.pdf
[11] Ibid.
[12] Information gathered from the City of Phoenix: http://phoenix.gov/devpro/certocc.html

E. Financing the Facility

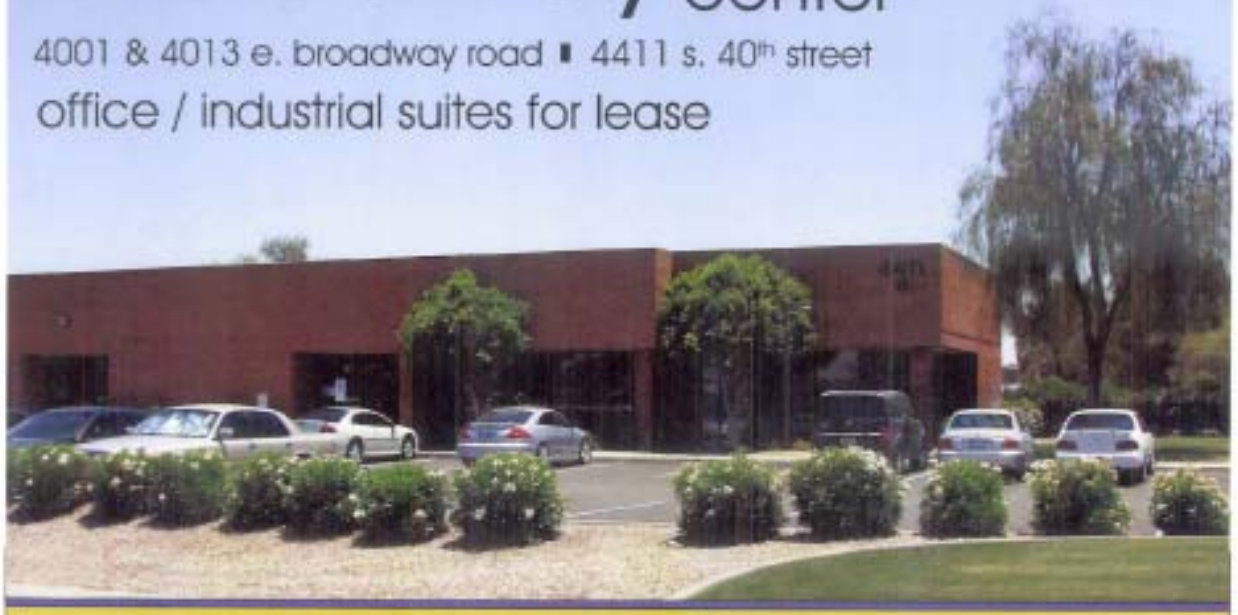
We are in the process of researching and meeting with several organizations that we anticipate will be able to provide additional facility financing during the start-up phase of operation. Currently, we do not have any additional financing options for a facility. However, we understand that a majority of charter schools are able to qualify for loans or bond financing after approximately two or more years of operation when they have established a record of high performance and consistent enrollment. In preparation for that, we want to ensure that any financial agreements we enter now allow maximum flexibility and properly position us to take on loans or bond financing when we consider moving out of a lease agreement in year three or year four. With the expertise of proposed governing board member Irene Carroll, we will be able to explore additional financing options at this early stage of school growth. We intend to use this planning year to fully investigate additional facility financing options.

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:

Tyson Breinholt
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpiaz.com

Leroy Breinholt
D: 480.966.6593
M: 602.377.4687
lbreinholt@cpiaz.com

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:

Tyson Breinholt
D: 480.966.7613
M: 602.315.7131
tbreinholt@cpiaz.com

Leroy Breinholt
D: 480.966.6593
M: 602.377.4687
lbreinholt@cpiaz.com

COMMERCIAL PROPERTIES
incorporated

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.

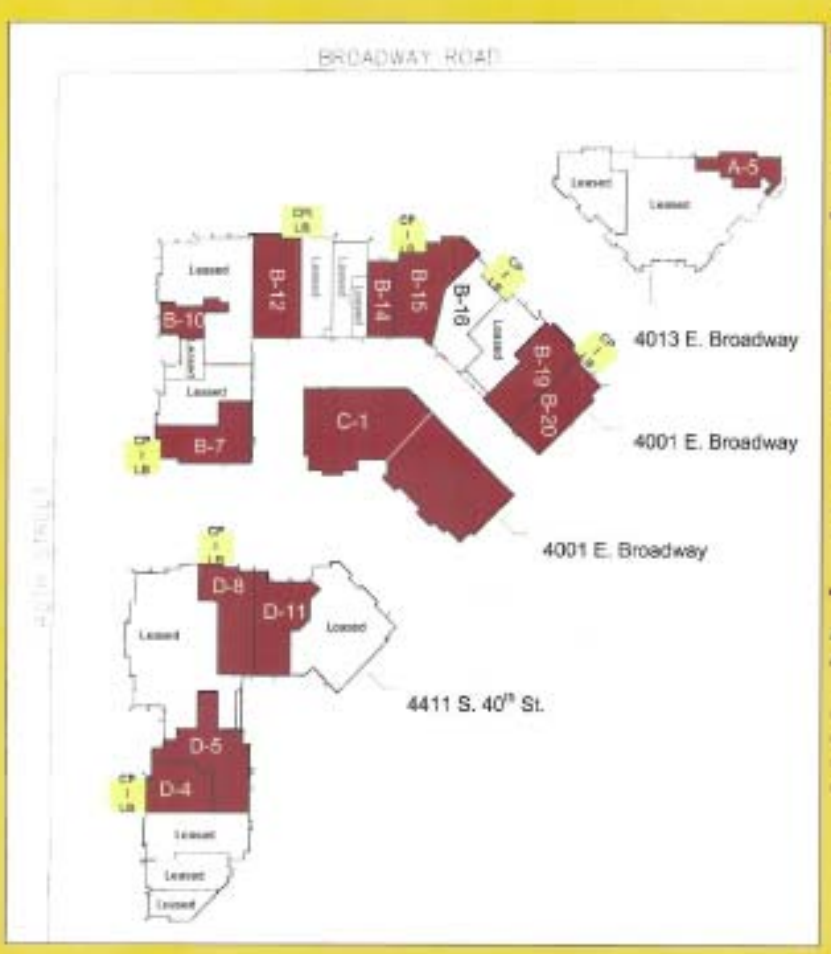
Exhibit A: Broadway Commerce Center (Page 3 of 3)

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

info:

Tyson Breinholt
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpiaz.com

Leroy Breinholt
D: 480.966.6593
M: 602.377.4687
lbreinholt@cpiaz.com

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 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

Pete Klees
Senior Vice President
602.224.4415
pklees@brephoenix.com

Gary Anderson
Senior Vice President
602.224.4439
ganderson@brephoenix.com

Justin LeMaster
Senior Associate
602.224.4477
jlemaster@brephoenix.com

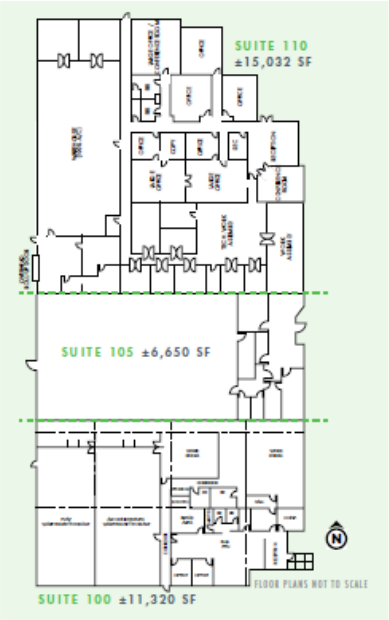
2375 E Camelback Rd Ste 300
Phoenix, Arizona 85016
p 602.954.9000
f 602.468.8588
www.brephoenix.com

Cassidy Turley / BRE Commercial

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

For Lease or Sale

3908 East Broadway Road | Phoenix, Arizona



Pete Klees
Senior Vice President
602.224.4415
pklees@brephoenix.com

Gary Anderson
Senior Vice President
602.224.4439
ganderson@brephoenix.com

Justin LeMaster
Senior Associate
602.224.4477
jlemaster@brephoenix.com

2375 E Camelback Rd Ste 300
Phoenix, Arizona 85016
p 602.954.9000
f 602.468.8588
www.brephoenix.com

Cassidy Turley BRE Commercial

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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)

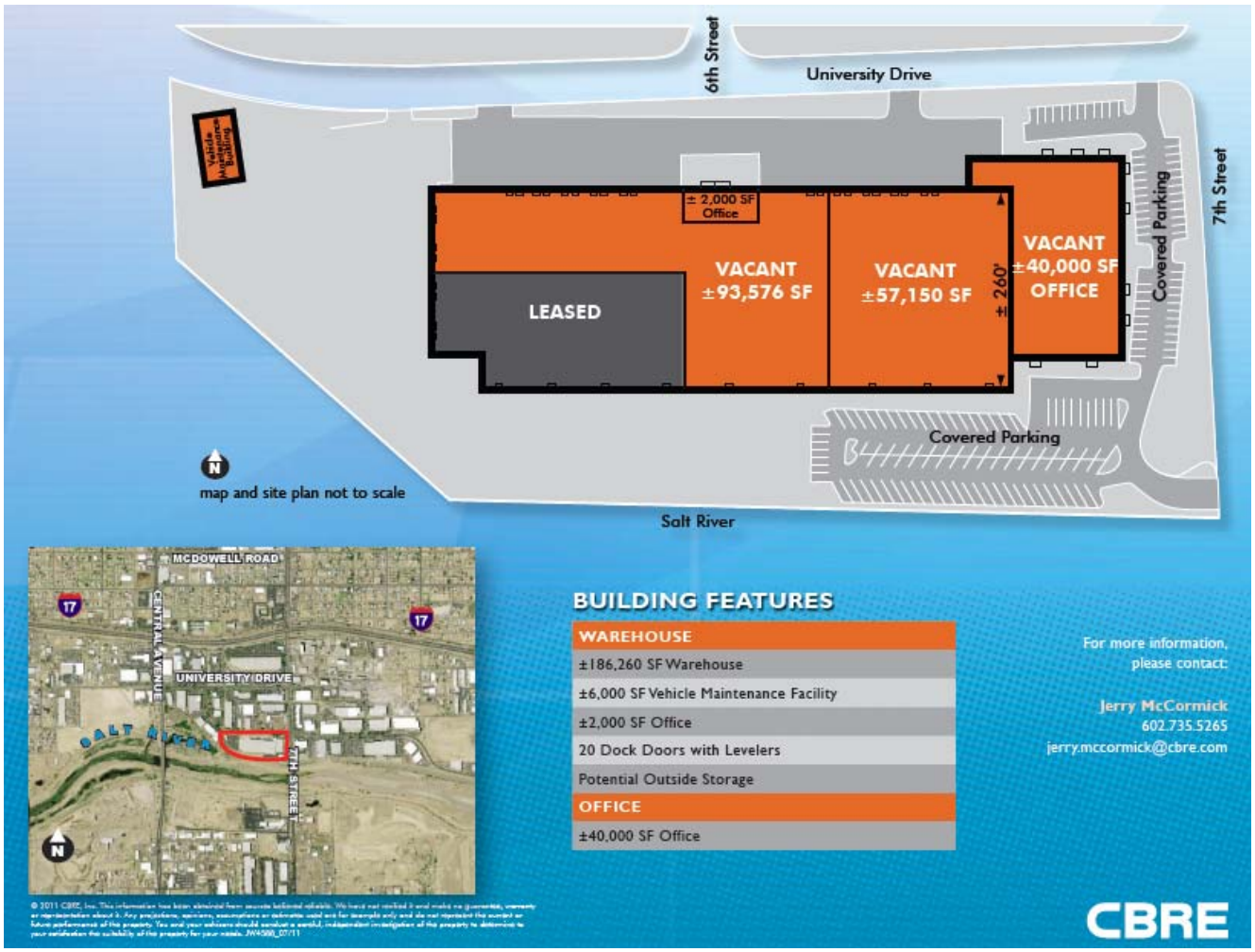



Exhibit D: 2626 South 7th Street (Page 2 of 2)