

# Freestanding Office & Office/Warehouse Buildings For Sale in DC Ranch

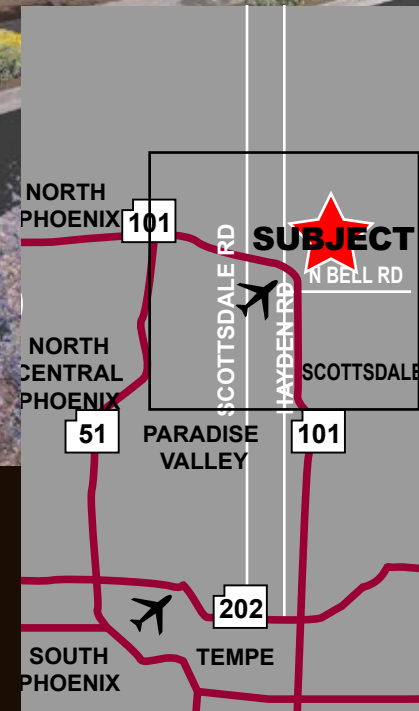
**COMING SOON**  
**EXPECTED COMPLETION:**  
**SUMMER 2020**



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 **SHELL**  
480-443-3992

**Verde Grove**  
AT DC RANCH





# Verde Grove

AT DC RANCH

Palo Brea Bend

A

9112 E Verde Grove View

B

9160 E Verde Grove View

C

9208 E Verde Grove View

D

9220 E Verde Grove View

**A**

OFFICE  
±15,449 SF  
\$225/SF

**B**

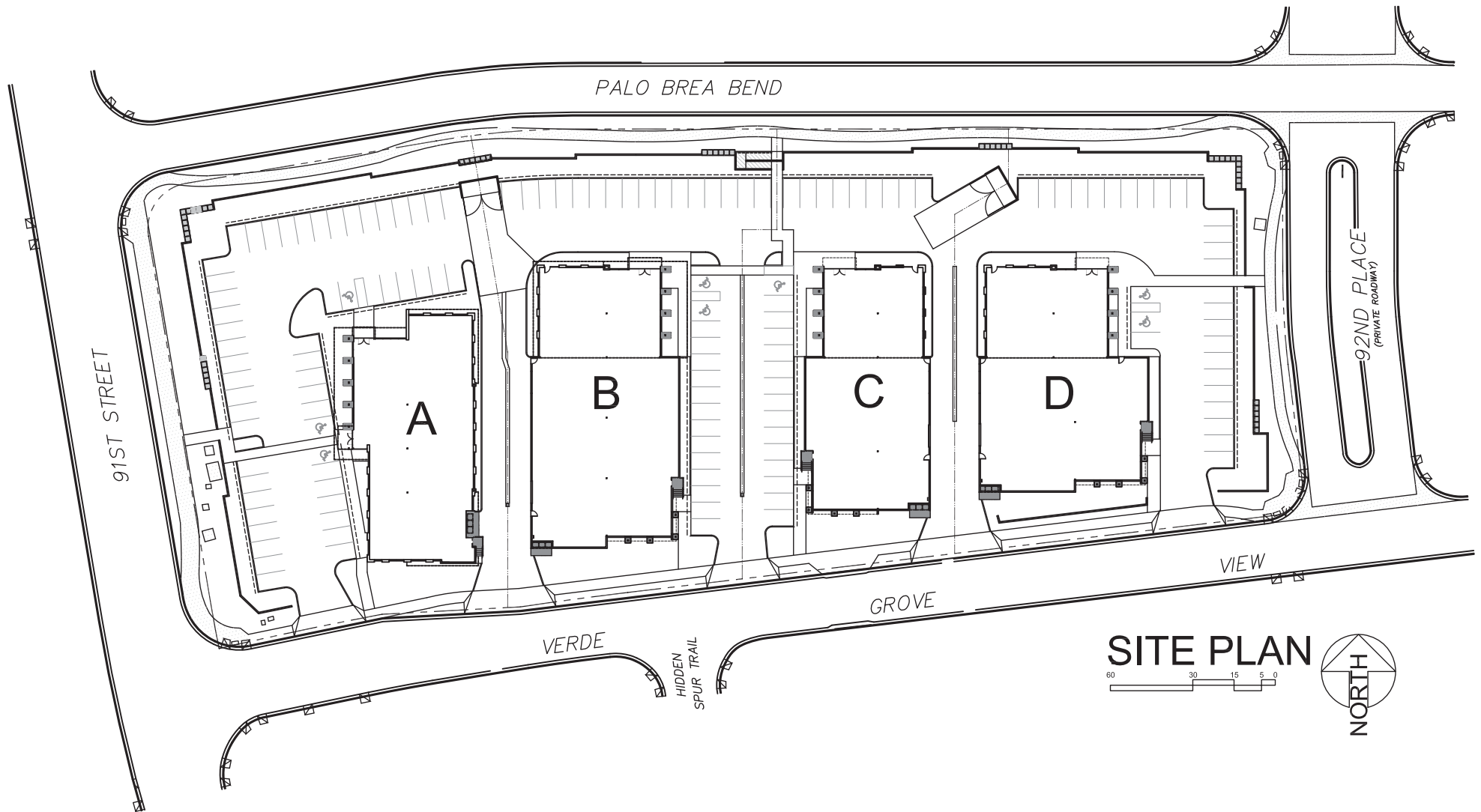
OFFICE/WAREHOUSE  
±14,393 SF  
\$199/SF

**C**

OFFICE/WAREHOUSE  
±10,676 SF  
\$199/SF

**D**

OFFICE/WAREHOUSE  
±12,743 SF  
\$205/SF



# DEVELOPMENT DATA

**A** Lot Area: 44,498 sf (1.02 acres)

## Building Areas:

|              |                  |
|--------------|------------------|
| 1st FLOOR    | 8,002 sf         |
| 2nd FLOOR    | 7,447 sf         |
| <b>TOTAL</b> | <b>15,449 sf</b> |

Parking Spaces: 54 spaces

**B** Lot Area: 34,672 sf (0.80 acres)

## Building Areas:

|              |                  |
|--------------|------------------|
| 1st FLOOR    | 11,442 sf        |
| 2nd FLOOR    | 2,951 sf         |
| <b>TOTAL</b> | <b>14,393 sf</b> |

Parking Spaces: 31 spaces

**C** Lot Area: 27,763 sf (0.64 acres)

## Building Areas:

|              |                  |
|--------------|------------------|
| 1st FLOOR    | 8,332 sf         |
| 2nd FLOOR    | 2,344 sf         |
| <b>TOTAL</b> | <b>10,676 sf</b> |

Parking Spaces: 24 spaces

**D** Lot Area: 39,068 sf (0.90 acres)

## Building Areas:

|              |                  |
|--------------|------------------|
| 1st FLOOR    | 9,792 sf         |
| 2nd FLOOR    | 2,951 sf         |
| <b>TOTAL</b> | <b>12,743 sf</b> |

Parking Spaces: 29 spaces



# Verde Grove

## AT DC RANCH

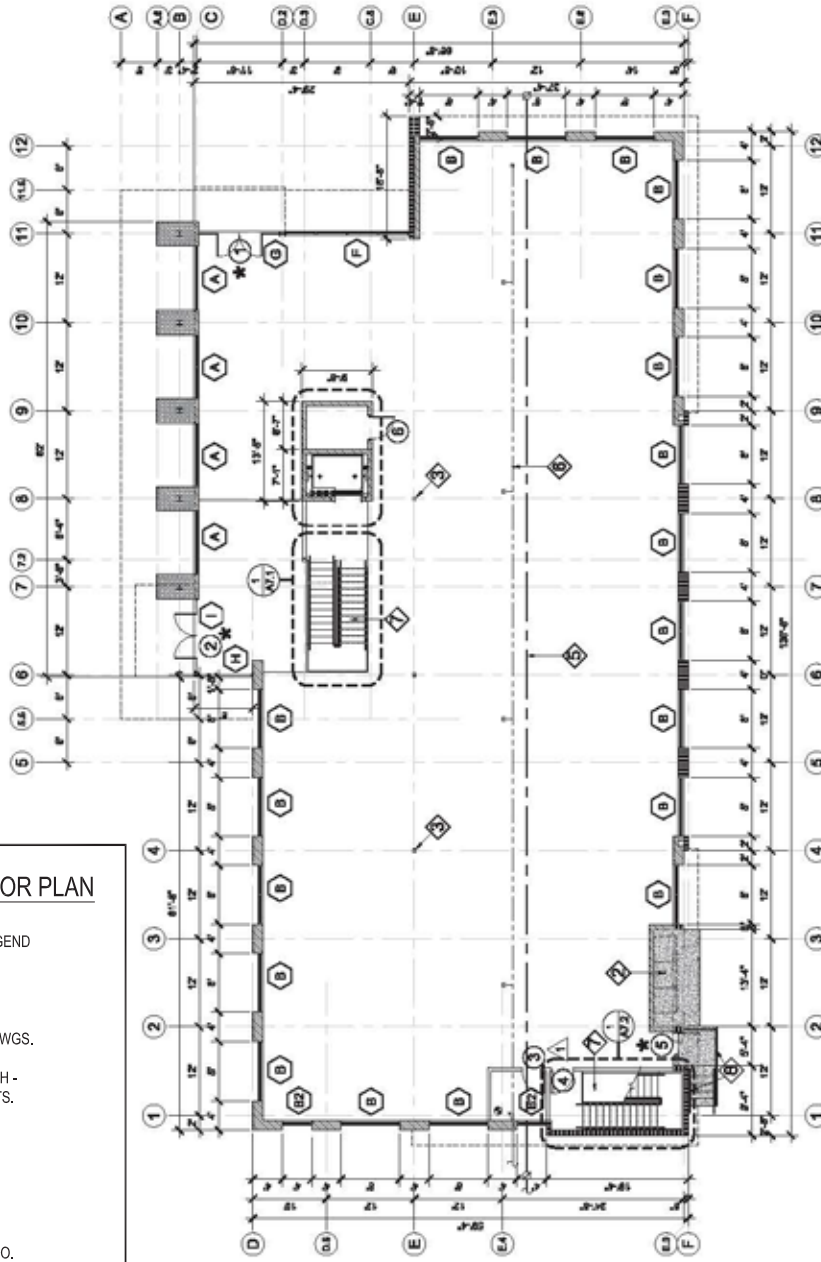
## Located in the Prestigious DC Ranch Master Planned Community



- Close to Market Street at DC Ranch Retail Center
- Second-story views of the McDowell Mountains & Silverleaf Golf Course
- Comprehensive CC&Rs assuring quality design integrity
- Close proximity to Loop 101 full-diamond interchange
- Located near approximately four million square feet of retail and restaurants
- Minutes from Scottsdale Airport
- Contemporary Architecture



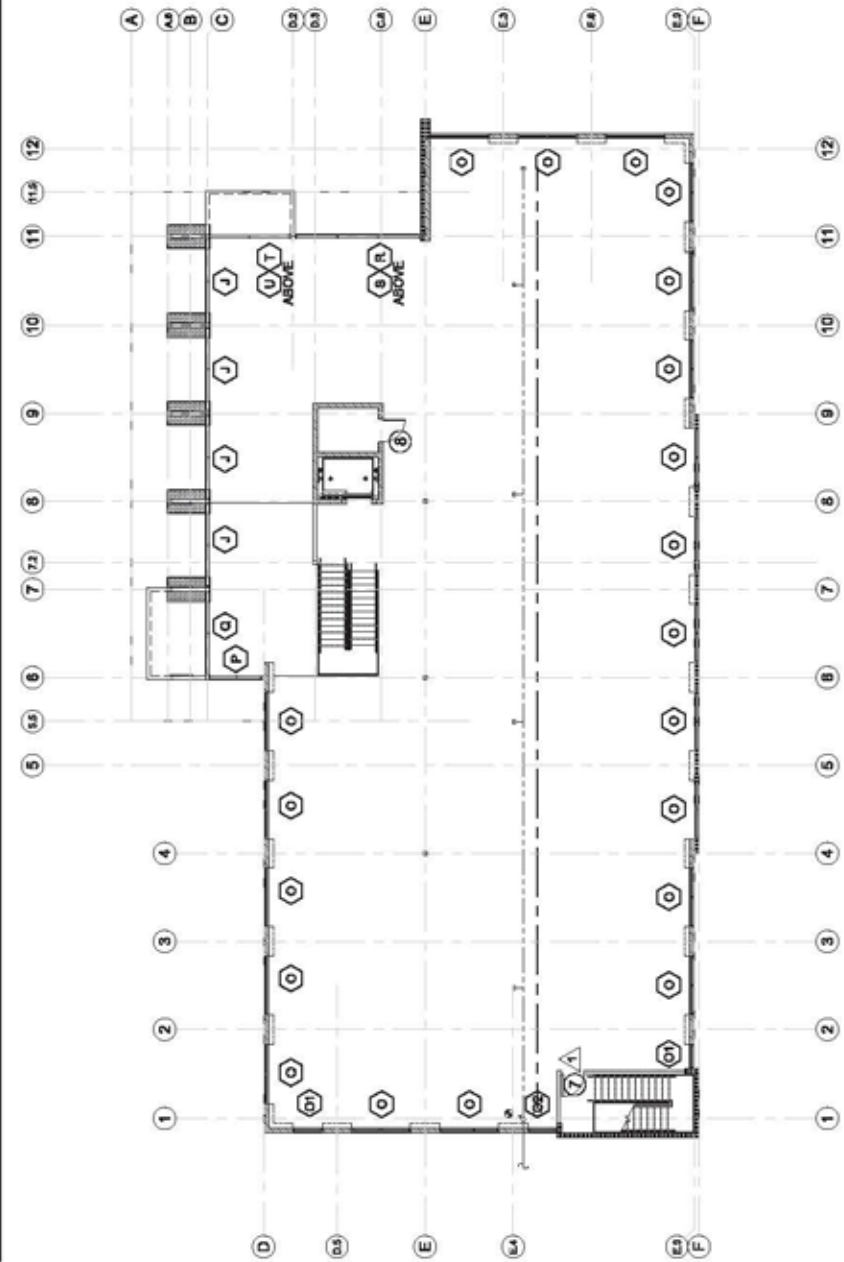
## 1ST FLOOR A



### KEYNOTES - FLOOR PLAN

- 1 C.M.U.- SEE WALL TYPES LEGEND FOR C.M.U. TYPE
- 2 S.E.S.- SEE ELECTR. DWGS.
- 3 STEEL COLUMN - SEE STR. DWGS.
- 4 STL. LADDER TO ROOF HATCH - SEE ROOF PLAN & ROOF DETS.
- 5 WASTE - SEE PLUMB DWGS.
- 6 WATER - SEE PLUMB DWGS.
- 7 STEEL STAIRS - SEE DETS.
- 8 CONC. STEPS w/ HANDRAIL BO. SIDES - SEE DET.- 8/SD3
- 9 STAIRS TO BE PROVIDED w/ TENANT IMPROVEMENT (SEPARATE REVIEW & PERMIT) TO COMPLY W/ I.B.C. TABLE 1006.2(3) Exit travel distance 75' max.

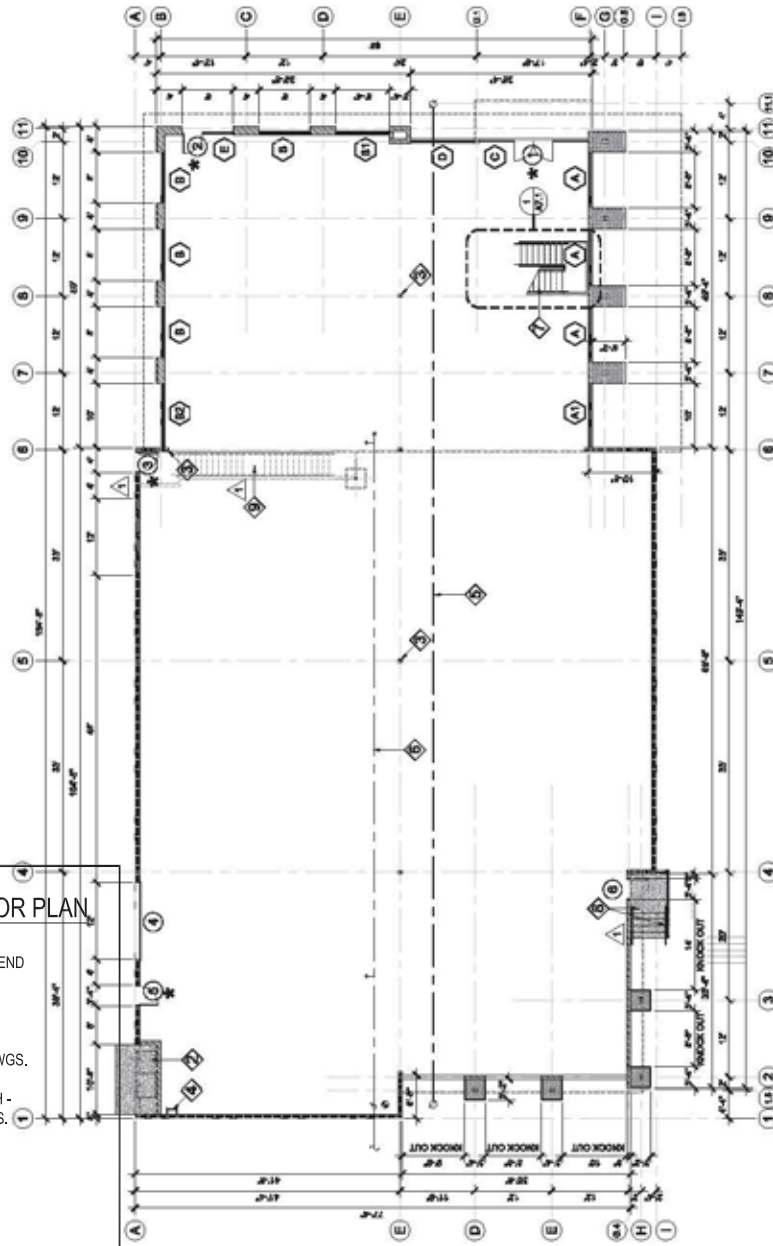
## 2ND FLOOR A







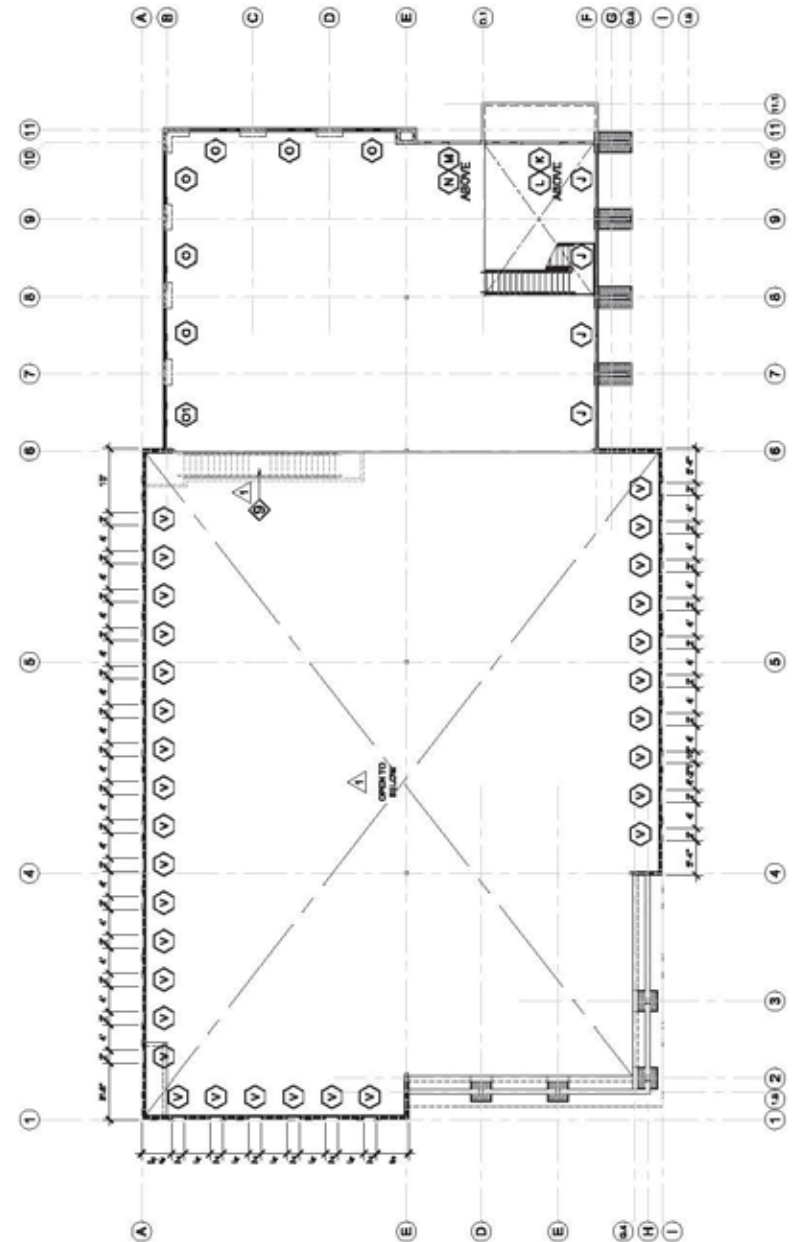
## 1ST FLOOR B



### KEYNOTES - FLOOR PLAN

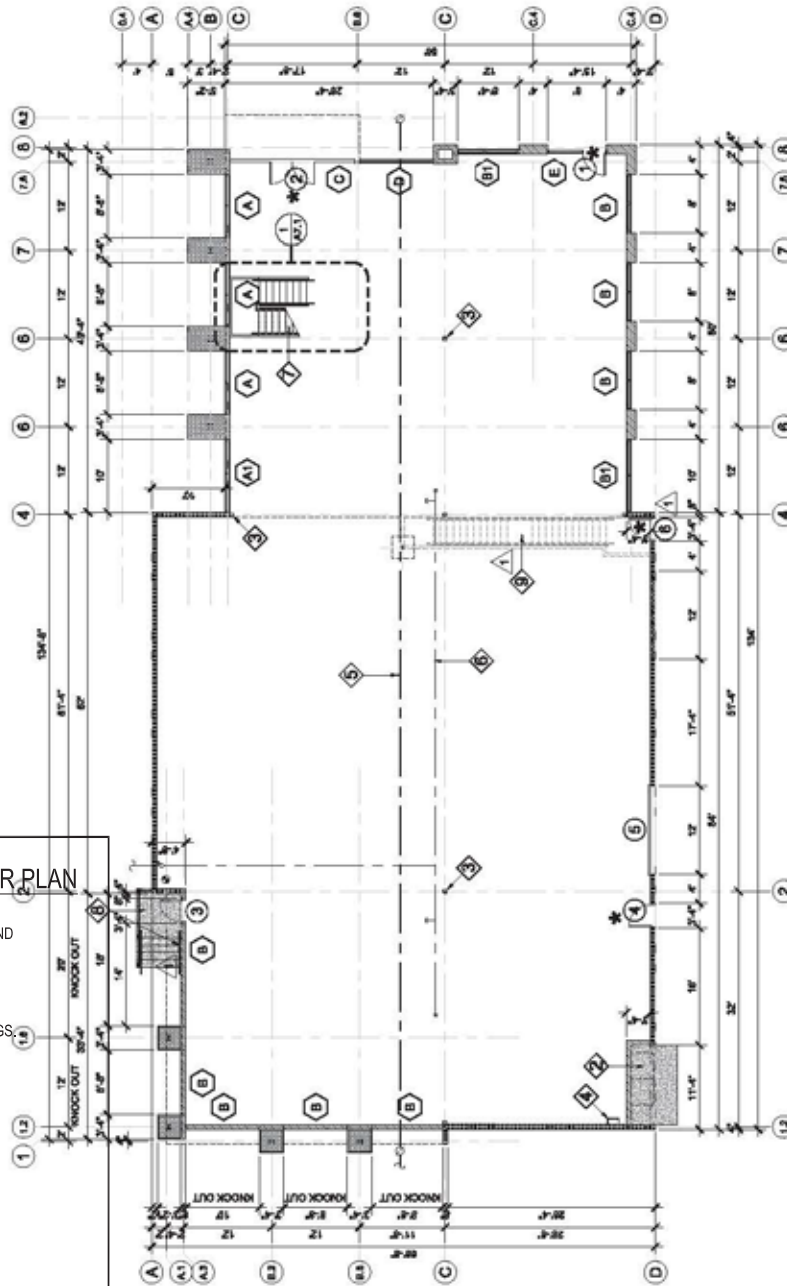
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## 2ND FLOOR B





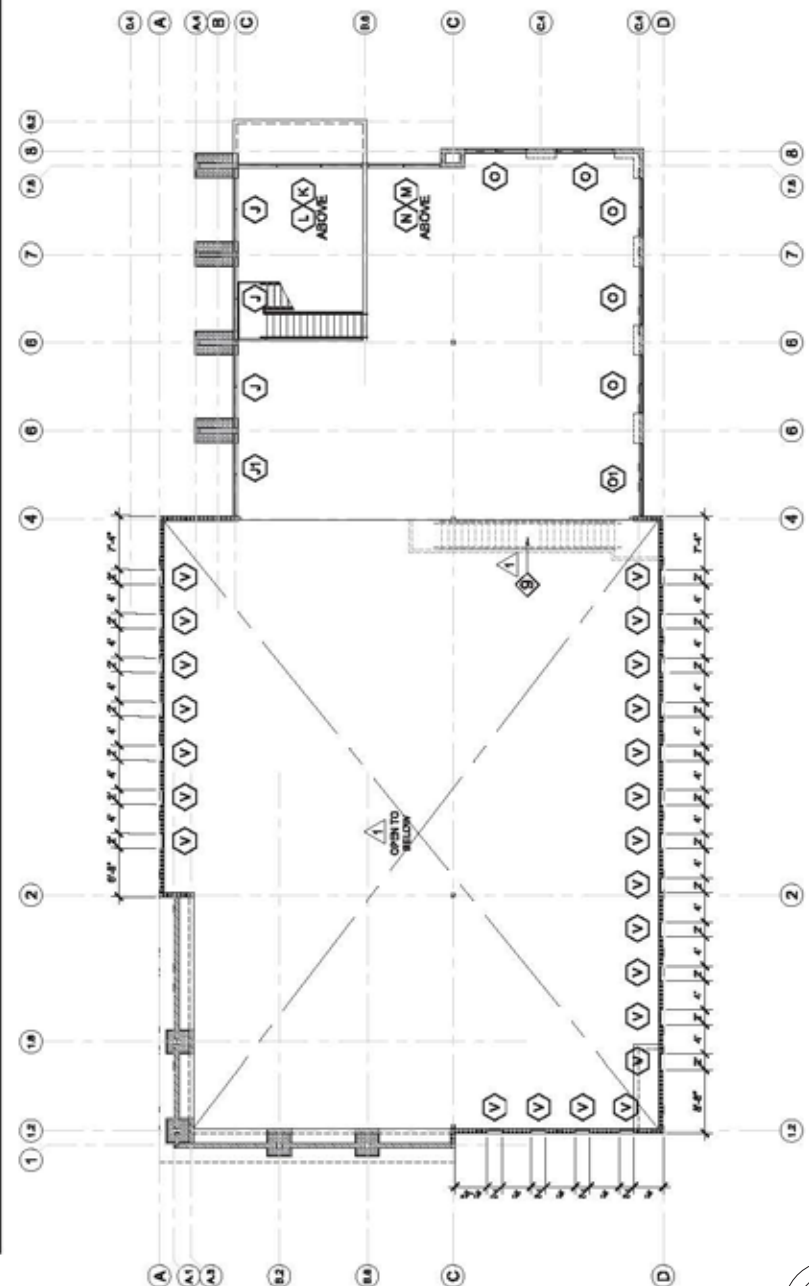
## 1ST FLOOR C



### 0 KEYNOTES - FLOOR PLAN

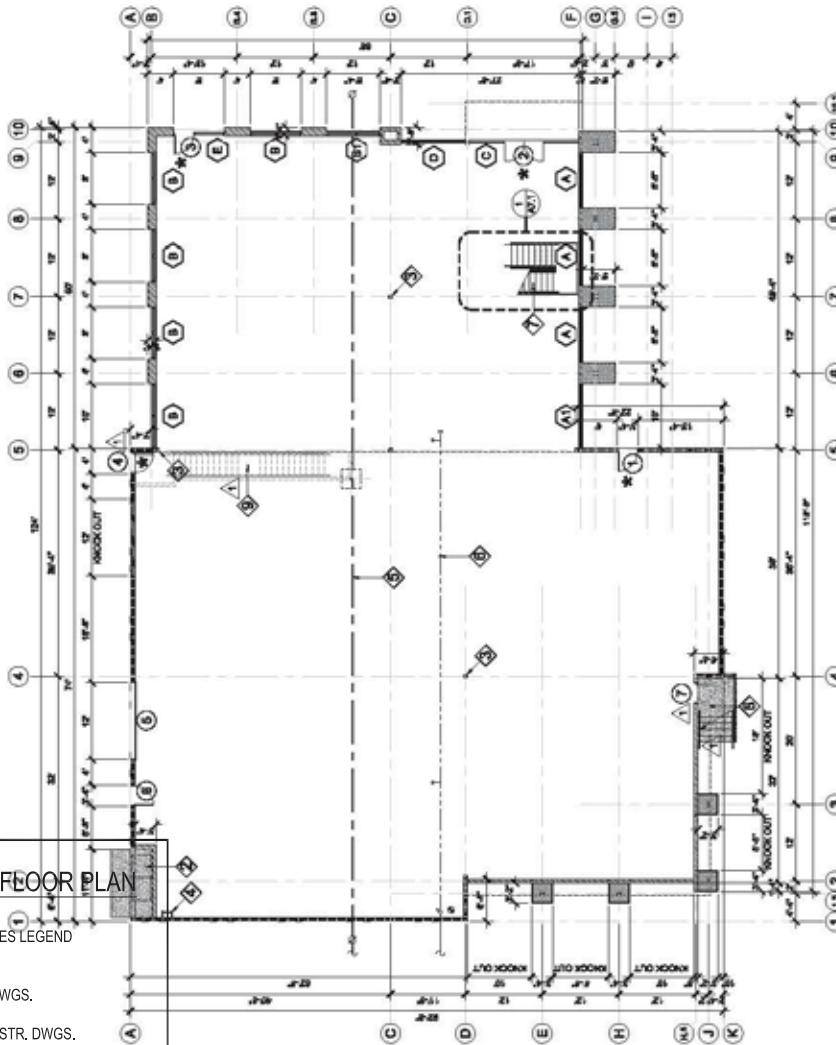
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## 2ND FLOOR C





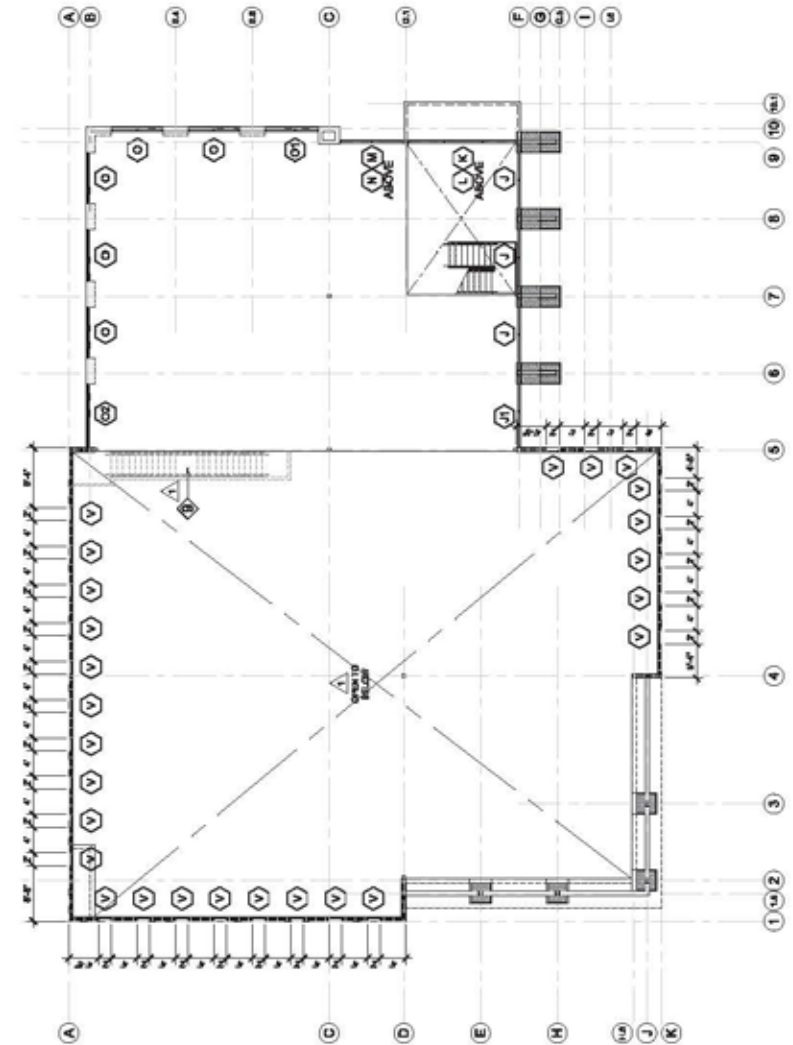
## 1ST FLOOR D



### 0 KEYNOTES - FLOOR PLAN

- 1 C.M.U.- SEE WALL TYPES LEGEND FOR C.M.U. TYPE
- 2 S.E.S.- SEE ELECTR. DWGS.
- 3 STEEL COLUMN - SEE STR. DWGS.
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## 2ND FLOOR D





# Verde Grove AT DC RANCH

## “Shell Specs”



## BUILDING SPECIFICATIONS FOR ‘SHELL’ BUILDING VERDE GROVE AT DC RANCH

### **SOFT COSTS, GENERAL CONDITIONS:**

DEVELOPMENT REVIEW SUBMITTAL AND FEES  
TOPOGRAPHICAL SURVEY  
ARCHITECTURAL AND ENGINEERING DRAWINGS AND SERVICES FOR:  
ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL ENGINEERING,  
INCLUDING GRADING AND DRAINAGE PLANS, AND LANDSCAPE DESIGN  
CONSTRUCTION STAKING  
BLUEPRINTING  
SOILS REPORT  
NATIVE PLANT SURVEY AND PERMIT  
CONSTRUCTION MATERIALS TESTING (MASONRY GROUT, CONCRETE AND SOILS COMPACTION)  
SCOTTSDALE PLAN REVIEW AND BUILDING PERMIT  
GRADING AND DRAINAGE PERMIT AND REVIEW FEES  
LANDSCAPING OFFSITE PERMIT AND DRAWING  
OFFSITE PERMITS AND PLAN REVIEW  
1" WATER METER AND WATER RESOURCE FEE (DOMESTIC) & 1" LANDSCAPE METER.  
SEWER AND WATER DEVELOPMENT FEES  
TELEPHONE HOOK-UP TO ONE CENTRAL LOCATION  
WRITTEN FIVE YEAR ORIGINAL GUARANTEE OF TERMITE PRE-TREATMENT  
BUILDERS RISK INSURANCE

### **CONCRETE**

CONCRETE SLABS MIN. 4" (MIN. 3,000 P.S.I.) PLUS AT SECOND FLOOR  
CONCRETE FOOTINGS (MIN. 2,500 P.S.I.) - AS REQUIRED BY STRUCTURAL AND SOILS ENGINEER.

### **MASONRY:**

8 x 8 x 16 CMU EXTERIOR WALLS, CENTER SCORED & SPLIT FACE CMU  
PER SCOTTSDALE D.R. SUBMITTAL  
MASONRY SITE SCREEN WALLS PER SCOTTSDALE D.R. & BUILDING PERMIT APPROVALS  
(1) DOUBLE REFUSE ENCLOSURE (COMBINED USE FOR TWO BUILDINGS) W/ STEEL GATES  
(2) 28'-8" EXTERIOR WALL HEIGHT

### **METALS:**

STEEL ROOF SUPPORT COLUMNS, LINTELS AND STRUCTURAL STEEL BEAMS AT SLOPED ROOF AREAS  
STEEL BAR JOISTS & BEAMS, WITH STEEL 'B' DECK AT MEZZANINES  
ROOF LADDER AND SCUTTLE

### **WOOD AND PLASTICS:**

PANELIZED ROOF SYSTEM, 1/2" O.S.B SHEATHING, 2" X 6" SUB-PURLINS, SLOPED TO ROOF DRAINS  
22' MIN. CLEAR HEIGHTS AT ROOF AT WAREHOUSE AREAS

### **THERMAL AND MOISTURE PROTECTION:**

FLAT ROOF AREAS SLOPED TO ROOF AND OVERFLOW DRAINS W/ A.B.S. INTERNAL LEADERS  
STANDING SEAM, PRE-FINISHED METAL W/ UNDERLAYMENT PROVIDED AT SLOPED ROOF AREAS  
CAULKING AND SEALANTS AT ALL EXTERIOR JOINTS INCLUDING H.M. DOORS AND STOREFRONTS  
1" URETHANE ROOFING W/ ELASTOMERIC COATING & 10 YEAR ORIGINAL LIMITED ROOF WARRANTY

# “Shell Specs”

## **DOORS AND WINDOWS:**

12' X 14'- 0" OVERHEAD SECTIONAL MANUALLY OPERATED OVERHEAD DOOR (INSULATED)  
AS INDICATED ON DRAWINGS  
PAIR OF MEDIUM STYLE, ANODIZED ALUMINUM ENTRY DOORS W/ ¼" DARK GRAY, LOW- E GLASS, WITH OFFSET CLOSURES, WEATHER-STRIPPING, THRESHOLD AND LOCKSET HARDWARE.  
1" INSULATED, SOLAR GRAY LOW-E GLASS IN 1 3/4" x 4 1/2" BUTT GLAZED ANODIZED ALUMINUM FRAMING AT EXTERIOR GLAZING SYSTEM  
3070 STEEL MAN DOORS AS INDICATED ON PLANS

## **FINISHES:**

EXTERIOR PAINT, 2 COATS @ EXTERIOR DOORS (EXTERIOR MASONRY WALLS PAINTED OR SEALED) & EXTERIOR SOFFITS.  
FIBERGLASS ACOUSTICAL INSULATION W/ WHITE SCRIM FACE AT WAREHOUSE AREA  
**BUILDING A** – NO SCRIM FACE SHEET ON BUILDING

## **MECHANICAL:**

### **PLUMBING:**

COPPER WATER DISTRIBUTION W/ MAIN SHUT OFF VALVE (ROUGH-IN ONLY)  
4" A.B.S. SEWER (ROUGH-IN ONLY)

### **H.V.A.C.:**

MECHANICAL EQUIPMENT CURBS PROVIDED PER MECHANICAL DRAWINGS  
MECHANICAL EQUIPMENT SHALL BE PROVIDED BY **BUYER** AS PART OF TENANT IMPROVEMENTS.

## **FIRE PROTECTION:**

SPRINKLER SYSTEM TO BE 6" WET ORDINARY HAZARD GROUP # (2).45 OVER 3000 SF.  
BACK FLOW PREVENTOR AND TAP PER CITY REQUIREMENTS

## **DIVISION #16 - ELECTRICAL:**

METER & DISTRIBUTION TO BE INSTALLED BY BUYER WITH TENANT IMPROVEMENT  
**BUILDING A** - 1600 AMP, 120V/208V, 3 PHASE SERVICE ENTRANCE SECTION  
**BUILDINGS B, C & D** - 800 AMP 277/480, 3 PHASE SERVICE  
UNDERGROUND CONDUIT TO EACH BUILDING  
PHONE CONDUIT WITH PULL STRING TO PROPERTY LINE PER U.S. WEST REQUIREMENTS TO ONE LOCATION  
SITE LIGHTING, **L.E.D.** WALL PACKS & EXTERIOR DOWNLIGHTING W/ PHOTOCELL SENSOR  
PER SITE LIGHTING PLAN & ELECTRICAL DRAWINGS.

