

# ICON at Perimeter Center

**Location:**

ICON at Perimeter Center  
8399 E Hartford Drive  
Scottsdale, AZ 85255

**Building Size:**

±32,054 total sf  
±16,208 sf - 1st Level  
±15,846 sf - 2nd Level

**Land Area:**

±2.79 acres. Land for sale at  
\$40/sf

**Base Rent:**

\$27/sf/yr NNN with \$65/sf  
T.I. Allowance

**For Sale:**

\$270/sf (Shell Condition)

**Parking:**

5/1,000 sf  
155 total spaces (30 to be  
covered)

**Features:**

- To-be-built new construction
- Contemporary Class "A" Design
- Immediate access to Loop 101 Freeway
- Prominent building identity & signage available
- Located in prestigious Perimeter Center Business Park
- Nearby affluent dining & shopping



**Randy Shell**

Designated Broker

C 480.694.4100

randy@shellcommercial.com

Shell Commercial

16410 N 91st St #112

Scottsdale, AZ 85260



**SHELL**

Commercial Investment Real Estate

**(480) 443-3992**

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.





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Designated Broker  
C 480.694.4100  
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ICON at  
Perimeter  
Center

8399 E HARTFORD DRIVE | SCOTTSDALE ARIZONA 85255

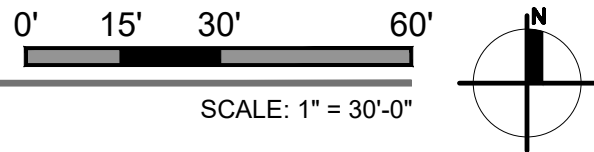
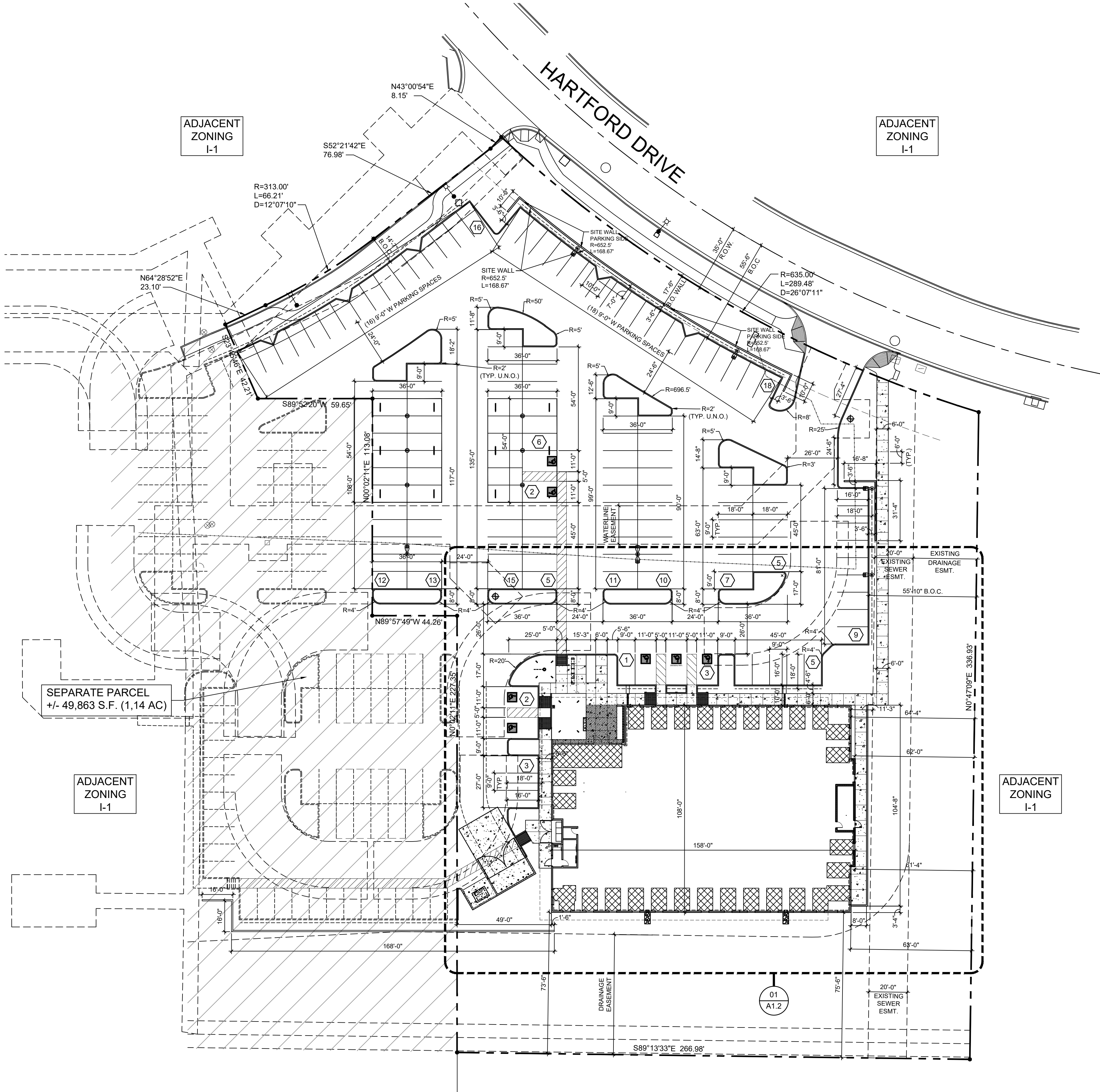


**(480) 443-3992**

[www.shellcommercial.com](http://www.shellcommercial.com)

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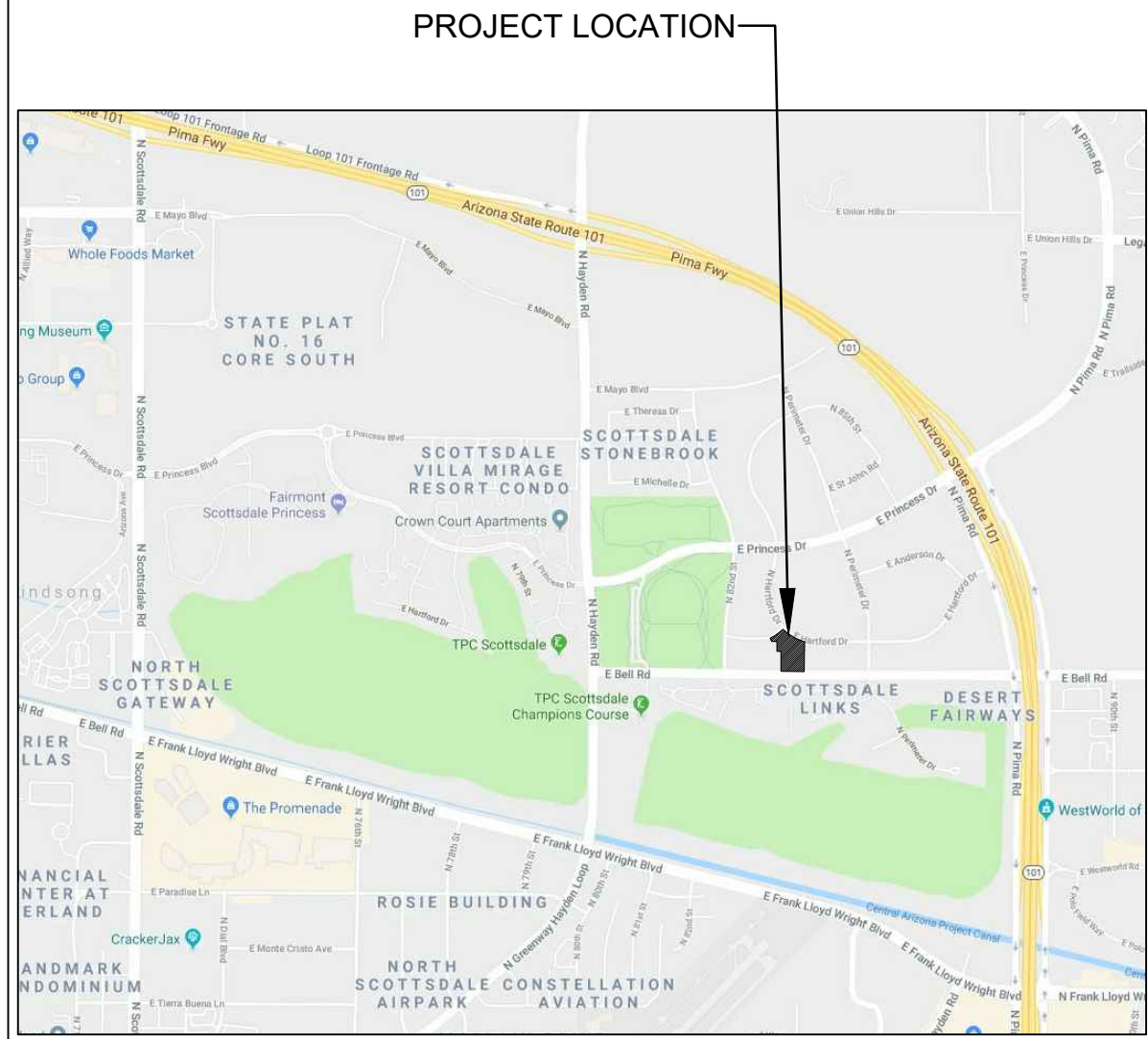
PROJECT DATA

OWNER:	DBM BELL HARTFORD, LLC 140 EAST RIO SALADO PKWY. #305 TEMPE, AZ 85281 (480) 239-5331
PROJECT ADDRESS:	NEC CORNER OF BELL RD & 82ND ST SCOTTSDALE, ARIZONA 85255
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, ARIZONA 85008
ARCHITECT:	LGE DESIGN GROUP 740 NORTH 52ND STREET PHOENIX, ARIZONA 85008
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE BUILDING
ASSESSOR PARCEL NO.:	215-07-233, 215-07-232C
CURRENT ZONING:	I-1
SITE AREA:	±181,025 GROSS SQUARE FEET (4.16 AC) ±121,486 NET SQUARE FEET (2.79 AC)
LANDSCAPE AREA:	25,075 S.F. (DRAINING EASEMENT & FUTURE EXCLUDED)
BUILDING STORIES:	2 STORY
BUILDING HEIGHT:	+30'-0" T.O.P. (34'-8" T.O. MECHANICAL SCREEN)
MAX. BUILDING HEIGHT:	+52'-0" (PER SECTION 5.1804.C.1)
BUILDING G.S.F.:	15,748 G.S.F.
FIRST FLOOR:	16,306 G.S.F.
SECOND FLOOR:	32,054 G.S.F.
TOTAL G.S.F.:	32,054 G.S.F.
LOT COVERAGE:	13.24% F.A.R.: 26.38%
OCCUPANCY GROUP:	B (BUSINESS)
CONSTRUCTION TYPE:	V-B (FULLY SPRINKLED W/ A.F.E.S.)

PARKING CALCULATIONS

PARKING CALCULATIONS:		
AREA	SQUARE FEET	FACTOR
OFFICE:	32,054 S.F.	1 / 300 S.F.
PARKING REQUIRED:		
REGULAR SPACES:		107 SPACES
ACCESSIBLE SPACES REQUIRED (4% OF TOTAL):		5 SPACES
PARKING PROVIDED:		
REGULAR SPACES:		112 SPACES
ACCESSIBLE SPACES (4% OF TOTAL):		5 SPACES
COVERED SPACES:		24 SPACES
ACCESSIBLE COVERED SPACES (4% OF TOTAL COVERED):		2 SPACES
TOTAL PROVIDED:		143 SPACES
PARKING RATIO:		4.4 CARS FOR 1,000 S.F.
BICYCLE PARKING REQUIRED (107 PARKING/10):		11
BICYCLE PARKING PROVIDED:		12

VICINITY MAP



NUMBER	REVISION	DATE



EXPIRES: 06/30/2020

SHEET TITLE:

SITE PLAN - DIMENSIONS

ISSUE DATE: 10/09/2018

DRAWN BY: JMO

CHECKED BY: BJM

PROJECT No.: 602018

SHEET:

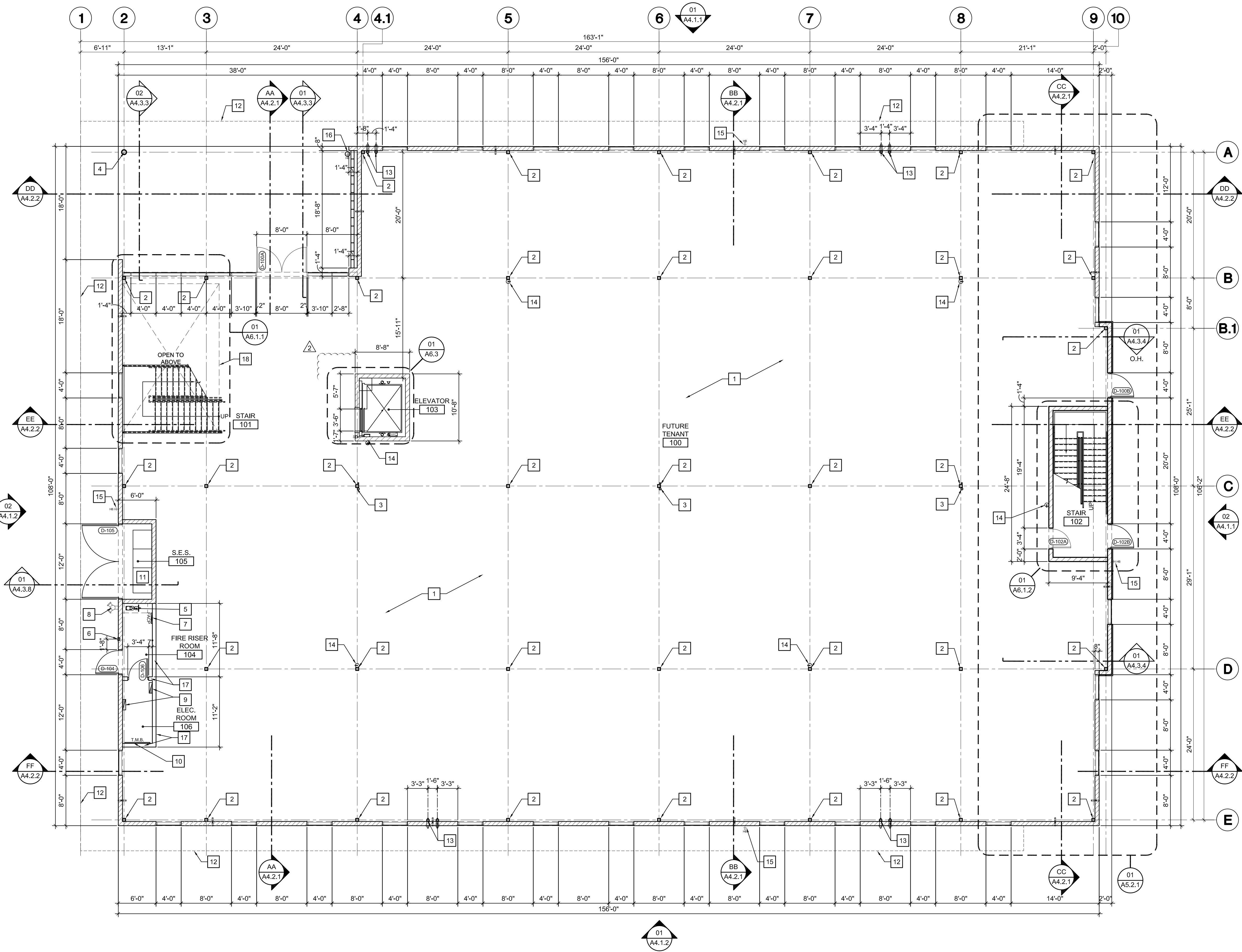
A1.1.1

8399 E. HARTFORD DRIVE  
SCOTTSDALE, ARIZONA 85255

CASE NO.: 27-DR-2018  
PLAN CHECK NO.: 4990-18-4  
4990-18-5

BLACKLINE SET / 2ND CITY SUBMITTAL - 01/15/2019





**01** FLOOR PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES

1. REFER TO SLAB PLAN A2.1.0 FOR SLAB LOCATIONS
2. STEEL COLUMN. SEE STRUCTURAL DRAWINGS
3. WET COLUMN. REFER TO PLUMBING DRAWINGS
4. 10" DIA. TOP & 8" DIA. BASE STEEL COLUMN
5. FIRE RISER LOCATION
6. RECESSED KNOX BOX PER THE CITY OF SCOTTSDALE FIRE DEPARTMENT REGULATIONS. SEE DETAIL 05/A5.1
7. FIRE ALARM CONTROL PANEL (FACP). VERIFY EXACT LOCATION IN THE FIELD.
8. FIRE DEPARTMENT CONNECTION (F.D.C.) LOCATION PER THE CITY OF GOODYEAR FIRE DEPARTMENT REGULATIONS.
9. ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS
10. TELEPHONE MOUNTING BOARD. SEE ELECTRICAL DRAWINGS
11. S.E.S. EQUIPMENT LOCATION ON CONCRETE PAD. SEE ELECTRICAL DRAWINGS.
12. LINE OF FLOOR ABOVE SHOWN DASHED
13. ROOF DRAIN AND OVERFLOW DRAIN. SEE DETAIL 01.02 & 03/A5.1.1, ROOF PLAN AND PLUMBING DRAWINGS.
14. FIRE EXTINGUISHER. SEE G1.1 FOR ADDITIONAL INFORMATION
15. RECESSED HOSE BIBB IN LOCKABLE BOX. REFER TO PLUMBING DRAWINGS
16. IN-GROUND HOSE BIBB. REFER TO PLUMBING DRAWINGS
17. INTERIOR PARTITION- 6" METAL STUDS WITH 5/8" TYPE-X GYP. BD. TO UNDERSIDE OF FLOOR DECK ABOVE. PROVIDE SLIP TRACK AT TOP OF WALL FOR CONNECTION TO UNDERSIDE OF DECK
18. LINE OF OPENING ABOVE SHOWN DASHED

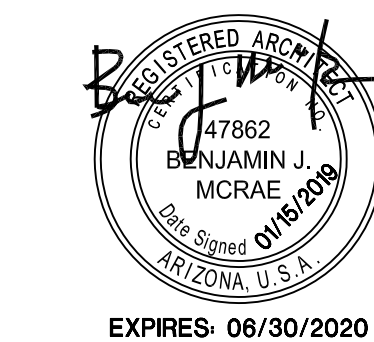
WALL TYPES

SEE BUILDING SECTIONS AND WALL SECTIONS FOR WALL TYPE CONSTRUCTION

ICON AT PERIMETER CENTER

LGE | DESIGNBUILD

NUMBER	REVISION	DATE
1	CITY COMMENTS	01/15/2019
2	OWNER REVISIONS	01/15/2019



EXPIRES: 06/30/2020

SHEET TITLE:	FLOOR PLAN - FIRST FLOOR
ISSUE DATE:	10/09/2018
DRAWN BY:	JMO
CHECKED BY:	BJM
PROJECT No.:	602018

SHEET:

A2.1.1

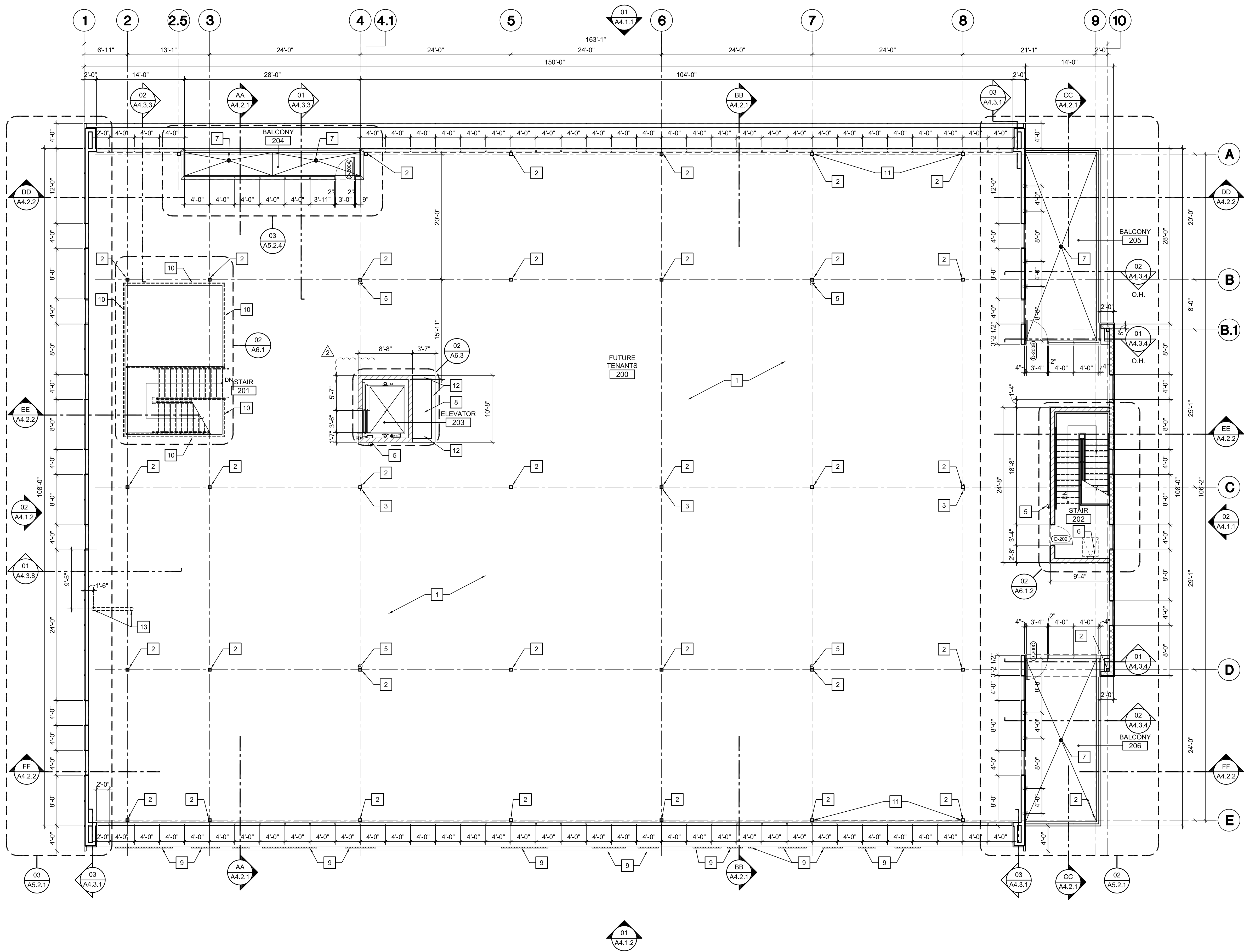
LGE | DESIGNGROUP

740 N. 52nd Street ■ Phoenix, AZ ■ 85008  
P: 480.966.4001

CASE NO: 27-DR-2018  
PLAN CHECK NO: 4990-18-4  
4990-18-5

8399 E. HARTFORD DRIVE  
SCOTTSDALE, ARIZONA 85255

BLACKLINE SET / 2ND CITY SUBMITTAL - 01/15/2019



**01 FLOOR PLAN - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"

## FLOOR PLAN KEY NOTES

- 3 1/2" CONCRETE OVER 1 1/2" STEEL DECK. SEE STRUCTURAL DRAWINGS
- STEEL COLUMN. SEE STRUCTURAL DRAWINGS
- WET COLUMN. REFER TO PLUMBING DRAWINGS
- ROOF DRAIN AND OVERFLOW DRAIN. SEE DETAIL 01.02 & 03/A5.4, ROOF PLAN AND PLUMBING DRAWINGS.
- FIRE EXTINGUISHER BRACKET MOUNTED. SEE G1.1 FOR ADDITIONAL INFORMATION
- WALL MOUNTED STEEL LADDER UP TO ROOF HATCH. SEE ROOF PLAN.
- BALCONY DRAIN
- MECHANICAL CHASE. SEE MECHANICAL DRAWINGS
- 2" x 4" TUBE SCREENS. SEE EXTERIOR ELEVATIONS
- 42" HIGH TUBE STEEL GUARDRAIL
- 1 1/2" DIA. SOLID STEEL ROD DIAGONAL BRACES. SEE STRUCTURAL DRAWINGS
- FULL HEIGHT METAL STUD PARTITION: 5/8" TYPE-X GYP. BD. ON FUTURE TENANT SIDE ONLY OVER 6" METAL STUDS AT 16" O.C.
- FIRE RISER FROM FIRST FLOOR. ROUTE FROM FIRST FLOOR THRU EXTERIOR SOFFIT TO SECOND FLOOR. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL

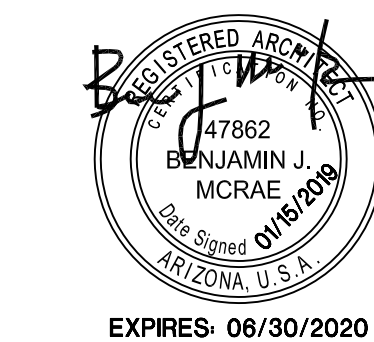
## WALL TYPES

SEE BUILDING SECTIONS AND WALL SECTIONS FOR WALL TYPE CONSTRUCTION

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**LGE DESIGNBUILD**

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FLOOR PLAN - SECOND FLOOR	
ISSUE DATE:	10/09/2018
DRAWN BY:	JMO
CHECKED BY:	BJM
PROJECT No.:	602018

SHEET:  
**A2.1.2**

**LGE DESIGNGROUP**

740 N. 52nd Street ■ Phoenix, AZ ■ 85008  
P: 480.966.4001

CASE NO.: 27-DR-2018  
PLAN CHECK NO.: 4990-18-4  
4990-18-5

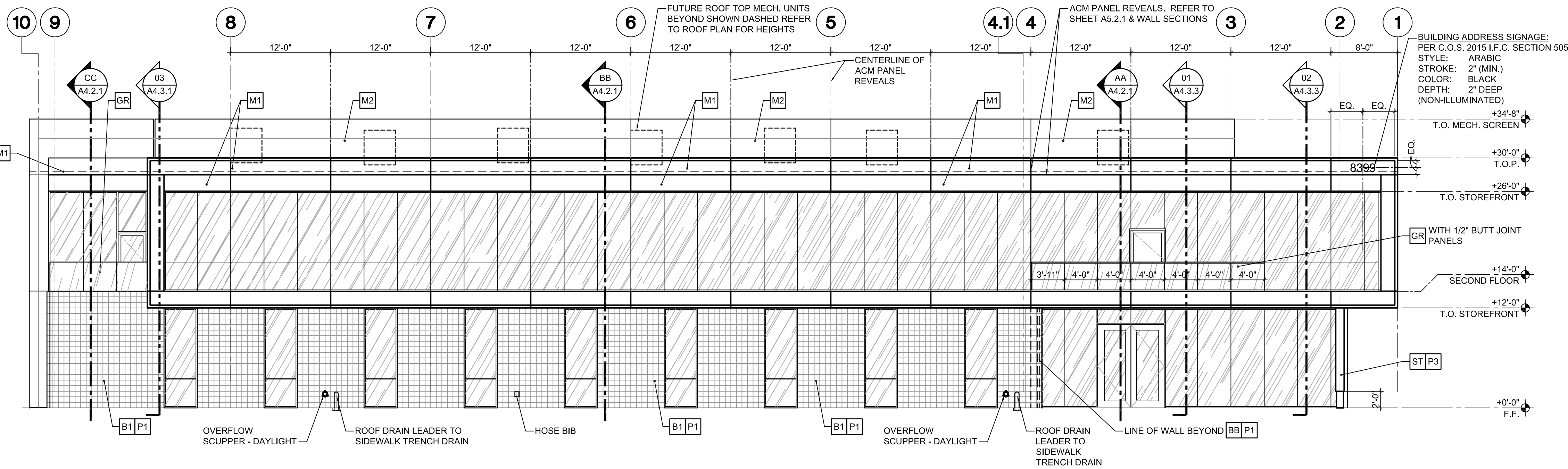
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BLACKLINE SET / 2ND CITY SUBMITTAL - 01/15/2019



01 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



02 EAST ELEVATION

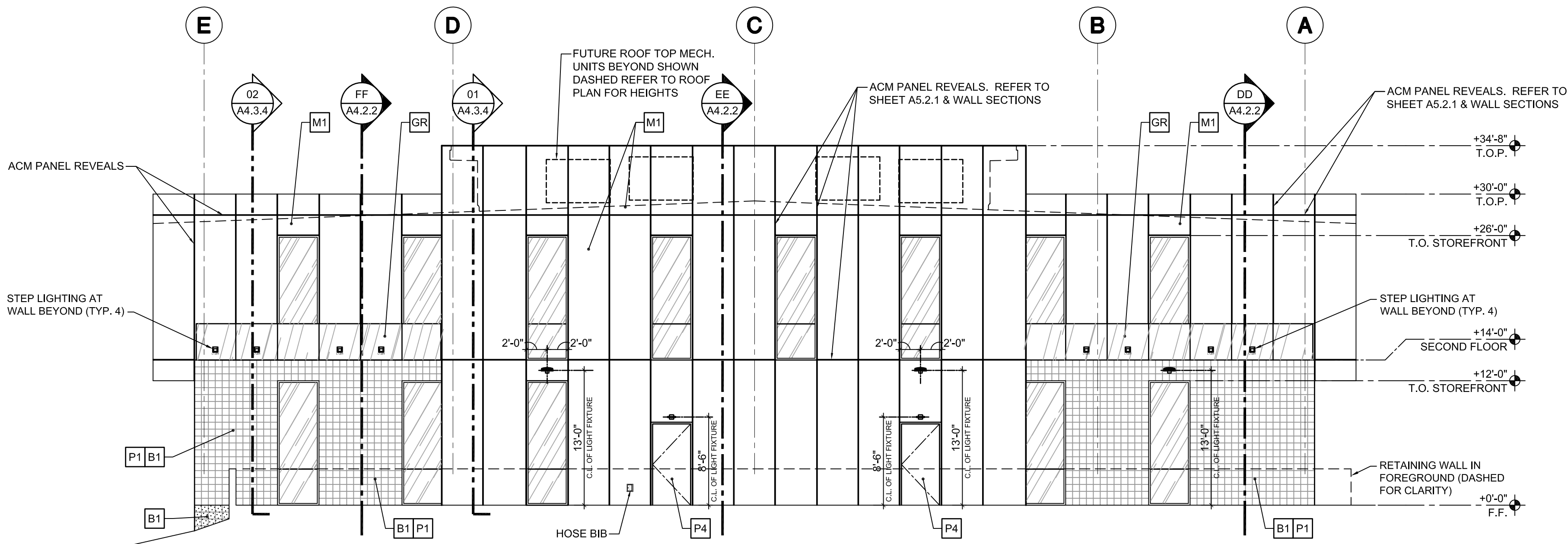
SCALE: 1/8" = 1'-0"

VERTICAL FENESTRATION CALCULATION	
NORTH WALL AREA:	5,530 SQ. FT.
VERTICAL FENESTRATION AREA:	2,690 SQ. FT.
EAST WALL AREA:	3,643 SQ. FT.
VERTICAL FENESTRATION AREA:	624 SQ. FT.
SOUTH WALL AREA:	5,530 SQ. FT.
VERTICAL FENESTRATION AREA:	2,328 SQ. FT.
WEST WALL AREA:	3,380 SQ. FT.
VERTICAL FENESTRATION AREA:	480 SQ. FT.
TOTAL WALL AREA:	18,083 SQ. FT.
TOTAL FENESTRATION:	6,122 SQ. FT.
FENESTRATION PERCENT:	33.85%

C402.4.1.1: FOR CLIMATE ZONE 1-6, NOT MORE THAN 40% OF THE GROSS ABOVE-GRADE WALL AREA SHALL BE PERMITTED TO BE VERTICAL FENESTRATION, PROVIDED THE FOLLOWING ARE MET:

- IN BUILDINGS NOT GREATER THAN TWO STORIES ABOVE GRADE, NOT LESS THAN 50 PERCENT OF THE NET FLOOR AREA IS WITHIN A DAYLIGHT ZONE.
- IN BUILDINGS THREE OR MORE STORIES ABOVE GRADE, NOT LESS THAN 25 PERCENT OF THE NET FLOOR AREA IS WITHIN A DAYLIGHT ZONE.
- DAYLIGHT RESPONSIVE CONTROLS COMPLYING WITH SECTION C405.2.3.1 ARE INSTALLED IN DAYLIGHT ZONES.
- VISIBLE TRANSMITTANCE (VT) OF VERTICAL FENESTRATION IS NOT LESS THAN 1.1 TIMES SOLAR HEAT GAIN COEFFICIENT (SHGC)

NOTE: FUTURE TENANT IMPROVEMENT TO PROVIDE DAYLIGHT RESPONSIVE CONTROLS THAT SHALL COMPLY WITH SECTION C402.4 AND SECTION C405.2.3.1 OF THE IECC.



MATERIAL / FINISH SCHEDULE:

B1	8" x 8" x 16" CENTER-SCORED SMOOTH FACE BLOCK - PAINTED P1
B2	8" x 8" x 16" CENTER-SCORED SMOOTH FACE BLOCK - PAINT TO MATCH ACM SYSTEM "MANSARD BROWN"
M1	ACM METAL SYSTEM MFR.: RMP METAL PRODUCTS, LLC STYLE: ALUMA-KOR SERIES: A1000 DRY SEAL RAINSCREEN SIZE: PER PLANS COLOR: MANSARD BROWN CONTACT: MITCH (602) 275-1676 mitch.rhodes@rollfabmetal.com
M2	ACM METAL SYSTEM (MECHANICAL SCREEN) MFR.: RMP METAL PRODUCTS, LLC STYLE: ALUMA-KOR SERIES: A1000 DRY SEAL RAINSCREEN SIZE: PER PLANS COLOR: MANSARD BROWN CONTACT: MITCH (602) 275-1676 mitch.rhodes@rollfabmetal.com
M3	TUBE SCREENS MFR.: RMP METAL PRODUCTS, LLC STYLE: ALUMABOARD SERIES: ARCHITECTURAL INTERLOCKING BATTENS SIZE: 2" x 4" COLOR: MATCH P2 CONTACT: MITCH (602) 275-1676 mitch.rhodes@rollfabmetal.com
ST	12" DIA. STEEL PIPE COLUMN WITH 10" DIA. BASE - PAINTED
GR	GLASS PATIO RAILING MFR.: C.R.LAURENCE CO. STYLE: GRS - SURFACE MOUNT TO STEEL SUBSTRATE SERIES: GLASS RAILING SYSTEM FOR TEMP. 1/2" GLASS SIZE: SEE DETAILS COLOR: MATCH STOREFRONT CONTACT: 640 SOUTH 54TH AVE. PHOENIX, AZ 85043 (602) 269-7500 www.crlaurence.com
BB	BREEZE BLOCKS MFR.: OUR BLOCK CO. (602) 738-1456 STYLE: AVION SIZE: 16" SQUARE FINISH: PAINTED

STOREFRONT SYSTEM:

FRAMES: ARCADIA AFG451 - 2" x 4 1/2" NON-THERMAL ALUMINUM STOREFRONT FOR 1" GLAZING - DARK BRONZE (AB-7) FINISH

GLAZING: 1" OVERALL GLAZING SOLARBAN 60 LOW-E INSULATED GLASS - TEMPERED AS PER CODE. "SOLARCOOL SOLARBLUE" TINT

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DE 6213 "FINE GRAIN"
P2	DUNN EDWARDS #DE 6111 "SMORES"
P3	DUNN EDWARDS #DET 526 "KEMP KELLY"
P4	DUNN EDWARDS PAINT TO MATCH ACM SYSTEM "MANSARD BROWN"

PAINTING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

ICON AT PERIMETER CENTER

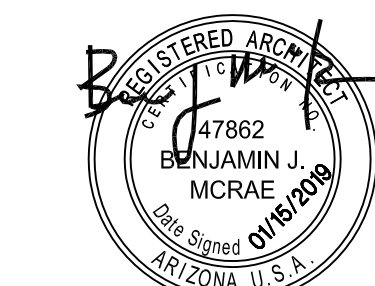


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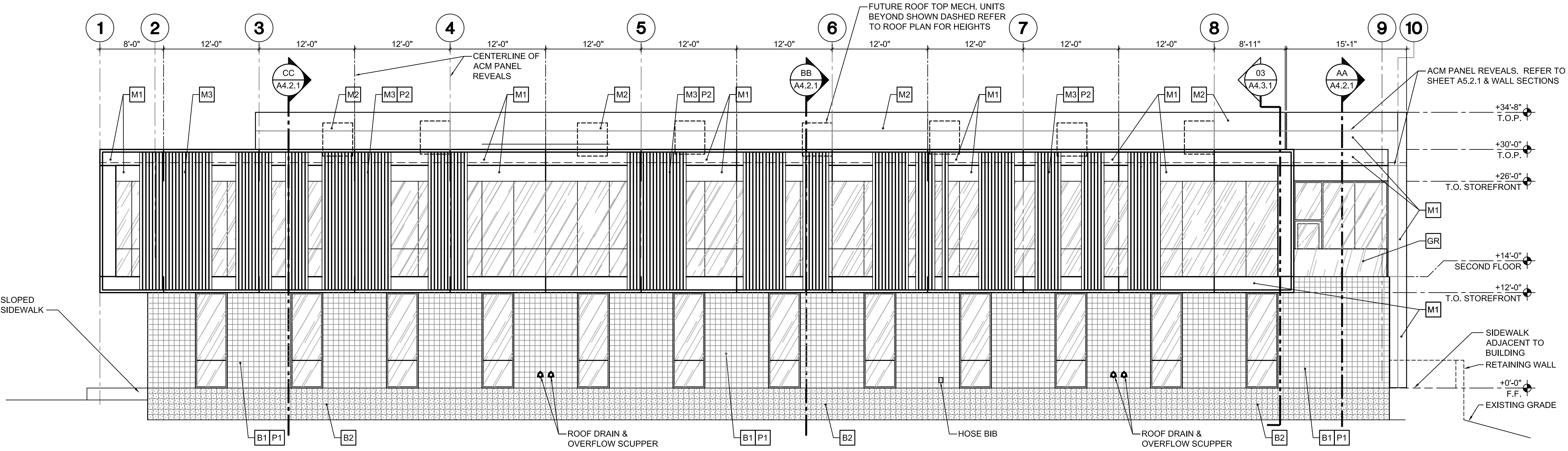
EXPIRES: 06/30/2020

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	10/09/2018
DRAWN BY:	JMO
CHECKED BY:	BJM
PROJECT No.:	602018

SHEET:  
**A4.1.1**

BLACKLINE SET / 2ND CITY SUBMITTAL - 01/15/2019





**01** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**VERTICAL FENESTRATION CALCULATION**

NORTH WALL AREA: 5,530 SQ. FT.  
VERTICAL FENESTRATION AREA: 2,690 SQ. FT.

EAST WALL AREA: 3,643 SQ. FT.  
VERTICAL FENESTRATION AREA: 624 SQ. FT.

SOUTH WALL AREA: 5,530 SQ. FT.  
VERTICAL FENESTRATION AREA: 2,328 SQ. FT.

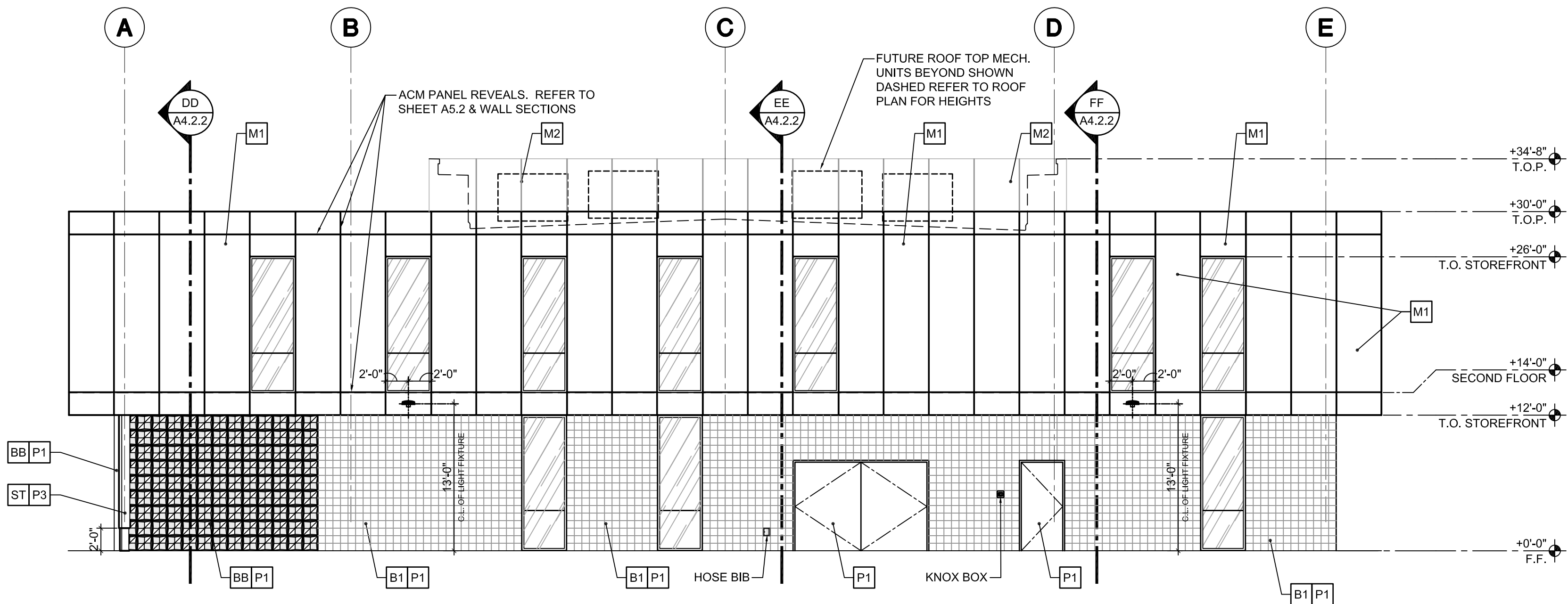
WEST WALL AREA: 3,380 SQ. FT.  
VERTICAL FENESTRATION AREA: 480 SQ. FT.

TOTAL WALL AREA: 18,083 SQ. FT.  
TOTAL FENESTRATION: 6,122 SQ. FT.  
FENESTRATION PERCENT: 33.85%

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- DAYLIGHT RESPONSIVE CONTROLS COMPLYING WITH SECTION C405.2.3.1 ARE INSTALLED IN DAYLIGHT ZONES.
- VISIBLE TRANSMITTANCE (VT) OF VERTICAL FENESTRATION IS NOT LESS THAN 1.1 TIMES SOLAR HEAT GAIN COEFFICIENT (SHGC)

NOTE: FUTURE TENANT IMPROVEMENT TO PROVIDE DAYLIGHT RESPONSIVE CONTROLS THAT SHALL COMPLY WITH SECTION C402.4 AND SECTION C405.2.3.1 OF THE IECC.



**02** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

## MATERIAL / FINISH SCHEDULE:

- B1** 8" x 8" x 16" CENTER-SCORED SMOOTH FACE BLOCK - PAINTED P1
- B2** 8" x 8" x 16" CENTER-SCORED SMOOTH FACE BLOCK - PAINT TO MATCH ACM SYSTEM "MANSARD BROWN"
- M1** ACM METAL SYSTEM  
MFR.: RMP METAL PRODUCTS, LLC  
STYLE: ALUMA-KOR  
SERIES: A1000 DRY SEAL RAINSCREEN  
SIZE: PER PLANS  
COLOR: MANSARD BROWN  
CONTACT: MITCH (602) 275-1676  
mitch.rhodes@rollfabmetal.com
- M2** ACM METAL SYSTEM (MECHANICAL SCREEN)  
MFR.: RMP METAL PRODUCTS, LLC  
STYLE: ALUMA-KOR  
SERIES: A1000 DRY SEAL RAINSCREEN  
SIZE: PER PLANS  
COLOR: MANSARD BROWN  
CONTACT: MITCH (602) 275-1676  
mitch.rhodes@rollfabmetal.com
- M3** TUBE SCREENS  
MFR.: RMP METAL PRODUCTS, LLC  
STYLE: ALUMABOARD  
SERIES: ARCHITECTURAL INTERLOCKING BATTENS  
SIZE: 2" x 4"  
COLOR: MATCH P2  
CONTACT: MITCH (602) 275-1676  
mitch.rhodes@rollfabmetal.com
- ST** 12" DIA. STEEL PIPE COLUMN WITH 10" DIA. BASE - PAINTED
- GR** GLASS PATIO RAILING  
MFR.: C.R.LAURENCE CO.  
STYLE: GRS - SURFACE MOUNT TO STEEL SUBSTRATE  
SERIES: GLASS RAILING SYSTEM FOR TEMP. 1/2" GLASS  
SIZE: SEE DETAILS  
COLOR: MATCH STOREFRONT  
CONTACT: 640 SOUTH 54TH AVE.  
PHOENIX, AZ 85043  
(602) 269-7500  
www.crlaurence.com
- BB** BREEZE BLOCKS  
MFR.: OUR BLOCK CO. (602) 738-1456  
STYLE: AVION  
SIZE: 16" SQUARE  
FINISH: PAINTED

## STOREFRONT SYSTEM:

FRAMES: ARCADIA AFG451 - 2" x 4 1/2" NON-THERMAL ALUMINUM STOREFRONT FOR 1" GLAZING - DARK BRONZE (AB-7) FINISH

GLAZING: 1" OVERALL GLAZING SOLARBAN 60 LOW-E INSULATED GLASS - TEMPERED AS PER CODE. "SOLARCOOL SOLARBLUE" TINT

## PAINT KEY:

- KEY: DESCRIPTION:
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- P2** DUNN EDWARDS #DE 6111 "SMORES"
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## PAINTING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
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