



REDEFINING

LUXURY...

lux·u·ry (luk'shə rē, lug'zhə), *n., pl. -ries*
1: a condition of abundance or great ease and comfort: sumptuous environment — 2: extraordinary; distinct design; unconventional twist — 3: *Plaza Leyenda*

Experience Plaza Leyenda, the next level of Luxury



Exclusive and true Class “A” office & medical condos specifically designed for small to mid-sized business owners. Plaza Leyenda offers flexible unit size and design, abundant parking, covered reserved spaces, building signage, lush landscaping, water features throughout & more!



Distinctive Design

- Exterior stone columns
- Custom contemporary rock water features
- Serene courtyard with sitting area and raised landscaping wall
- Copper accented lighting features offering maximum security with a professional ambiance

Superior Construction Unmatched

Plaza Leyenda	Industry Standard	Advantage
HVAC Units placed on Ground	HVAC Units placed on Roof	<ul style="list-style-type: none"> ▪ Easier maintenance and accessibility to the HVAC units ▪ Eliminates potential leaks and water damage inside a Buyer’s suite ▪ Minimizing roof and tile damage by reducing activity on the roof ▪ Extends lifetime of roof from 15 yrs. to 40 yrs.
Dual Pane Low E Reflective Windows	Single Pane without reflective coating	<ul style="list-style-type: none"> ▪ Higher end window reduces energy costs of heating and cooling the suite
Moment Frame Connection	Support Columns	<ul style="list-style-type: none"> ▪ Moment Frame eliminates need for interior support beams creating more flexible space planning options ▪ Allows “true” corner windows
Keyed Concrete Slab	N/A	<ul style="list-style-type: none"> ▪ “Keyed” slab allows for a more consistently poured slab and prevents long term buckling of the foundation ▪ Allows Buyer to lay underground before pouring slab
4% Load Factor	12% Load Factor	<ul style="list-style-type: none"> ▪ A more efficient design creates more usable square footage the Buyer
Double Doors	Single Doors	<ul style="list-style-type: none"> ▪ Double entry doorways with light features on exterior creates for a more prominent entrance
12’ Ceiling Heights	8'-10' Ceiling Heights	<ul style="list-style-type: none"> ▪ First floor space allows for 12’ ceiling heights which is standard for true Class A office space ▪ Higher ceiling height creates the perception of a more open space
2nd Floor Concrete Slab	Standard project does not offer 2-story buildings	<ul style="list-style-type: none"> ▪ Providing 2nd floors with a “B” Deck concrete top eliminates noise factors for 1st floor buyers



PLAZA LEYENDA
FRANK LLOYD WRIGHT & SHEA BOULEVARDS | SCOTTSDALE, ARIZONA

Demographics

	1 mile	3 miles	5 miles
2006 Estimated Avg. Household Income	\$108,089	\$118,859	\$111,207
2006 Estimated Population	11,386	43,404	94,445
2011 Projected Population	12,454	47,744	103,673

Source: Claritas, Inc.

Traffic counts:

Frank Lloyd Wright & Shea Boulevards 58,400

Source: City of Scottsdale, AZ



Developed by:



A Area Amenities

- Prestigious North Scottsdale Location
- Gorgeous mountain and city views
- Within minutes to Mayo Clinic (east) and Scottsdale Healthcare (west)
- Just south of the prestigious Ancala Country Club
- Direct access to Loop 101, only two and a half miles
- Major arterial link to Scottsdale Airpark

Marketed by:

LOGAN
COMMERCIAL ADVISORS
8960 East Raintree Drive, Suite 100
Scottsdale, Arizona 85260
480.860.6900

Visit us at logancommercial.com