

Copper Basin Marketplace

The Heart of the Neighborhood

Opening Early 2008



Main Street

West Elevation



Copper Mine Road

South Elevation

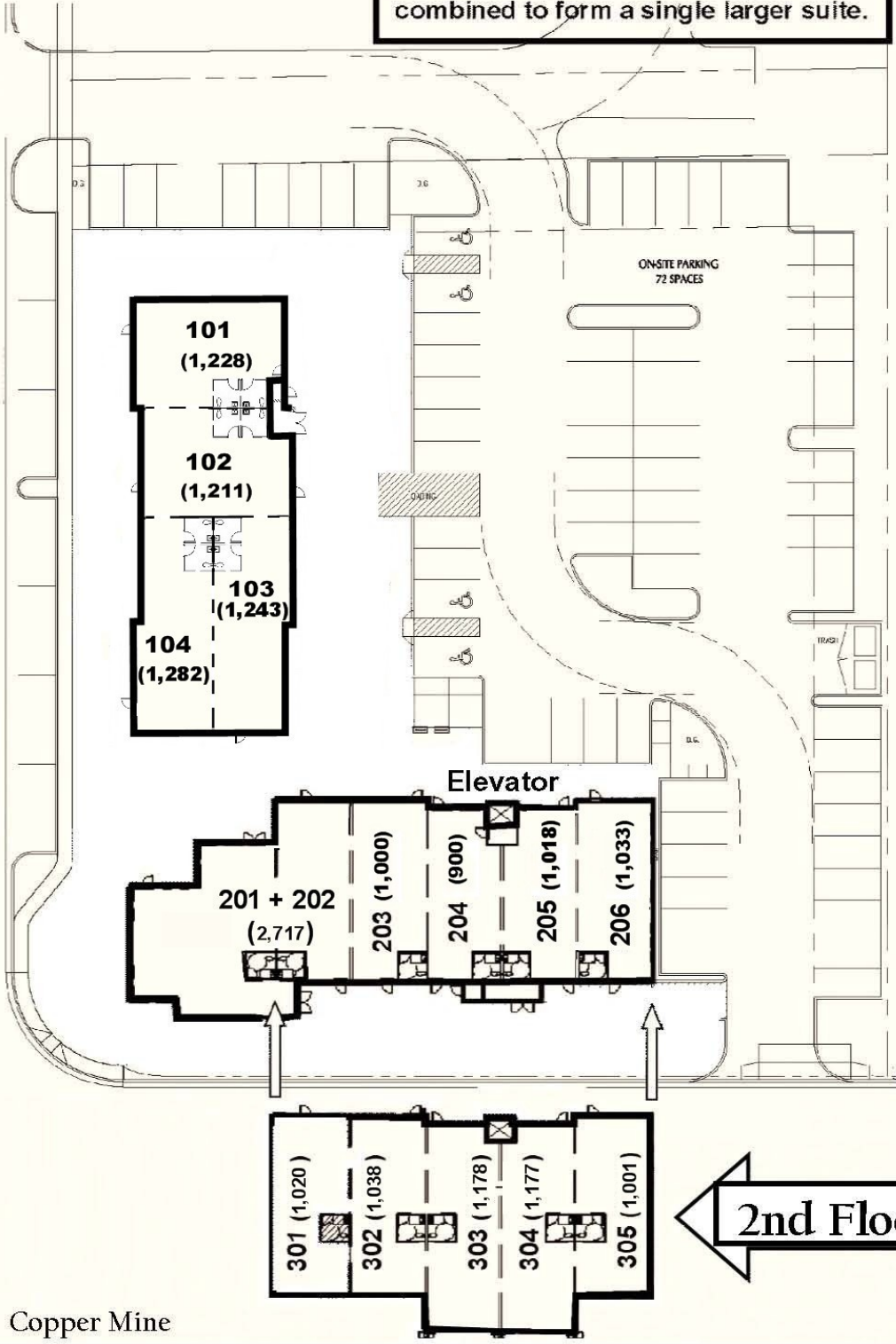
With a scheduled opening in early 2008, the distinctive Copper Basin Marketplace retail center will soon serve the community of Copper Basin (3,000 homes), Queen Creek, as well as the multitude of regional visitors to the state-of-the-art YMCA recently opened across Main St.

Select Your New Retail Home From The Next Page >>

Fire Station

Copper Basin Marketplace

NOTE: Contiguous suites may be combined to form a single larger suite.



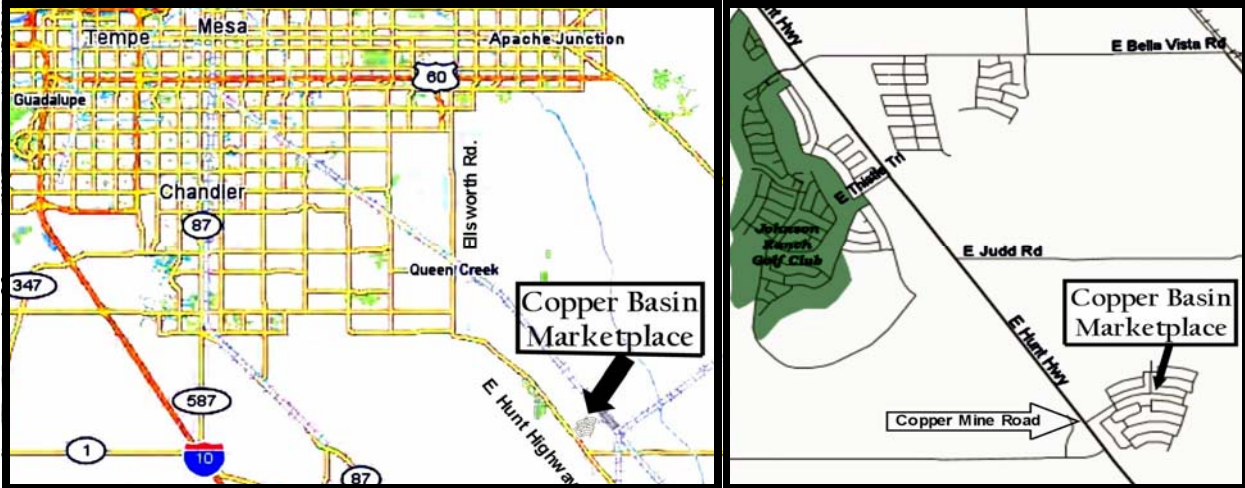
YMCA

Main St.

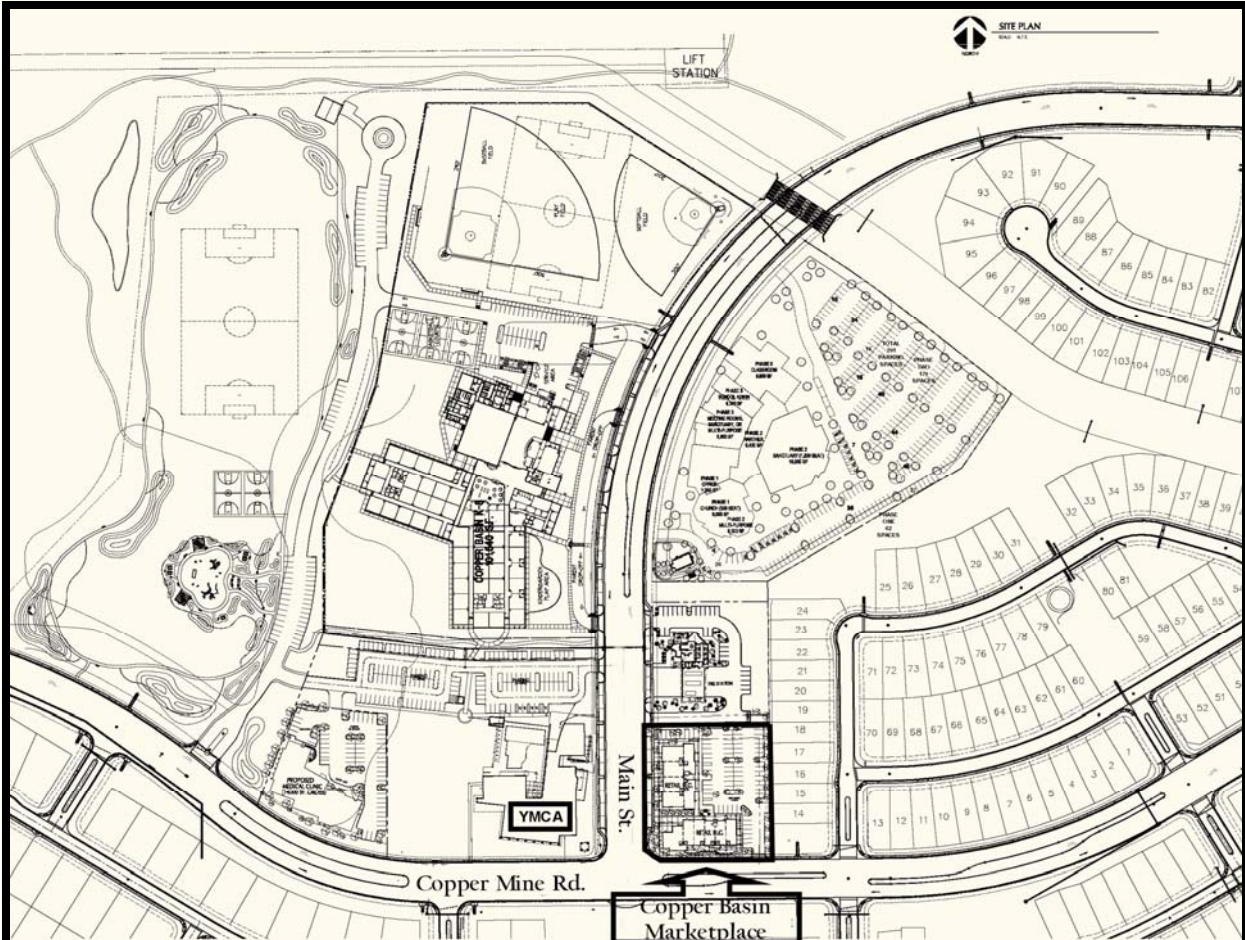
Copper Mine

2nd Floor

Suite # (Rentable Square Feet)



Highway 60 to Ellsworth Road—South on **Ellsworth** through the town of Queen Creek to **Hunt Highway**—East/Southeast on Hunt Highway two miles past East Bella Vista Road to **Copper Mine Road**– North/Northeast on Copper Mine Road one mile to **Main Street** in Copper Basin.



Lease Rates

1) For a five year term, first year Base Rent per **rentable square foot per year (rsf/y)** is:

- \$25/rsf/y for ground floor "end cap" suites
- \$22/rsf/y for ground floor "in-line" suites
- \$20/rsf/y for second floor suites

(the above noted rates are subject to change at any time - please confirm current rates with the leasing agent)

2) Base Rents will escalate three percent (3%) on each anniversary during the lease term.

3) Landlord will deliver your suite with a "vanilla shell" finish and provide an \$8/rsf Improvement Allowance.

4) Additional Rent for Common Area Costs is estimated to be \$5.00/rsf/y during the first year of operation.

Note: Leases with a term longer than five years will enjoy a lower first year rate; conversely, the first year rate will be higher for leases with a term shorter than five years .

Develop With Pride

Pyramid truly believes that “it’s not worth doing unless it’s done right!”. This philosophy is manifest in the residential and commercial developments Pyramid has spearheaded over the years, a philosophy evident in the attention to the location, the design and the detail that places the Copper Basin Marketplace in a class of its own. The Copper Basin Marketplace is not only a place you will be proud to do business from—it is a place where much business will be done!

Manage With Integrity

Nobeus Property Management, Inc. has always maintained that the surest way to keep lessors happy is to keep lessees happy. Around the clock, Nobeus is there to ensure that you receive the prompt attention and quality of care you deserve.

Please call the following number for all leasing inquiries:

602-241-1741 ext 24