



Carmel Professional Plaza

Spec Office Development, Less Than 75,000 Square Feet Carmel Professional Plaza

DEVELOPER: COBE Development
ARCHITECT: Bollinger & Cardenas Architects
INTERIOR ARCHITECT/DESIGNER: NA
GENERAL CONTRACTOR: Farnsworth Construction

Developers describe Carmel Professional Plaza as a high-quality project that arrived in the right place at the right time.

Located at the southwest corner of Gilbert and Queen Creek roads, the 54,000-square-foot office condominium complex received a warm welcome from health care providers and other small-business proprietors, selling out prior to the start of construction.

The record-breaking absorption allowed construction to begin on all nine buildings simultaneously, resulting in very little interest cost and a certificate of occupancy in just nine months. The project's popularity also helped drive pricing per square foot, which averaged \$244 on the buildings that were sold and \$23.50 triple net on those leased.

The buildings feature Craftsman-style architecture to complement surrounding developments. Rough-hewn wooden beams, stone accents and lush landscaping provide a welcoming curb appeal.

Enclosed electrical service-entrance rooms, 13-foot ceilings, roof-mounted HVAC systems, and oversized windows and doors are standard. Buildings also include ample front-door parking and five of the nine buildings have frontage to create visibility for business owners.

ALSO NOMINATED:

KNOX OFFICE BUILDING
DEVELOPER: LGE Design Build
ARCHITECT: Cawley Architects Inc.
INTERIOR ARCHITECT/DESIGNER: NA
GENERAL CONTRACTOR: LGE Design Build

**LIBERTY COTTON CENTER-
PHELPS DODGE CORP.**
DEVELOPER: Douglas Allred Co.
ARCHITECT: SmithGroup
INTERIOR ARCHITECT/DESIGNER: M3
Engineering and Technology Corp.
GENERAL CONTRACTOR: The Renaissance Cos.

PLAZA LEYENDA
DEVELOPER: VP Commercial
ARCHITECT: DPA Architects Inc.
INTERIOR ARCHITECT/DESIGNER: NA
GENERAL CONTRACTOR: Palisade Construction Inc.

PRINCESS 83 AT THE PERIMETER CENTER
DEVELOPER: DKS Development
ARCHITECT: Archicon LC
INTERIOR ARCHITECT/DESIGNER: Archicon LC
GENERAL CONTRACTOR: Double AA Builders Ltd.

Office Project, Build to Suit Apollo Riverpoint Center

DEVELOPER: Apollo Development Corp.
ARCHITECT: Carpenter Sellers Associates
INTERIOR ARCHITECT/DESIGNER: Carpenter Sellers Associates
GENERAL CONTRACTOR: SmithGroup Inc.

What they were looking for was a centralized place to consolidate their corporate headquarters and house the school's online learning programs. What the University of Phoenix and parent company Apollo Group Inc. got was a collection of three buildings that not only fill the bill, but also are sustainable and attractive.

Apollo Riverpoint Center comprises one 10-story and two six-story buildings totaling 600,000 square feet at 32nd Street and Interstate 10. Apollo occupies the entire development, but plans to sell the property to a long-term real estate investor and sign a 12-year lease on it.

The design features native Arizona copper and stone building materials, and is oriented to take advantage of available shade on the east, west and south elevations.

Because the surrounding area features little, if any, true Class A office space, the Riverpoint Center stands out among neighboring buildings and has helped raise property values.

ALSO NOMINATED:

94 HUNDRED SHEA
DEVELOPER: Westar Development
ARCHITECT: PHArchitecture



Apollo Riverpoint Center

INTERIOR ARCHITECT/DESIGNER: S:E Design
GENERAL CONTRACTOR: Caviness Construction Co.

ARIZONA GAME AND FISH DEPARTMENT
DEVELOPER: Lincoln Property Co.
ARCHITECT: Will Architects PLC
INTERIOR ARCHITECT/DESIGNER: Will Architects PLC
GENERAL CONTRACTOR: Sundt Construction

**ARIZONA STATE CREDIT UNION AT
CORRIDORS-PHOENIX**
DEVELOPER: The Alter Group
ARCHITECT: GDA Southwest
INTERIOR ARCHITECT/DESIGNER: McCarthy Nordburg
GENERAL CONTRACTOR: The Weitz Co.

NLETS
DEVELOPER: LGE Design Build
ARCHITECT: Cawley Architects Inc.
INTERIOR ARCHITECT/DESIGNER: NA
GENERAL CONTRACTOR: LGE Design Build

PARKVIEW III
DEVELOPER: Desert Troop Cos.
ARCHITECT: Butler Design Group
INTERIOR ARCHITECT/DESIGNER: Evolution Design
GENERAL CONTRACTOR: DL Withers Construction

SUNDT CORPORATE HEADQUARTERS
DEVELOPER: The Sundt Cos.
ARCHITECT: SmithGroup Inc.
INTERIOR ARCHITECT/DESIGNER: SmithGroup Inc.
GENERAL CONTRACTOR: Sundt Construction Inc.

listen.DESIGN.deliver

DLR Group
Architecture Engineering Planning Interiors

DLRGroup.com

Where the grand feel of **LUXURY**
meets the heart and soul of **DESIGN**