

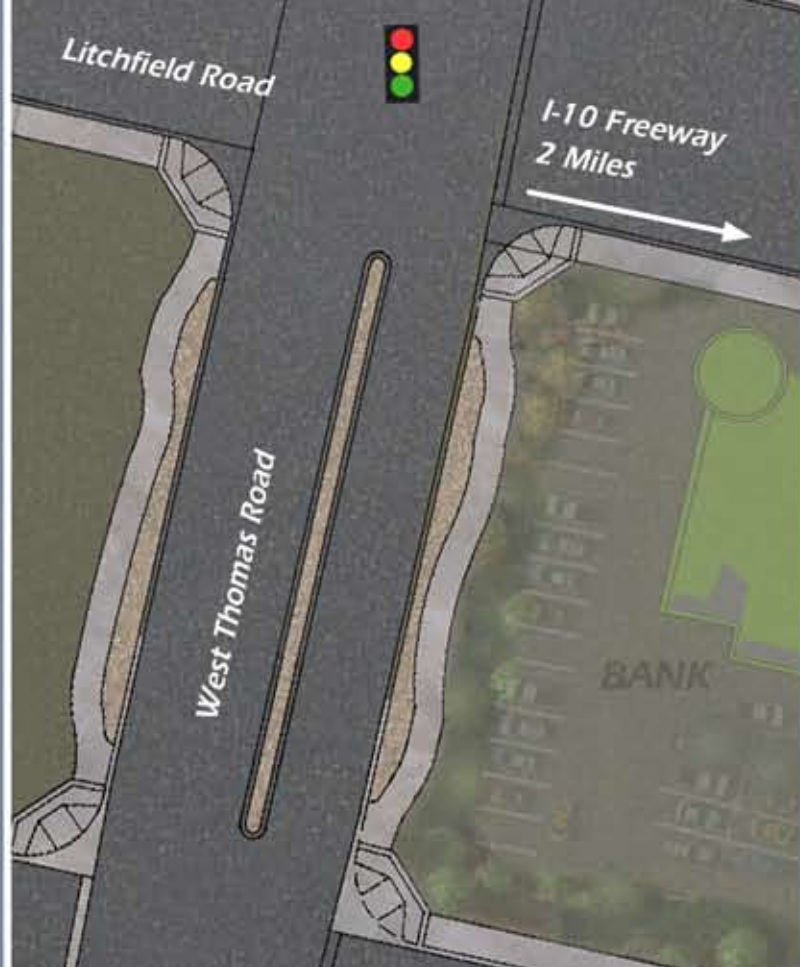
OWN YOUR OFFICE AT THE WEST VALLEY'S PREMIER OFFICE PARK LOCATION



◆ OWN ONLY THE SIZE OFFICE YOU WANT FROM 3,000 TO 9,000 SQ. FT.

◆ WHY WASTE YOUR MONEY ON A LEASE?

◆ BUILD EQUITY BY OWNING YOUR OFFICE!



LOCATION. LOCATION. LOCATION... IT REALLY DOES MATTER.

PRESTIGIOUS LOCATION

- ◆ Garden office near palm tree lined Litchfield Rd.
- ◆ Located near Palm Valley 36 hole public golf course
- ◆ Spectacular mountain vistas
- ◆ Close to Goodyear and Avondale Airports
- ◆ Established high-end residential communities
- ◆ In the heart of the West Valley growth cities

CONVENIENT LOCATION

- ◆ Two minutes to the I-10 Freeway
- ◆ Traffic light on Thomas and Litchfield Roads
- ◆ Walking distance to hotels, shops, restaurants and entertainment
- ◆ Close for your new and existing customers
- ◆ Near a strong labor force

TIME-SAVING LOCATION

- ◆ Work in your neighborhood
- ◆ More time for you and your family
- ◆ Less commuting stress for you
- ◆ Parking at your front entrance
- ◆ Abundant parking spaces (6 per 1,000 sf)

PRIME BUSINESS LOCATION

- ◆ Established West Valley business area
- ◆ Grow your business in a prime market
- ◆ Increase your profits in a healthy business environment
- ◆ Synergy with successful peers in the Office Park
- ◆ Minutes to the historical Wigwam Resort



" We are proud owners of a new office condo at Litchfield Office Park. It's conveniently located with easy freeway access in an area where we will be active for years to come. We highly recommend it. We put our trust in CORE Realty Partners because of their great track record in commercial office architecture, development and construction."

*Darrel E. Wood, Principal, CEO
Ashok C. Patel Principal, President Wood/Patel*

Wood/Patel is Arizona's leading civil engineering company, providing hydrology, land survey and construction management services.



PHASE 1 - SOLD OUT
PHASE 2 - Now taking reservations

OWN YOUR BRAND NEW OFFICE IN THE WEST VALLEY - LITCHFIELD OFFICE PARK - A PRESTIGIOUS BUSINESS OPPORTUNITY

LITCHFIELD OFFICE PARK IS A PRESTIGIOUS, WEST VALLEY BUSINESS ENVIRONMENT

Litchfield Office Park's central West valley location offers easy access to I-10, direct routes to Loop 101, Loop 202, proposed Loop 303 and all points of the Valley.



- ◆ 2 minutes to the I-10 Freeway
- ◆ 10 minutes to the Loop 101 Freeway
- ◆ 25 minutes to Sky Harbor International Airport
- ◆ 15 minutes to Glendale Arena and the Cardinals Stadium
- ◆ 20 minutes to Downtown Phoenix, State Capitol
- ◆ Traffic Counts: Litchfield Road: 45,000 Daily

YOUR DEVELOPER'S TRACK RECORD. IT REALLY DOES MATTER!

"We love the location and the prestige of Litchfield Office Park. It is truly a superior business environment."

Randy Todd
Developer/Builder Litchfield Office Park
Founder/President CORE Realty Partners
ONCOR International

CORE Realty Partners:

Is a full-service commercial real estate company with more than 15 years of experience in development and construction of small office buildings in the Valley.

We are locally owned by life-long Phoenix residents. We do not sub-contract the construction of our projects - we are the builder, the developer, and the broker. We do it all!

We know the Valley - its people, its history and the importance of building your business.



Why sign a dead-end lease? Call Today before you miss out!

Call Mike Cavanagh at 480.212.0754
Ryan Mollen at 480.212.0756

www.corerealtypartners.com

IF YOU OWN YOUR BUSINESS BUT NOT YOUR OFFICE THEN YOU ARE WASTING YOUR MONEY!

A SOLID BUSINESS DECISION

- ◆ Pride of ownership
- ◆ Own only the size office you want - 3,000-9,000 sq. ft.
- ◆ Not only are we the developer of Litchfield Office Park, but we are also the construction company
- ◆ We build your building while you focus on your business
- ◆ Build with the Valley's corporate office specialist for small businesses

PLANNING FOR YOUR FUTURE

- ◆ Why waste your money on a lease?
- ◆ Plan now; move-in within 8 months
- ◆ Commit to your clients and start now
- ◆ Say good-bye to landlords; You're in charge!
- ◆ Increase business with new proximity customer bases

IMPORTANT FINANCIAL OPPORTUNITY

- ◆ Invest rent dollars
- ◆ Low interest rates
- ◆ We work with lenders who specialize in "own-your-office" financing
- ◆ Build equity by owning your office!

DESIGN YOUR DREAM OFFICE

- ◆ Abundant native landscaping
- ◆ Modular flexible floorplans
- ◆ Do you want high ceilings? Modern finishes?
- ◆ A large office? More storage? Less wasted space?
- ◆ Large bay windows
- ◆ Covered parking available

SUPERIOR CONSTRUCTION

- ◆ Developer/Contractor specializes in small office buildings
- ◆ Distinctive architecture with contemporary interiors and finishes
- ◆ Your office fits your needs; not a retro-fit
- ◆ Quality construction - we know what works for you

HIGH VISIBILITY

- ◆ Your name on the front of your office
- ◆ Your logo on the front of your office
- ◆ Easy for your customers to locate you
- ◆ Direct access to the highly traveled Litchfield Road
- ◆ Single-story buildings with 10 ft. clear height

SELLING FAST - TAKE ACTION TODAY!

- ◆ PHASE 1 - SOLD OUT!
- ◆ PHASE 2 - Now taking reservations!