



## BEST OFFICE CONDO PROJECT

**RED**  
AWARDS  
REAL ESTATE AND DEVELOPMENT  
2009

<b>Developer:</b>	VP Commercial
<b>Contractor:</b>	Wittco Construction
<b>Architect:</b>	Bill Clay Design Studio
<b>Broker:</b>	Logan Commercial: Phil Wurth
<b>Size:</b>	86,300 SF
<b>Location:</b>	1100-1120 S. Dobson Rd.
<b>City:</b>	Chandler
<b>Completed:</b>	March 2008

### HONORABLE MENTION



### ► The Presidio

**C**omprised of three 1- and 2-story buildings, totaling 86,300 SF of office condos, The Presidio overcame several unique planning obstacles. On the site, a 65-year-old farm and pecan grove was razed following abatement of environmentally sensitive structures by the developer. Functional design influences directed the buildings' orientation, and maximized parking in support of office and medical uses due to the property's close proximity to the Chandler Regional Hospital. Parking challenges resulted in the use of large underground retention devices centered in the middle of the development below grade, to benefit the buildings' layout and surface vehicular parking.

The developer and architect used innovative design and planning principles by centering the 2-story "L" shaped buildings along Dobson Road, while creating a center drive court for access. Non-traditional building materials were employed to replicate a Class A appearance of the buildings, by way of using structural concrete tilt-up walls with substantial punched window glass openings for natural illumination.

The ability to capitalize upon a challenging site and create a unique project is what makes The Presidio stand out as a great office condo development.

### ► Camelback 101 Professional Plaza

<b>Developer:</b>	COBE Development
<b>Contractor:</b>	Farnsworth Construction
<b>Architect:</b>	Moosavi Design Group
<b>Broker:</b>	COBE Real Estate: Steve Beck
<b>Size:</b>	45,737 SF
<b>Location:</b>	9515 W. Camelback Rd.
<b>City:</b>	Phoenix
<b>Completed:</b>	November 2008