

2180 East Elliot Road

Tempe, AZ



DISCOVERY

146,435 s.f. Available

2180 EAST ELLIOT ROAD, TEMPE AZ

THE PROJECT

Part of a 136-acres master-planned business park, Discovery is home to many of Arizona's most prestigious and growing corporations

NewRez

NORTHERN TRUST

TruWest
CREDIT UNION™

Shutterfly®


JPMorganChase 





PLANNED BUILDING
UP TO 146,435 SF


2180 E ELLIOT RD

 Click here for
property tour

FULLY ENTITLED & CONSTRUCTION
DRAWINGS COMPLETE

Building specs cont.

2180
EAST ELLIOT ROAD, TEMPE, ARIZONA

 **146,435 R.S.F.**
TOTAL BUILDING SIZE

 **3 STORIES**
EXPANDABLE TO 4 STORIES ±200,000 SF PLANNED
BUILDING

 **±48,812 R.S.F.**
FLOOR PLATE SIZE

 **6/1,000 SF**
PARKING RATIO

BRANDING & IDENTITY



Branding & Identity



TWO 50 FT

FREEWAY PYLON SIGNS DIRECTLY ON LOOP 101
VIEWABLE TO **188,969 CARS PER DAY**



SIGNAGE

FREEWAY FACING EXTERIOR BUILDING SIGNAGE AND
ELLIOT ROAD PYLON SIGNAGE AVAILABLE



1.2 MILE

EXERCISE PATH WITH NINE FITNESS STATIONS



COMMUNAL

BIKE SHARE AVAILABLE FOR TENANT USE
40 FREE BIKES AT MULTIPLE STATIONS

THE LOCATION

CORPORATE NEIGHBORS

Discovery Business Campus is within close proximity to many of Arizona's most prestigious and growing corporations



On-site amenities

- RESTAURANTS
- | | |
|-----------------|-------------------------|
| Chipotle | Smash Burger |
| Jimmy Johns | Thai Chili 2 Go |
| Kneaders Bakery | The Garden Grille & Bar |
| Mod Pizza | Tres Tempe |

- HOTELS
- Hilton Garden Inn Phoenix
Home 2 Suites

Tempe dining

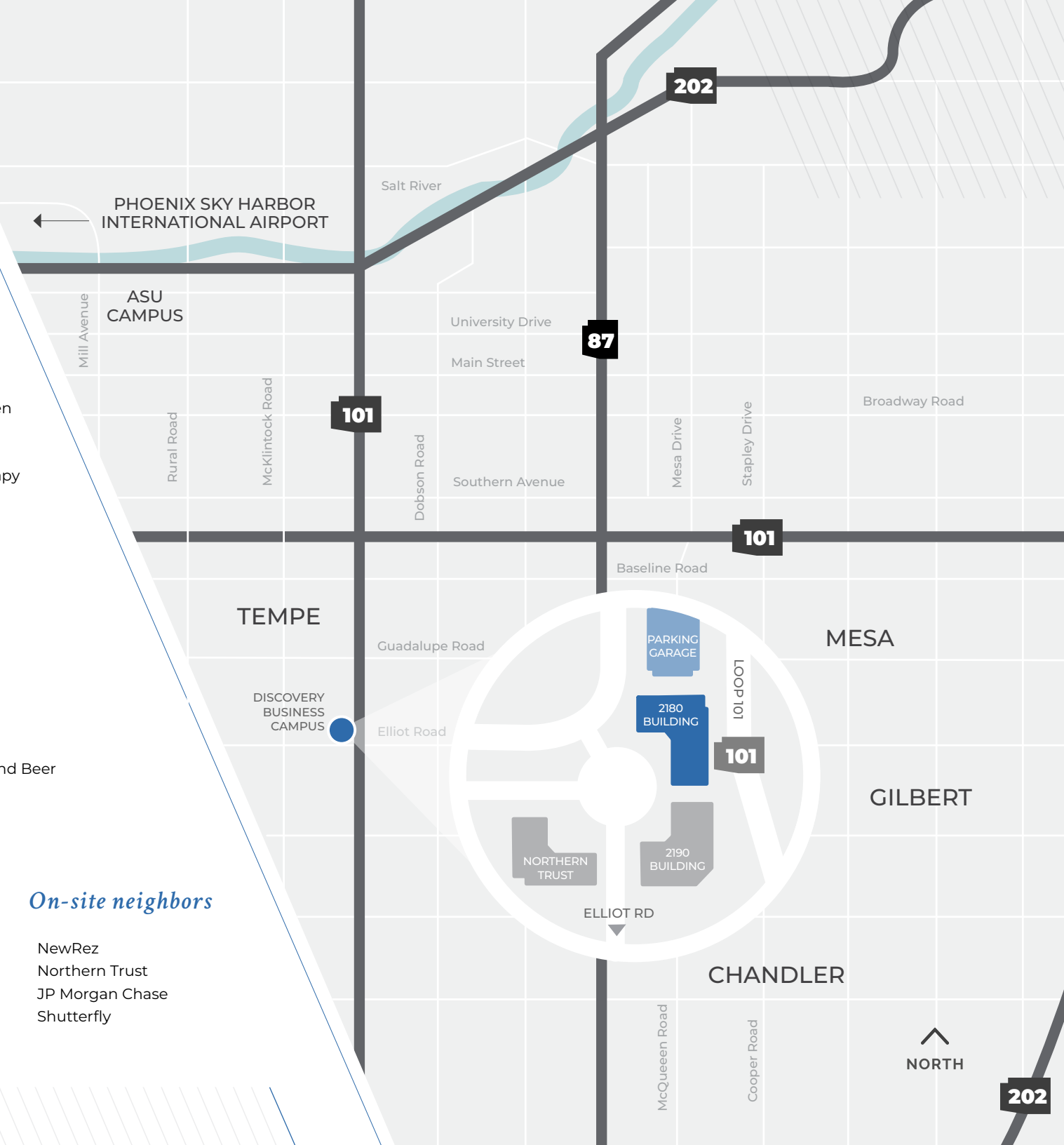
- | | |
|-------------------------|---------------------------|
| Cornish Pasty | Desert Root's Kitchen |
| Chop Shop | NYPD Pizza |
| Zipps Sports Grill | Starbucks |
| Romancing the bean | Rehab Burger Therapy |
| Cordon Biersh | Rita's |
| Cafe Boa | P.F. Changs |
| La Bocca | Chick-fil-A |
| Steak & Shake | First Watch |
| Postino | Cartel Coffee Lab |
| Daily Jam | Pita Pit |
| Culinary Dropout | Jimmy John's |
| House of Tricks | Five Guys |
| Spinelli's Pizza | Matt's Big Breakfast |
| Snooze | House of Tacos |
| Pita Jungle | Poke2U |
| Casey Moore's | Which Wich |
| Macayo's | Americas Burgers and Beer |
| Mellow Mushroom | OG Taco Shop |
| Oregano's | The Baked Bear |
| Ike's Love & Sandwiches | |

Tempe corporate neighbors

- | | |
|---------------|---------------------|
| Microsoft | State Farm |
| Houzz | Allstate |
| MetLife | Silicon Valley Bank |
| Zip Recruiter | Waste Management |
| Symantec | First Solar |
| KPMG | Neudesic |
| Citrix | Viking |

On-site neighbors

- NewRez
Northern Trust
JP Morgan Chase
Shutterfly



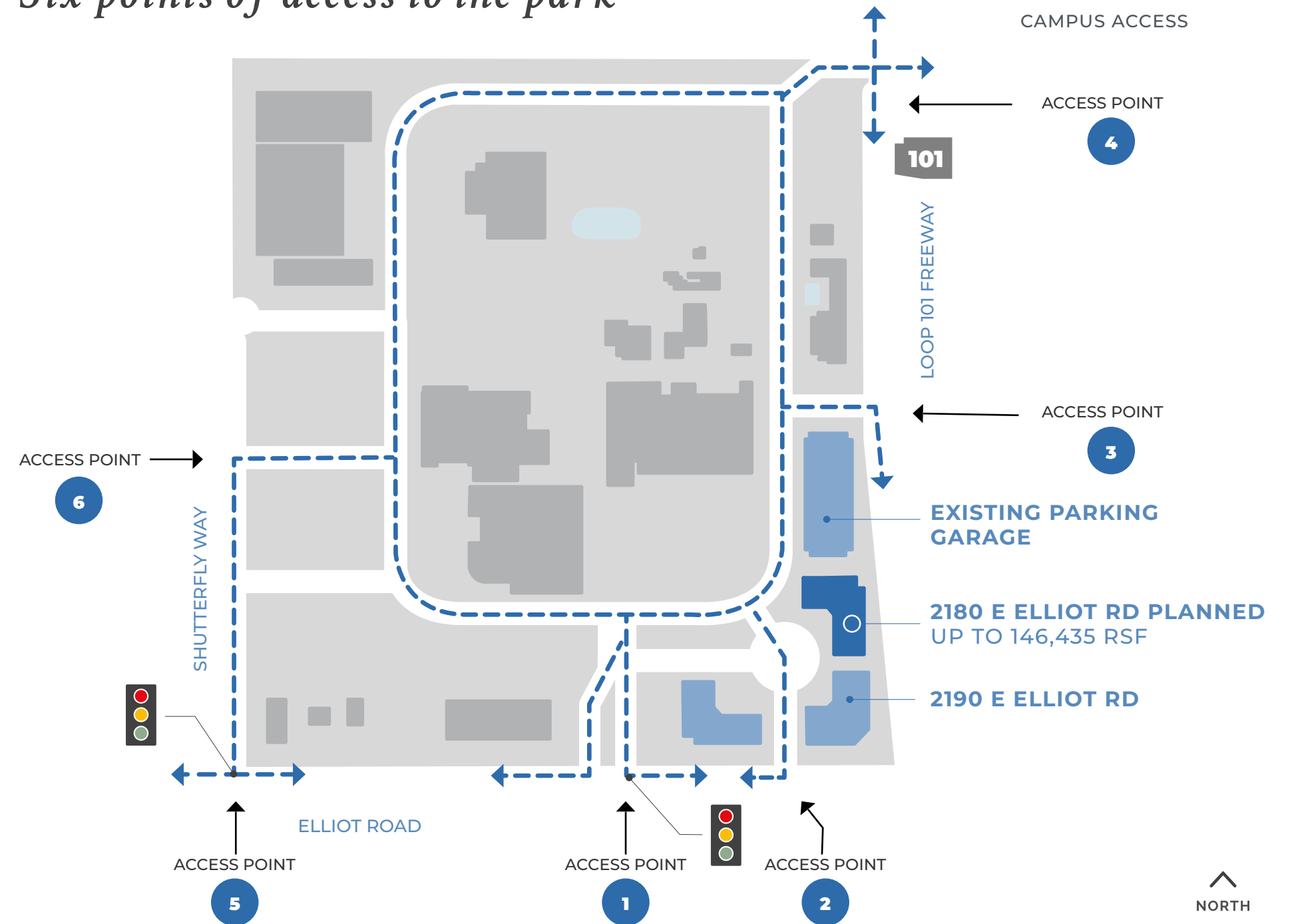
8 restaurants and 2 hotels on-site

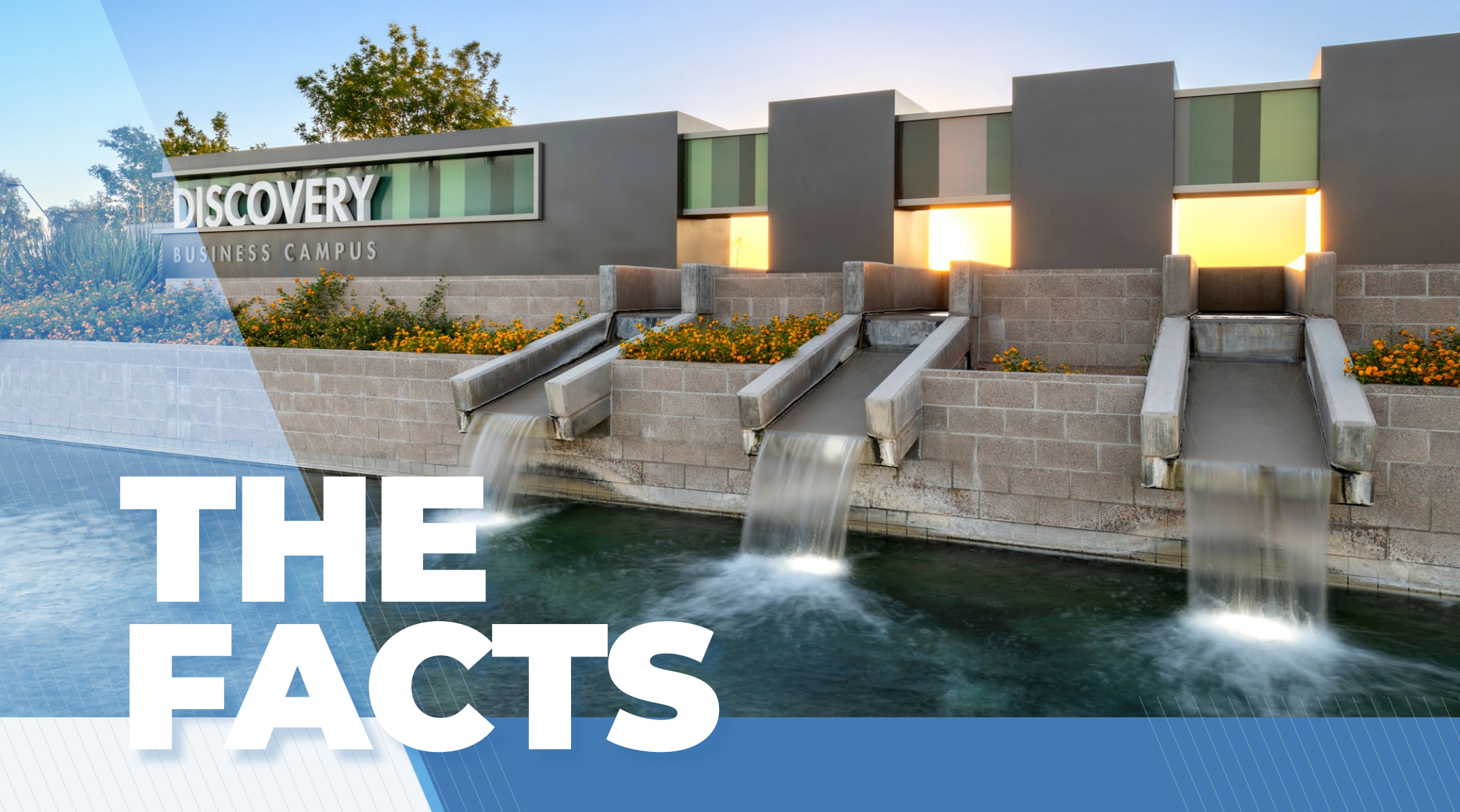




EASY
ACCESS

Six points of access to the park





THE FACTS



10 minutes
321,859
population



20 minutes
1,331,581
population



30 minutes
2,197,230
population

DEMOGRAPHICS

Central location



2,197,230

People living within
30 min commute



45%

of Metro Phoenix's total population
can access the site within 30 min

Highly educated workforce



1.47 MILLION

people 25+ years old living within 30 min



\$93,338

\$93,338 average household
income within 30 min



37.99%

of population 25+ within 30 min has a
bachelor's, graduate or professional degree



37 HOTELS

within 5 miles



64,806

multi-family units within 5 miles



OVER 2.7 MILLION

s.f. retail amenities within 3 miles



DISCOVERY

2190

THE TEAM

*Owner***WENTWORTH**

PROPERTY COMPANY, LLC

Wentworth Property Company is a fully-integrated, industry-leading commercial real estate company with proven experience in development, acquisitions and management. A Phoenix-based company, Wentworth has a national presence through its developments in numerous states and a satellite office in Dallas, TX. Wentworth's projects include ground-up development, build-to-suit, acquisitions and redevelopment of office, industrial, retail and storage properties. Wentworth's team of professionals has been involved in over eight million square feet of development and acquisition transactions.

From million square foot warehouse facilities to creative office spaces, Wentworth Property Company continues to lead the industry in development innovations.

Wentworth Property Company is built around knowledge, expertise and the passion for executing deals and seeing great projects develop.

Owner
NORTHWOOD
 INVESTORS
 

Northwood Investors is a privately-held real estate investment advisor that was founded in 2006 by John Z. Kukral, the former President and CEO of Blackstone Real Estate Advisors. Northwood invests alongside institutional and private clients in a broad range of real estate and real estate-related investment opportunities globally, with approximately 8.2 billion of assets under engagement as of December 31, 2020.

Northwood invests across the capital structure, including debt, equity and securities investments. The firm invests in a range of real estate asset classes, including hotel, office, retail, residential and industrial properties. The firm's investment strategies include single property acquisitions, property development and redevelopment, multi-property portfolio acquisitions, joint ventures, operating companies and public and private securities.

Architect

Founded in 1991, **DAVIS** is an Architecture, Interiors and Urban Design firm specializing in exceptional commercial and residential mixed-use properties. We create **inspired architecture for everyday life** for the nation's best corporations and developers; and have designed 75 million square feet of highly successful business, residential and social environments with a value of \$20 Billion.

DAVIS is in the business of maximizing the quality of 'life' in 'place'. **Life in Place®** is about making meaningful connections between people and place, movement and urban form, nature and the built environment. **Inspired architecture for everyday life** involves a heightened sense of wonder, awe and joy by such intensity of perception, as to cause it to stand out in contrast to the experiences that surround it in time and space.

Our passion is to create remarkable moments where each of us spend the most time:

The place we Live. The place we Work.
and our 'Third Place'

Leasing

JLL is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. Whether you own, occupy or invest, our expert teams provide integrated services built on insight, market research and relevant knowledge to help you understand and navigate the intricacies of the constantly changing commercial real estate world.

We're here to create rewarding opportunities and amazing spaces around the globe where people can achieve their ambitions. In doing so, we are building a better tomorrow for our clients, our people and our communities.

We're a world leader in real estate services, powered by an entrepreneurial spirit. We want the most ambitious clients to work with us, and the most ambitious people to work for us. It's as simple as that.



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