

the Sydney



*±535,000 s.f. available
expandable to ±750,000 s.f.*

THE PROJECT

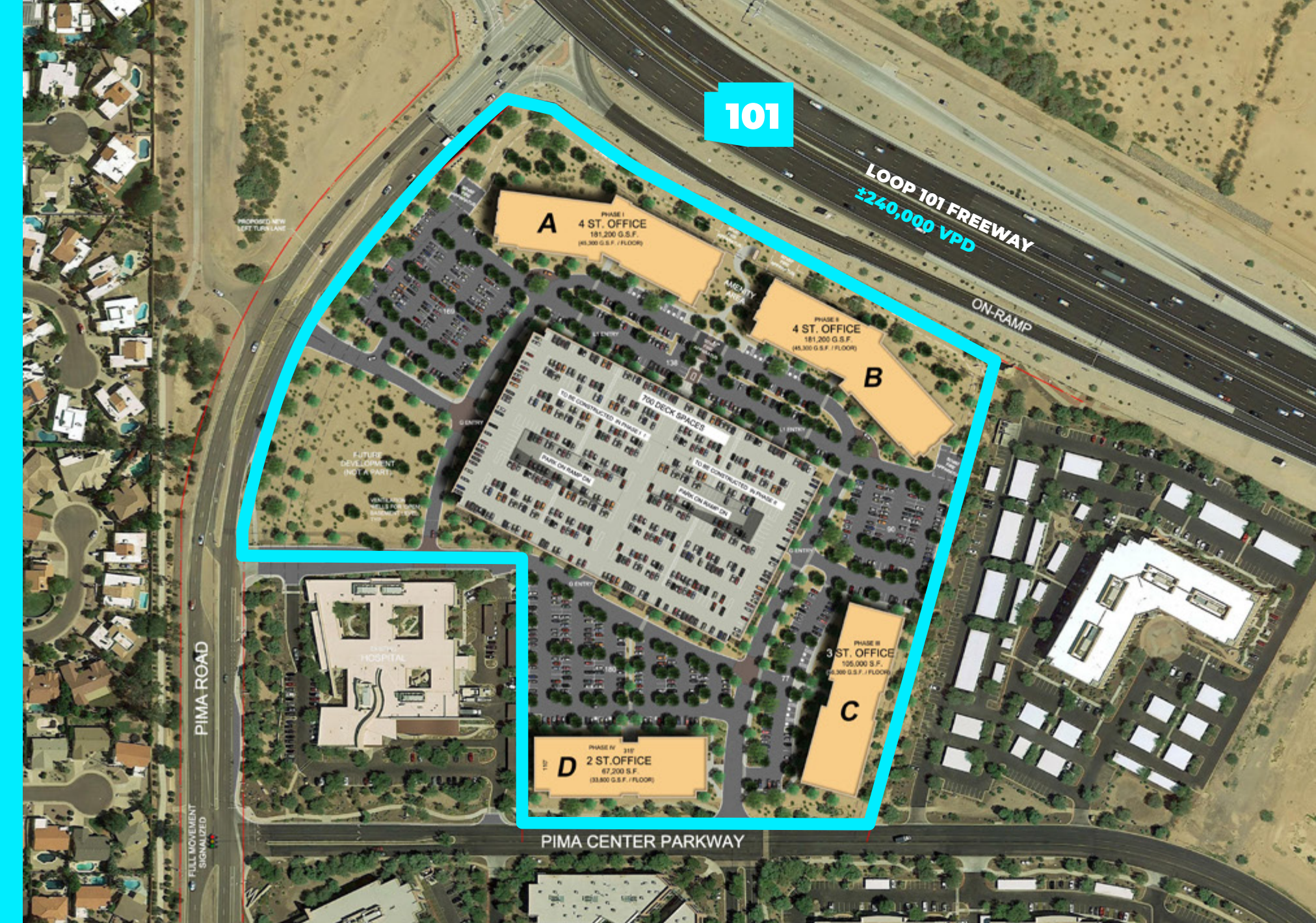
**Southwest corner Pima Road
and Loop 101 — Scottsdale, AZ**

The ±500,000 square foot Class A, corporate campus is the premier opportunity. The campus possesses convenient proximity to executive housing in Scottsdale and North Scottsdale, and proves accessible to large and growing educated employment base in the southeast valley via Loop 101 and in the Northwest labor market. The retail component of The Sydney is being merchandised to best serve as a strong amenity for office tenants as well as the dense, highly affluent Scottsdale residents in immediate proximity to The Sydney.

Building A & B : 4 Stories; 181,200 sf each

Building C: 3 Stories; 105,000 sf

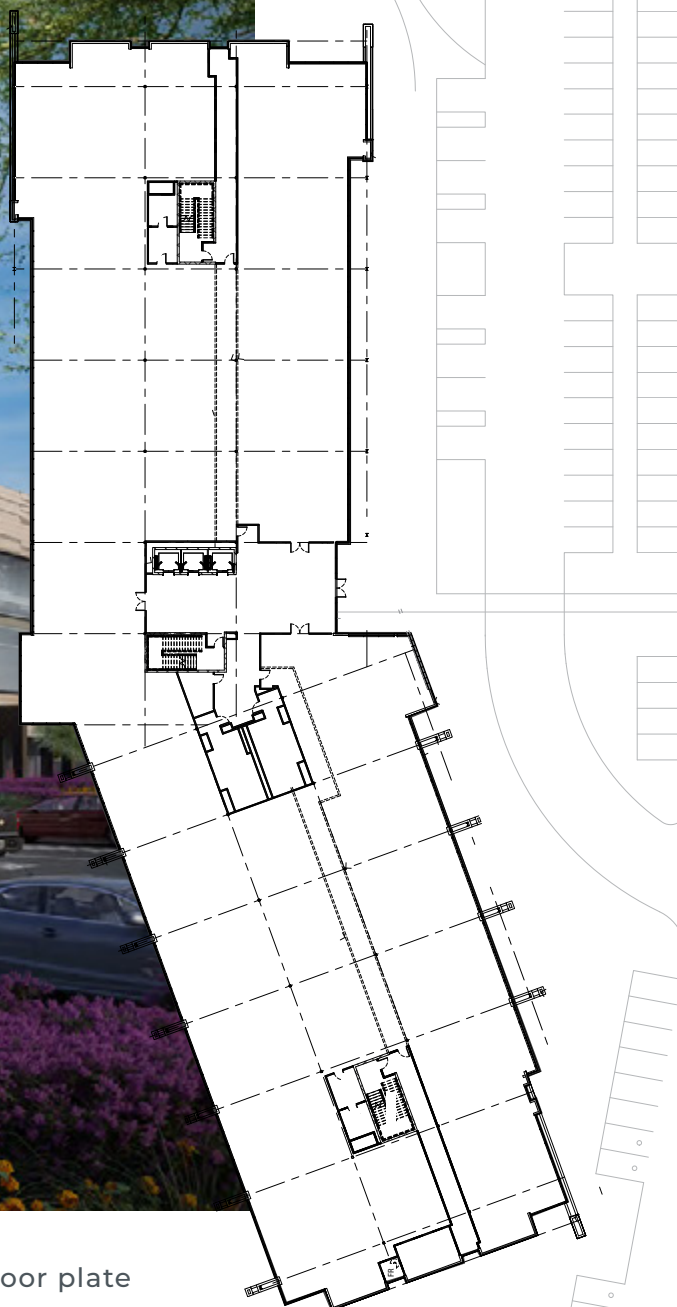
Building D: 2 Stories; 67,200 sf



LOCATED ON THE BORDER OF SCOTTSDALE
AND NORTH SCOTTSDALE



CAMPUS SPECS

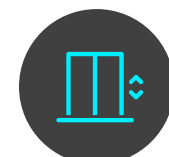


Typical floor plate

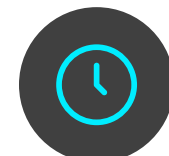
Campus specs



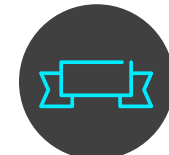
±535,000 SF EXPANDABLE TO
±750,000 SF
TOTAL SPACE AVAILABLE



4 BUILDING
CORPORATE CAMPUS



Q1 2022
PLANNED COMPLETION



SIGNAGE VISIBLE TO
±240,000
VEHICLES PER DAY ALONG THE LOOP 101



6/1,000 SF
PARKING RATIO



THE LOCATION

CORPORATE NEIGHBORS

The Sydney is within close proximity to many of Arizona's most prestigious and growing corporations

McKESSON
Empowering Healthcare

First American Title

HONORHEALTH.

VOYA
FINANCIAL

Matrix
Medical Network

PayPal

KATERRA

Vanguard

Mutual of Omaha

WM
WASTE MANAGEMENT

REPUBLIC
SERVICES

Vonage

WELLS FARGO

Nationwide
is on your side

CVS caremark

THE HARTFORD

Scottsdale area popular dining (select list)

- | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alto ristorante e bar
AZ8
Barrio Queen
Blue Coyote Cafe
BlueFire Grille
Bootleggers
Bottled Blonde
Bourbon Steak
Brat Haüs
Café Forté
The Canal Club
Citizen public house
Cowboy Ciao
Craft 64
Don & Charlie's | El Chorro
Famous 48 Farm & Craft
Flower Child
FnB Restaurant
The House Brasserie
Jewel of the Crown
Marcellino Ristorante
Mastro's City Hall
Mastro's Ocean Club
The Mission
RnR Gastropub
Roaring Fork
Salty Sow
Sushi Roku | Tanzy Restaurant
Thirsty Lion
The Thumb
Tii Gavo
Toro Latin Restaurant & Rum Bar
Veneto Trattoria
View 180 at Enchantment Resort
Views Public House
Virtù Honest
Voilà French Bistro
Weft & Warp Art Bar + Kitchen
Wildfish Seafood Grille
Willows Restaurant
ZuZu at Hotel Valley Ho |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Within 1 mile of The Sydney

- | | | |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| RESTAURANTS
Schlotzsky's
IHOP
Manuel's
Ajo Al's
Hiro Sushi
Red House
Tavern Grille | Yo Pauly's NY Pizza Co
Cha Da Thai
Akita Sushi
Texas Roadhouse*
Starbucks
White Castle
Jersey Mike's
Brunch Cafe* | RETAIL
Barnes and Noble
Home Goods
Marshalls
DSW
Office Max
PetSmart
ATTRACTIONS
Brunswick Zone Via Linda Lanes |
|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

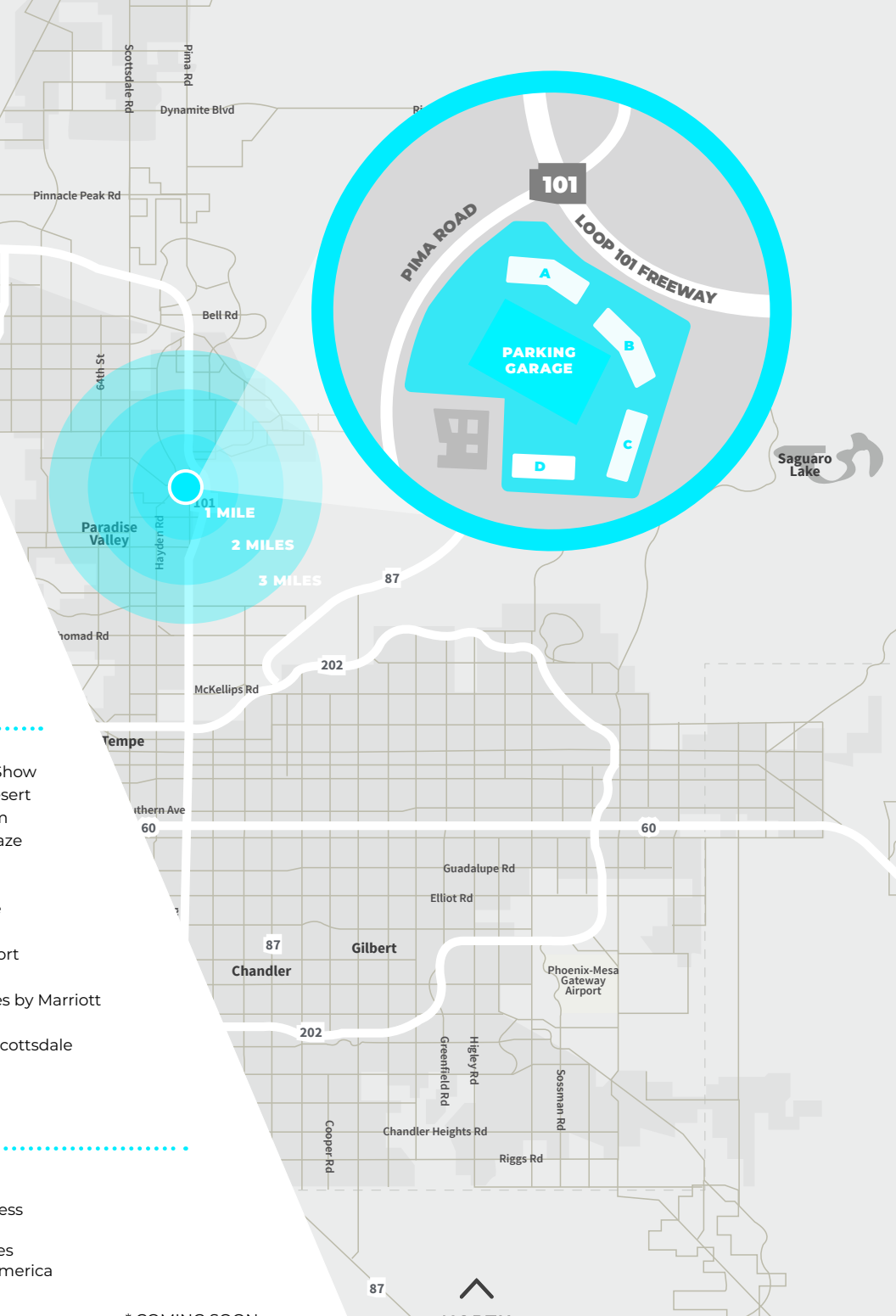
Within 2 miles

- | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RESTAURANTS
Scottsdale Beer Co.
Culvers
Mint India Cuisine
Chick-fil-A
Red Robin
Jade Palace Chinese
Starbucks
Portillo's Hot Dogs
Flower Child
Chompie's
Babbo Italian Eatery
Barro's Pizza
Chipotle
Denny's
Dunkin Donuts | Red Robin
Starbucks
YC's Mongolian BBQ
Nektar Juice Bar
Butters Pancakes & Café
The Melting Pot
Twisted Grove Parlor & Bar
Grassroots Kitchen & Tap
Zipp's Sports Grill
Crust Simply Italian
Sweet Provisions
RETAIL
Burlington Coat Factory
Famous Footwear
Orange Theory
Target | Conn's Home Plus
Verizon
Sprint
T-Mobile
Lamps Plus
Home Depot
Petco
ATTRACTIONS
Salt River Fields
iFly Indoor Skydiving
Roadhouse Cinemas
TopGolf at Riverwalk
Butterfly Wonderland
Pangea Land of the Dinosaurs
Dolphinaris | Rock N' Roll Car Show
OdySea in the Desert
OdySea Aquarium
OdySea Mirror Maze
Octane Raceway
Velocity VR
Great Wolf Lodge
RESORTS
Talking Stick Resort
HOTELS
Towneplace Suites by Marriott
La Quinta Inn
Days Inn-Suites Scottsdale
Hampton Inn
Sonesta Suites |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Within 3 miles

- | | | | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| RESTAURANTS
Buffalo Wild Wings
The Vig
Luci's Healthy Marketplace*
Obon Sushi* | RETAIL
Men's Wearhouse
Bath & Body Works
ULTA Beauty
Hobby Lobby
Guitar Center
Reformed* | ATTRACTIONS
Talking Stick Resort & Casino
Glow Putt Mini Golf
Octane Raceway
RESORTS
Hyatt Regency
The Scottsdale Resort at McCormick Ranch | HOTELS
Holiday Inn Express
Hampton Inn
Homewood Suites
Extended Stay America |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|

* COMING SOON



THE LOCATION

Unique amenities nearby





TALKING STICK RESORT



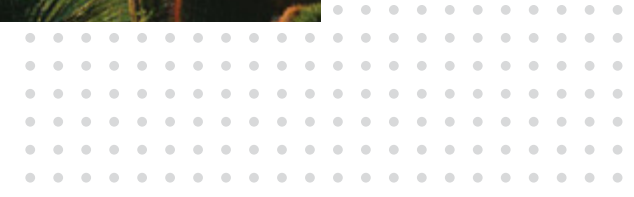
Scottsdale's business friendly environment is complimented by a warm, dry climate that provides for almost 300 days of sunshine. This warm climate makes for an attractive lifestyle and is a second home to many people wishing to escape cold winters in other parts of the country and Canada.

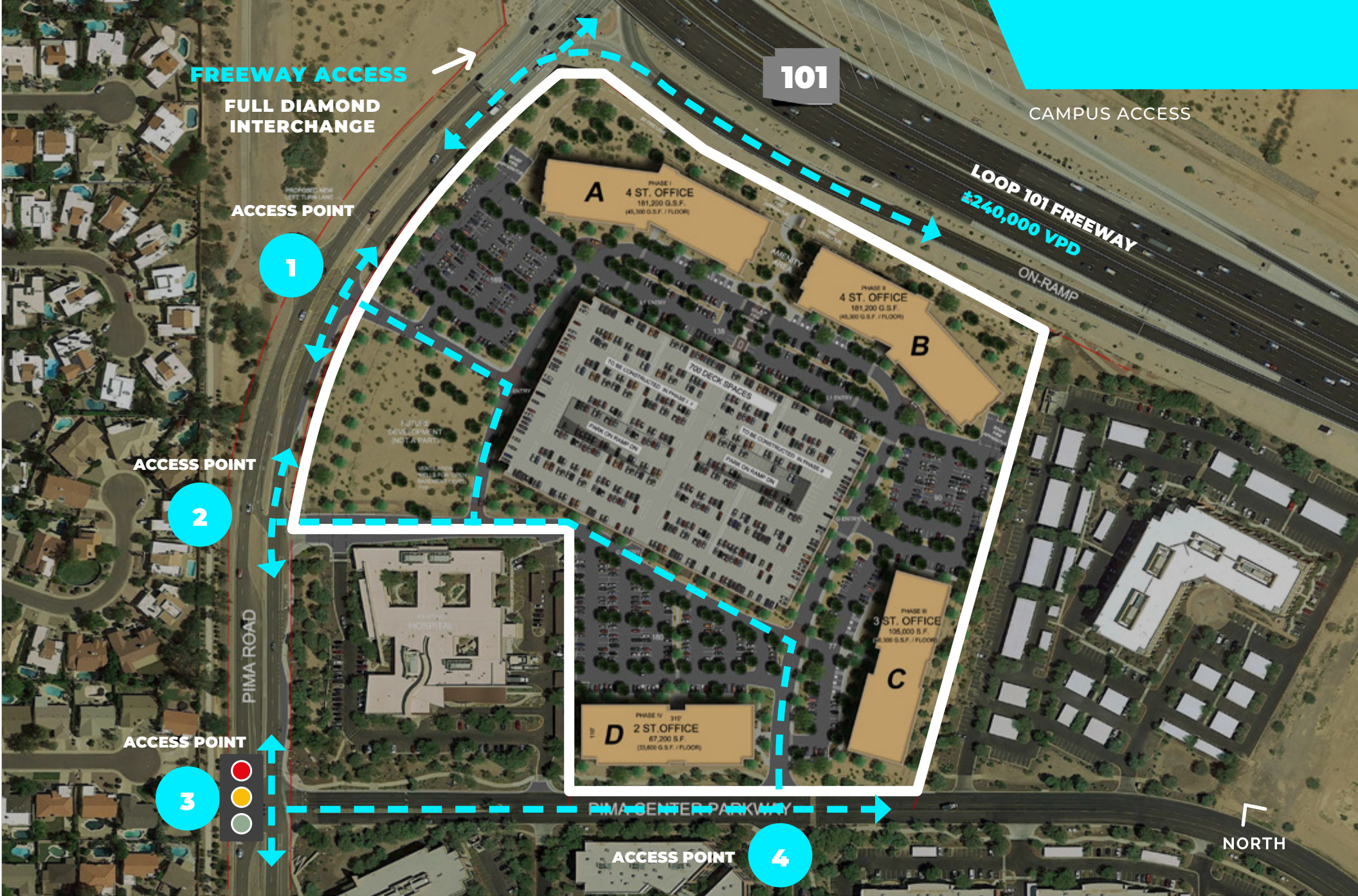


SALT RIVER FIELDS
AT TALKING STICK

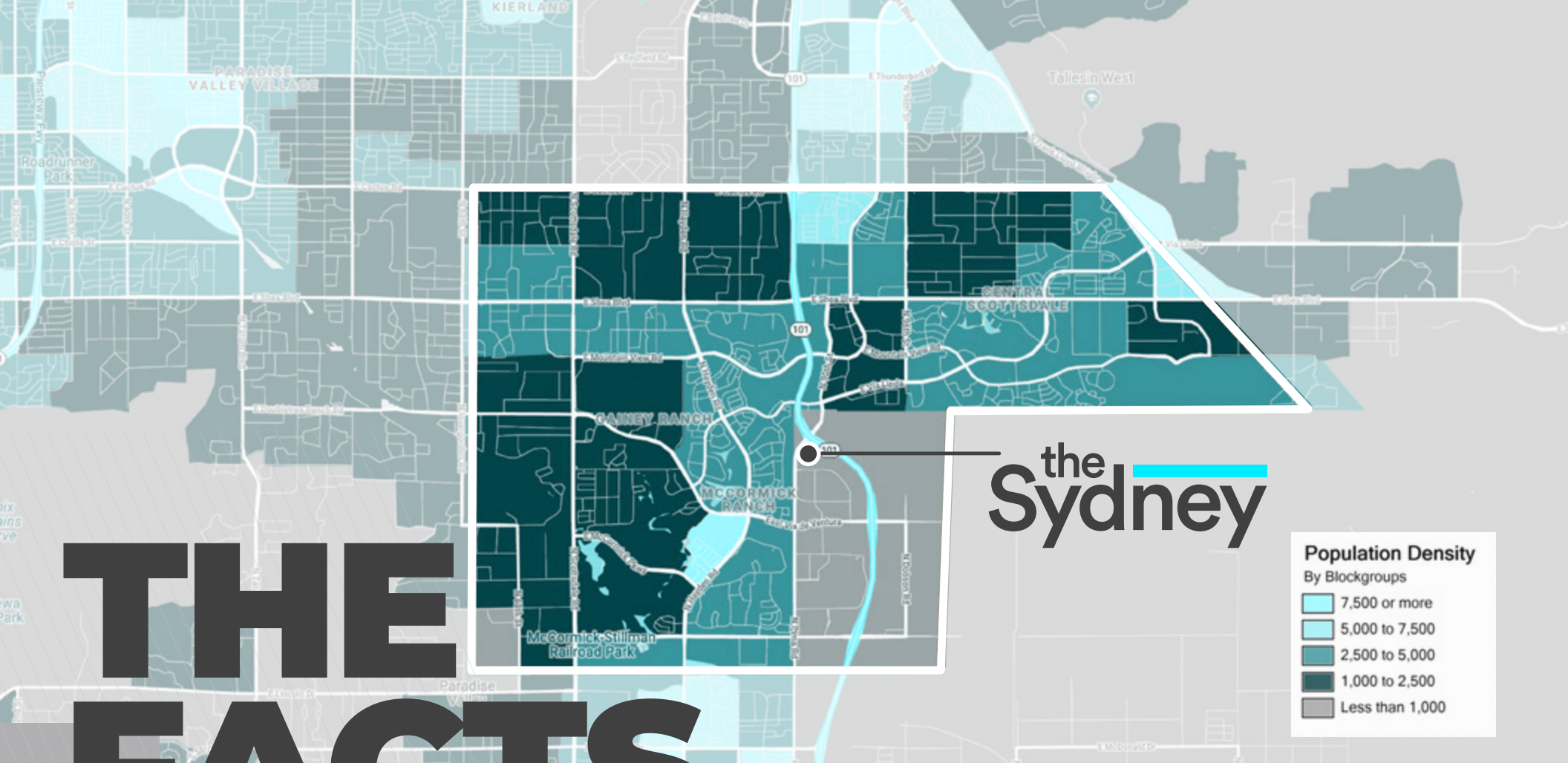


TALKING STICK
GOLF CLUB



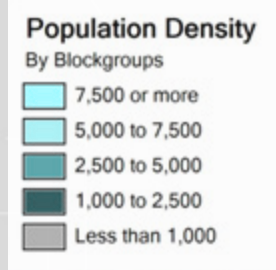


Four points of access to The Sydney



THE FACTS

the Sydney



DEMOGRAPHICS

Scottsdale location

 **2,074,276**
people living within 30 min commute

 **200,000**
skilled workforce living within a five-mile radius of the Property

 **\$62,561**
median household income within 30 min commute

 **6,073**
total businesses

Highly educated workforce

 **1.42 MILLION**
people 25+ years old living within 30 min

Hotels
39 HOTELS
within 5 miles


 **150,000+**
daytime employees

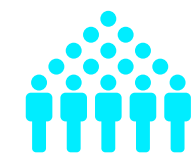
Multi-family
12,327
multi-family units within 5 miles

 **38.8%**
of population is 25+ within 30 minutes and has a bachelor's, graduate or professional degree

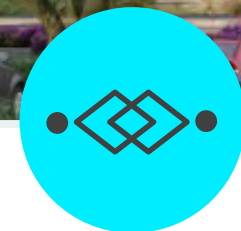
Retail
OVER 4.1 MILLION
s.f. retail amenities within 3 miles

 10 minutes
122,231
population

 20 minutes
715,563
population

 30 minutes
2,074,276
population

the Sydney



The Property will provide an outdoor employee area situated in the generous landscaped area. Buildings featuring native plantings and massing of materials to reflect the desert's natural terrain.



Developer



Palmer Development is a full service ground up commercial real estate development company that has broad experience developing office, industrial, retail and hospitality. Primarily focused on projects located in opportunity zoned

Native American lands in Arizona specifically the Salt River Pima Maricopa Indian Community and the Gila River Indian Community.

Daniel Lupien is a 20-year market veteran and industry expert who has bought, sold, developed and leased more than \$6 Billion of commercial real estate throughout his career.

In 1998 Mr. Lupien accepted the position of Development Manager for Triple Five Development Group and went on to build and develop over 1.5 million square feet of mixed-use retail/office primarily in Las Vegas and Phoenix.

In 2003 he was recruited by Kimco Realty (NYSE: KIM), one of the nation's largest publicly traded real estate investment trusts (REIT) and took the roll of Director and then Senior Director of Real Estate. His responsibilities included managing all transactional activity for development, leasing, and management of same site NOI growth and value creation for one of their largest portfolios. Over a span of 15 years he helped to expand the western region from roughly 3 million square feet in 2003 to over 26 million square feet in 2016 through multiple acquisitions and millions of feet in development.

Mr. Lupien is now focused on creating his own projects through his personal investment firm Palmer Development. Projects that are currently under development include The Block, a 14 acre mixed-use project located on the NWC of Via De Ventura & 101. The Edge is a 15 acre mixed-use project located on the NEC of 90th St and 101. And The Sydney, a 26 acre class A office campus located on the SEC of Pima and the Loop 101.

Owner

Dominion Management Company

Dominion Management is the umbrella organization for the Rinzler Family real estate business, which has been investing in real estate for over 60 years. Through DMC, the Rinzler family currently owns approximately \$500 million in assets across 30 properties. DMC's portfolio consists of residential, retail, office, and mixed-use buildings, totaling more than 500 units and retail, office and industrial properties ranging from 10,000 to 200,000 square feet in size. DMC is developing a 140,000-square-foot, built-to-suit office building for EmblemHealth in Brooklyn, NY.

James Rinzler has been a principal of DMC for over 25 years and successfully led both acquisitions and development of office buildings, shopping centers, condominium-conversions and rent regulated apartments. Prior to joining DMC, James practiced as an attorney for the law firm Schulte Roth & Zabel. James holds a B.A. from Brown University and a J.D. from New York University.

Architect



Butler Design Group is a diverse organization comprised of talented and committed individuals dedicated to creating successful design solutions responsive to their client's functional, aesthetic and budgetary needs. BDG enthusiastically approaches every project as a collaborative effort of all involved in the total development process from the initial concept to the final solution.

BDG is committed to lasting relationships. We value honesty, integrity, creativity and commitment. Our work is our passion. Our people are our single most important resource. Rick started the company in 1996 and BDG has blossomed not only financially, but culturally and professionally into an industry recognized, award winning practice, including NAIOP Architect of the Year 11 times.

Construction



Haydon Building Corp is a unique company in that we are a leader in both the self-performing Heavy Civil and the General Building construction industries. Our diverse experience and solid background provide the basis for the exceptional service that we provide. Our people, armed with years of experience and the latest technology, provide a comprehensive and award-winning array of pre-construction and construction services. From concept to completion, Haydon Building Corp has the tools to bring projects to life.

Haydon Building Corp is the one contractor that serves the entire spectrum of the construction industry. Built on a foundation of long lasting relationships, Haydon employs seasoned people, innovative technology, an open mind and a can do attitude to construct projects that serve our entire community.

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.

the Sydney



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