

the edge



212,000 s.f.
Available

THE PROJECT

**Northeast corner of 90th Street
and Loop 101 — Scottsdale, AZ**

The ±212,000 square foot Class A office building with convenient proximity to executive housing in Scottsdale and North Scottsdale, proves accessible to the large and growing educated employment base in the southeast valley via Loop 101. The retail component of The Edge 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 Edge.



LOCATED ON THE EDGE OF SCOTTSDALE
AND NORTH SCOTTSDALE

101

LOOP 101 FREEWAY
±195,000 VPD

NORTH

90TH STREET
±45,000 VPD



BUILDING SPECS

VISIBLE TO ±195,000
VEHICLES PER DAY

BUILDING SIGNAGE

±52,000
square feet

Typical floor plate

Building specs



±212,000 SF
TOTAL BUILDING SIZE



4 STORIES



Q1 2021
PLANNED COMPLETION



±52,000 SF
FLOOR PLATES



6/1,000 SF
PARKING RATIO



Sweeping panoramic vistas of Scottsdale and the surrounding mountains grace the development. Pinnacle Peak punctuates the northern views, while northeast views are graced by the McDowell Mountains. East and southeast vistas feature Red Mountain and the distant Superstitions, respectively. The southern view picks up the South Mountain range and transitions into a great view of Camelback to the west, overlooking the City of Scottsdale. To the east is the Salt River Pima-Maricopa Indian Community.





BRANDING & IDENTITY

Branding & Identity



ONE 60 FT

FREEWAY PYLON SIGNS DIRECTLY ON LOOP 101
VISIBLE TO **±195,000 VEHICLES PER DAY**



SIGNAGE

FREEWAY FACING EXTERIOR BUILDING SIGNAGE AND
90TH STREET MONUMENT SIGNAGE AVAILABLE
VISIBLE TO **±45,000 VEHICLES PER DAY**



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

The edge 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

taylor morrison
Homes Inspired by You

Vonage

WELLS FARGO

Nationwide
is on your side

CVS caremark

THE HARTFORD



Scottsdale area popular dining *(select list)*

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

Within 1 mile of the edge

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

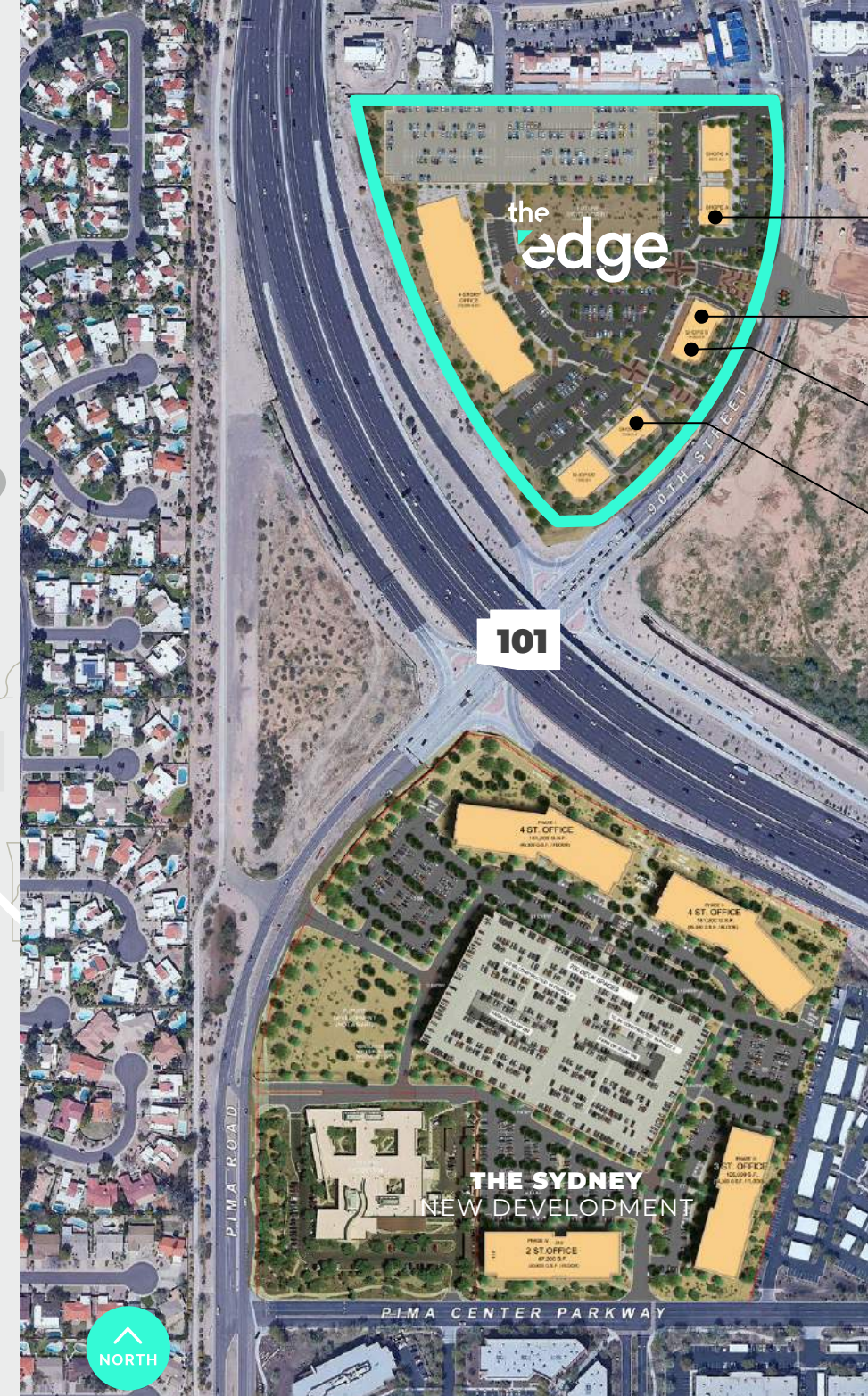
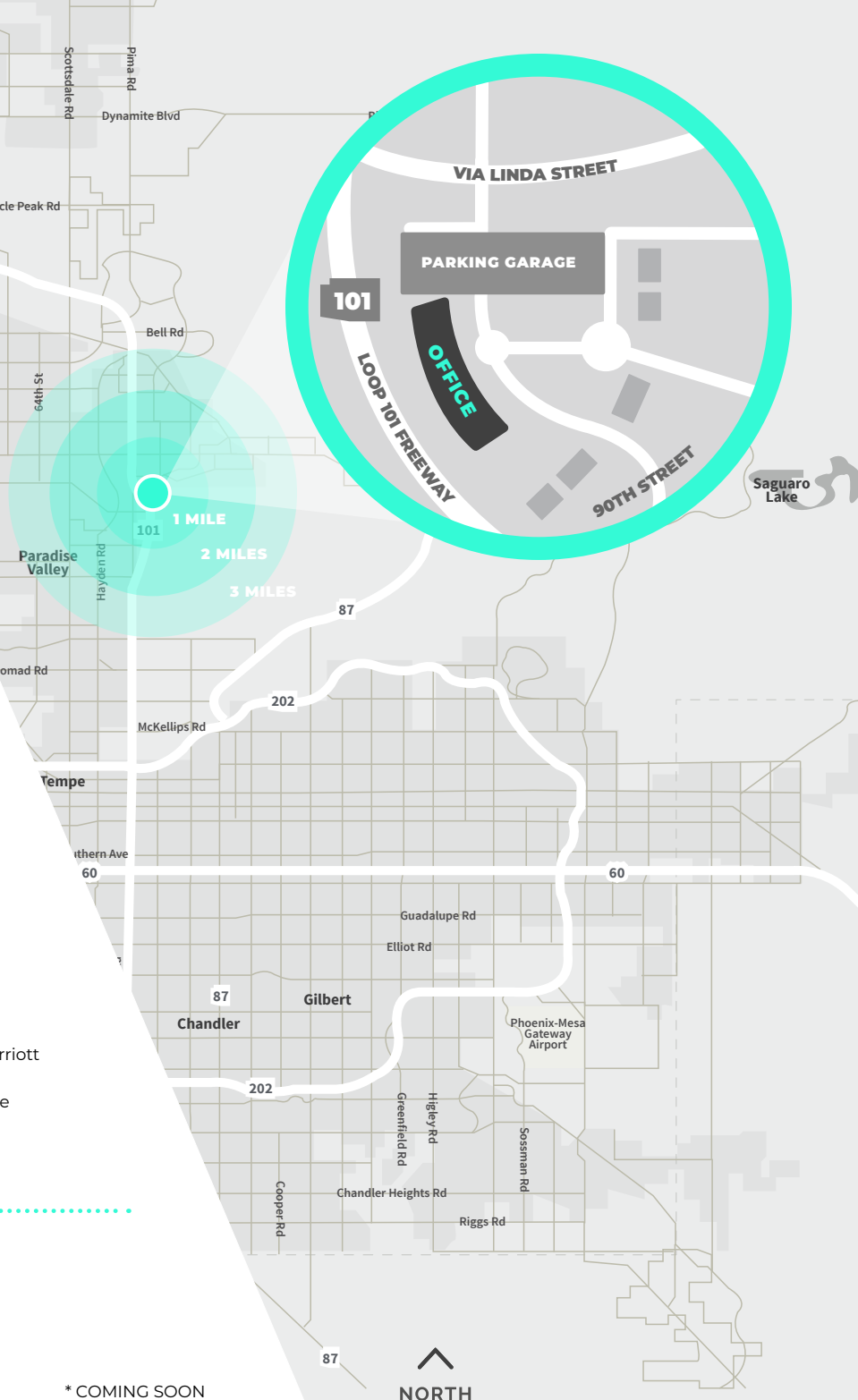
Within 2 miles

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

Within 3 miles

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

* COMING SOON



On-site amenities

MEXICAN QSR



Blush Me
BEAUTY BAR
NAILS • LASHES • BROWS

BURGER QSR

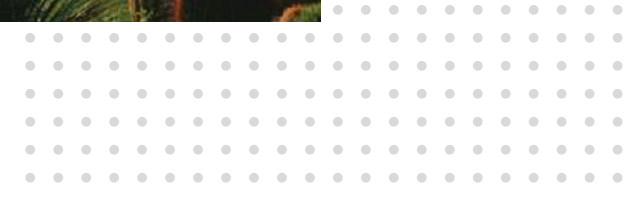
THE LOCATION

Unique amenities nearby





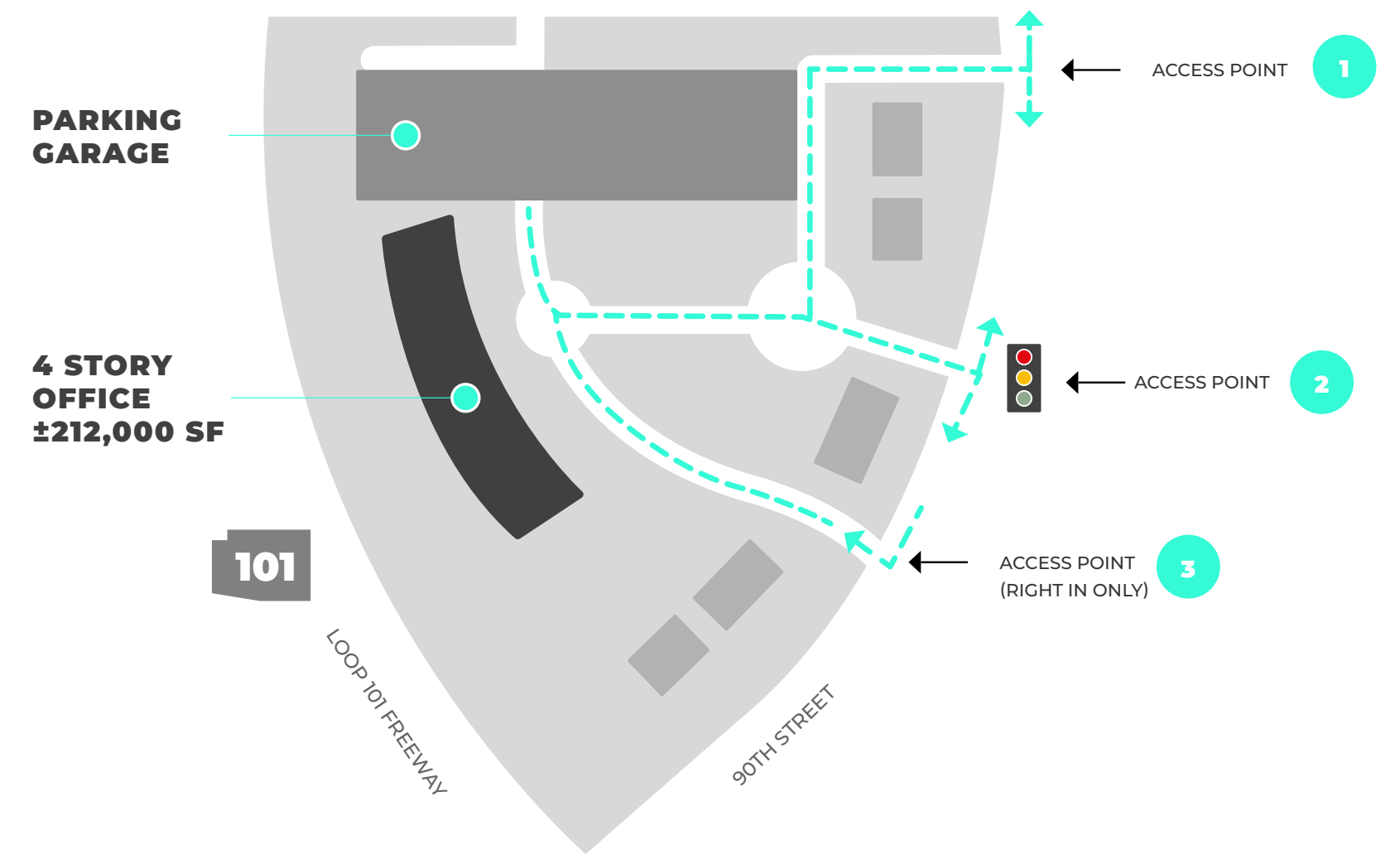
Scottsdale's business friendly environment is complimented by a warm, dry climate that provides for almost 300 days of sunshine. This warm climate makes for an attractive lifestyle and is a second home to many people wishing to escape cold winters in other parts of the country and Canada.

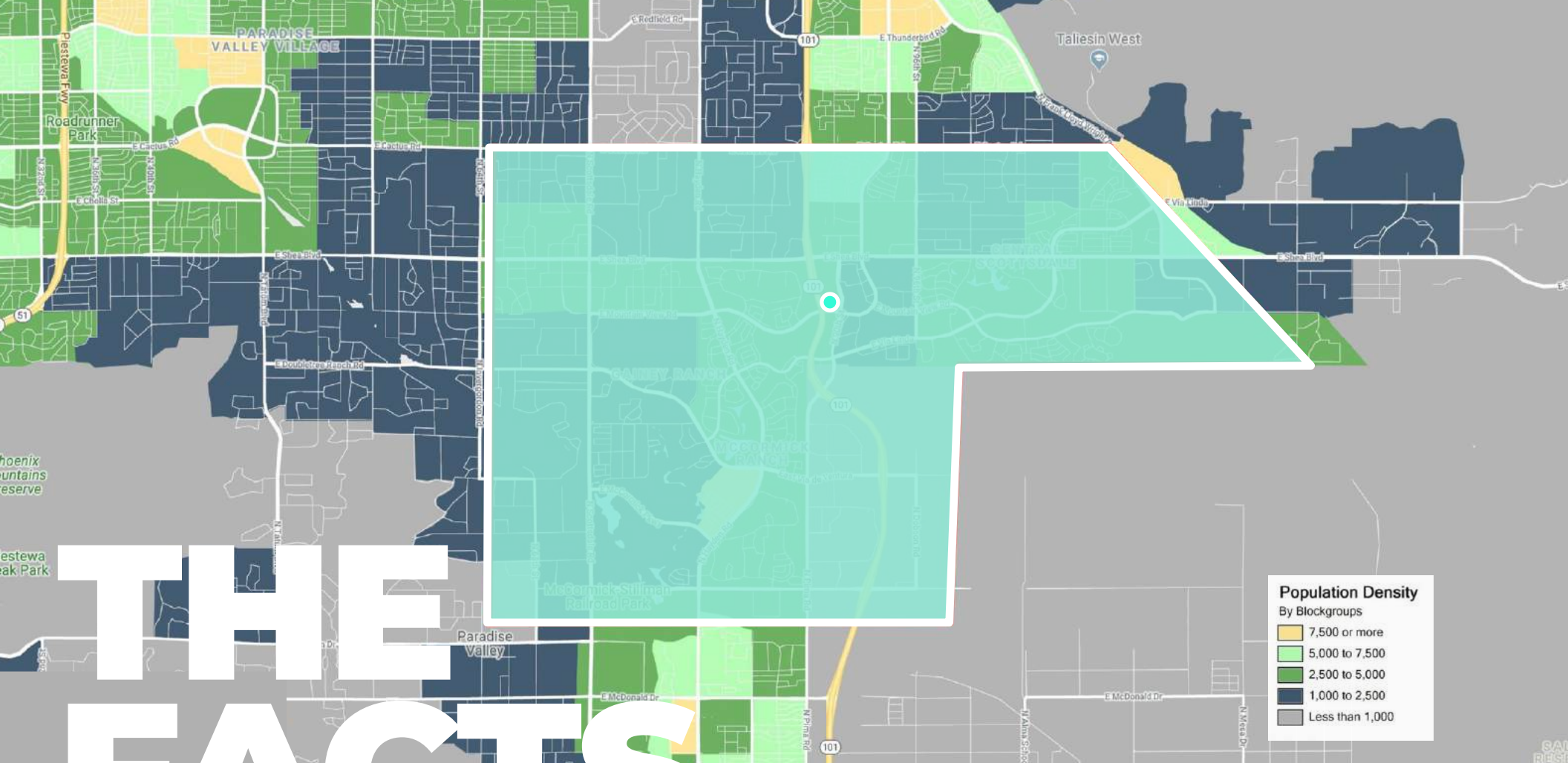




Three points of access to the edge

CAMPUS ACCESS





THE FACTS

10 minutes
122,231
population

20 minutes
715,563
population

30 minutes
2,074,276
population

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

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

the edge



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.



THE TEAM

Developer



Palmer is the personal investment firm controlled by Daniel Lupien, the former senior director of real estate at Kimco Realty (NYSE: KIM), one of North America's largest publicly traded real estate investment trusts (REIT). As Senior Director of real estate, Dan's responsibilities included running all aspects of development, leasing and management for a 4.5-million-square-foot portfolio primarily located in the Southwest United States.

Mr. Lupien is a 22-year market and industry expert in Arizona, with proven commitment to Scottsdale – particularly the Salt River Pima-Maricopa Indian Community. The Edge will be his second major mixed-use development in the immediate trade area. Palmer Devco just completed Phase I construction of The Block one mile to the south of The Edge on the NWC of Via De Ventura and Loop 101. Phase II of The Block will commence in Q2 2020. This 22-acre development consists of 129,000+ square feet of mixed use of office and retail, as well as a 162-key hotel.

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.

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