

class A prestige and unparalleled convenience

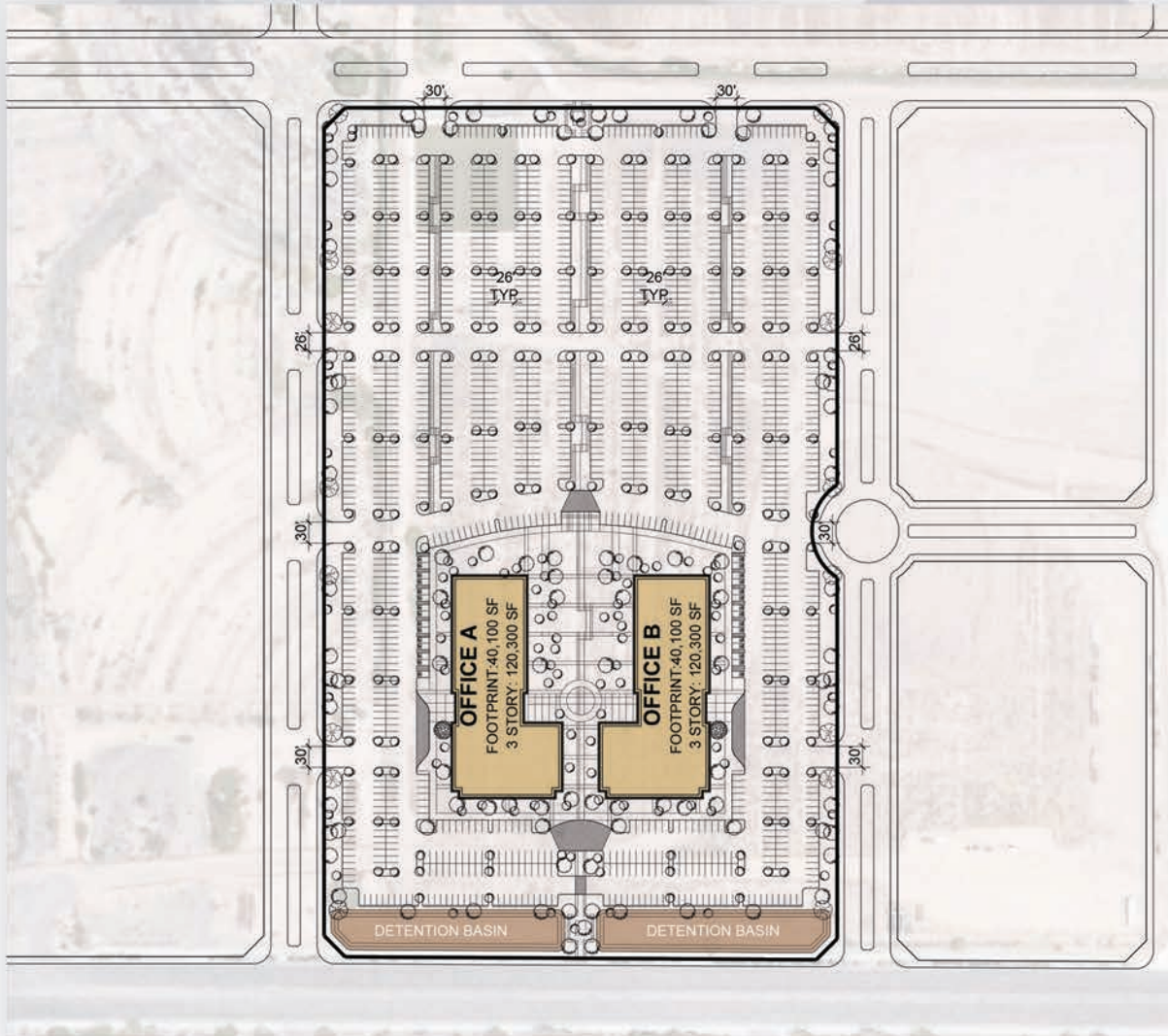
SOLTERRA at Akimel7



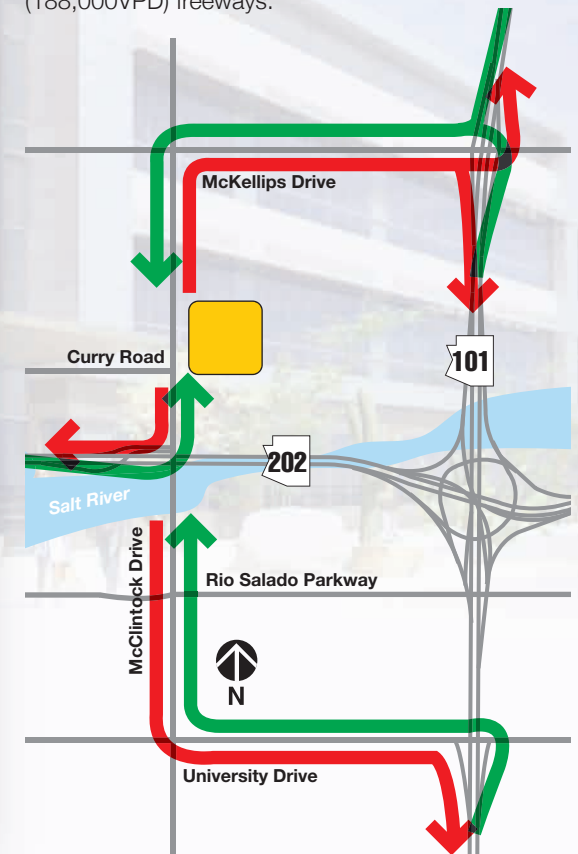
*A new 240,600-square-foot, two-building office complex
at the intersection of the Loop 101 and 202 freeways*

Northwest Corner Loop 101 & 102

exclusively represented by  **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



SOLTERRA AT AKIMEL 7 offers exceptional visibility and outstanding access to both the Loop 101 (204,732 VPD) and Loop 202 (188,000 VPD) freeways.



Solterra at Akimel 7 is less than a 10-minute drive from Arizona State University (ASU), Phoenix Sky Harbor International Airport and Salt River Fields—spring training home of the MLB Arizona Diamondbacks



SOLTERRA AT AKIMEL 7 is located on the northwest corner of the convergence of the Pima Freeway (Loop 101) and the Red Mountain Freeway (Loop 202). Adjacent to Scottsdale, Tempe and Mesa, this site is within Metro Phoenix with a population of 4.4 million. The site provides excellent visibility to over 300,000 cars daily plus an additional 100,000 individual passengers arriving to Phoenix Sky Harbor International Airport per day from the flight path above. This exposure is estimated to be 4x greater than similar sites in Metro Phoenix.

main entry from McClintock Drive



Practical floorplates, generous outdoor amenities and abundant parking

Total Building Area: 240,600 square feet

Parking Provided: 998 spaces (5.0/1,000)

view from southeastern corner



SOLTERRA AT AKIMEL 7 is closely situated to the Loop 101 with one full-diamond interchange and one-half diamond interchange on the 202 providing immediate ingress/egress to the site. The project is located less than one mile north of Tempe Marketplace having over 1 million SF of retail. Mill Avenue and ASU Campus are within two miles with over 95 full-service dining fast casual restaurants within a 2-mile radius of the property.

- **Freeway Visibility**
- **Adjacent to over 1,300,000 SF of retail at Tempe Marketplace**
- **Planned supporting retail buildings**



secondary entry to amenity area and balconies



amenity area

SOLTERRA AT AKIMEL 7, located at the doorstep of Scottsdale and Tempe, offers a location positioned in Metro Phoenix. This sought-after location enjoys the benefits and amenities of Scottsdale—one of the most livable cities in the U.S. and Tempe—the technology-centric city with a highly educated population.

MAJOR TEMPE CORPORATE TENANTS

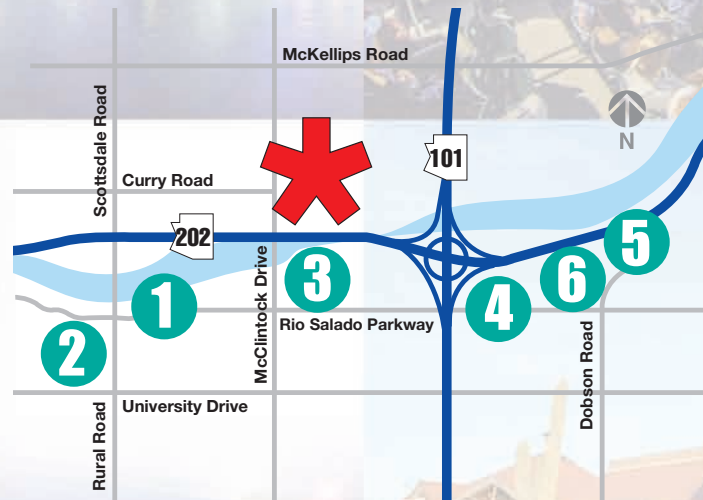


5 minutes or less to . . .

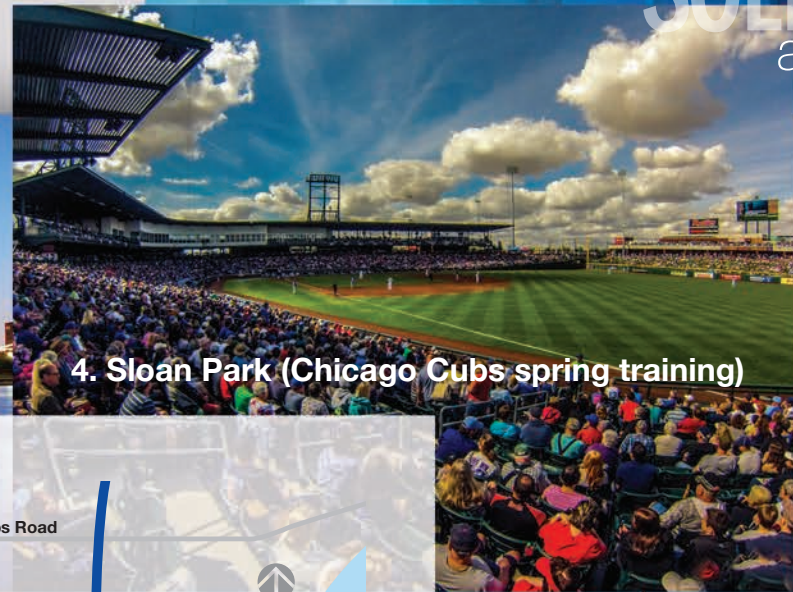
1. Tempe Town Lake luxury housing



2. Arizona State University campus



4. Sloan Park (Chicago Cubs spring training)



5. Mesa Riverview retail



6. Riverview Park recreation



3. Tempe Marketplace retail and entertainment



30 minutes or less to the Valley's most sought-after destinations



submarket highlights



Solterra at Akimel 7 is less than a 10-minute drive to **ARIZONA STATE UNIVERSITY**, the largest public university in the western U.S. with 85,000 students. The Wall Street Journal ranks ASU as #5 in the nation for producing the most qualified graduates and according to GPEC, 70% of ASU graduates stay in Arizona post graduation. It is one of the leading universities in the U.S. for international students.



Solterra at Akimel 7 is just 10 minutes from **SKY HARBOR INTERNATIONAL AIRPORT**, one of the busiest airports in the world. Sky Harbor offers flights on more than 20 major airlines and non-stop flights to nearly 100 cities around the world, including international destinations in Europe and Mexico.

Solterra at Akimel 7 all has accessibility to both **PHOENIX-MESA GATEWAY INTERNATIONAL AIRPORT** (PMGIA) and the prestigious **SCOTTSDALE AIRPORT**. PMGIA is the fastest growing airport in the U.S and accounted for more than 228,000 landings and take-offs last year, making it busier than Portland International Airport, Alternately, Scottsdale Airport is a private jet facility for corporations and high net worth individuals. It averages 615 flights per day and generates \$536M in total economic benefit.



Separating Scottsdale from Tempe, just to the south of Solterra at Akimel 7 is **TEMPE TOWN LAKE**, Arizona's second-most visited public attraction. The more than 2-mile long man-made lake was created by damming a portion of the dry Salt River and adding water diverted from the Arizona canal system. More than 2.7 million people spend time at Tempe Town Lake each year along its paths for walking, jogging and biking or in the water kayaking, paddle boarding and paddle boating. Adjacent to Tempe Town Lake and a short 10-minute drive from Solterra at Akimel 7 is Tempe's historic Mill Avenue, dating back to the 1800's as one of Arizona's first urban areas. Today, Mill Avenue is one of the hottest entertainment centers in Arizona and has the highest concentration of restaurants, cafes, microbreweries, sports bars, unique shopping and nightlife.

for further information, please contact

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