



# DEER VALLEY

## BUSINESS CAMPUS

A New Industrial Campus.



950, 1150, 1350, & 1400 W. Rose Garden Lane | Phoenix AZ 85027

(NWC & NEC N. 7<sup>TH</sup> Avenue & W. Rose Garden Lane)

developed by:

**SIHI**

Ahead of the curve.

presented by:

**CBRE**



# PROPERTY Highlights

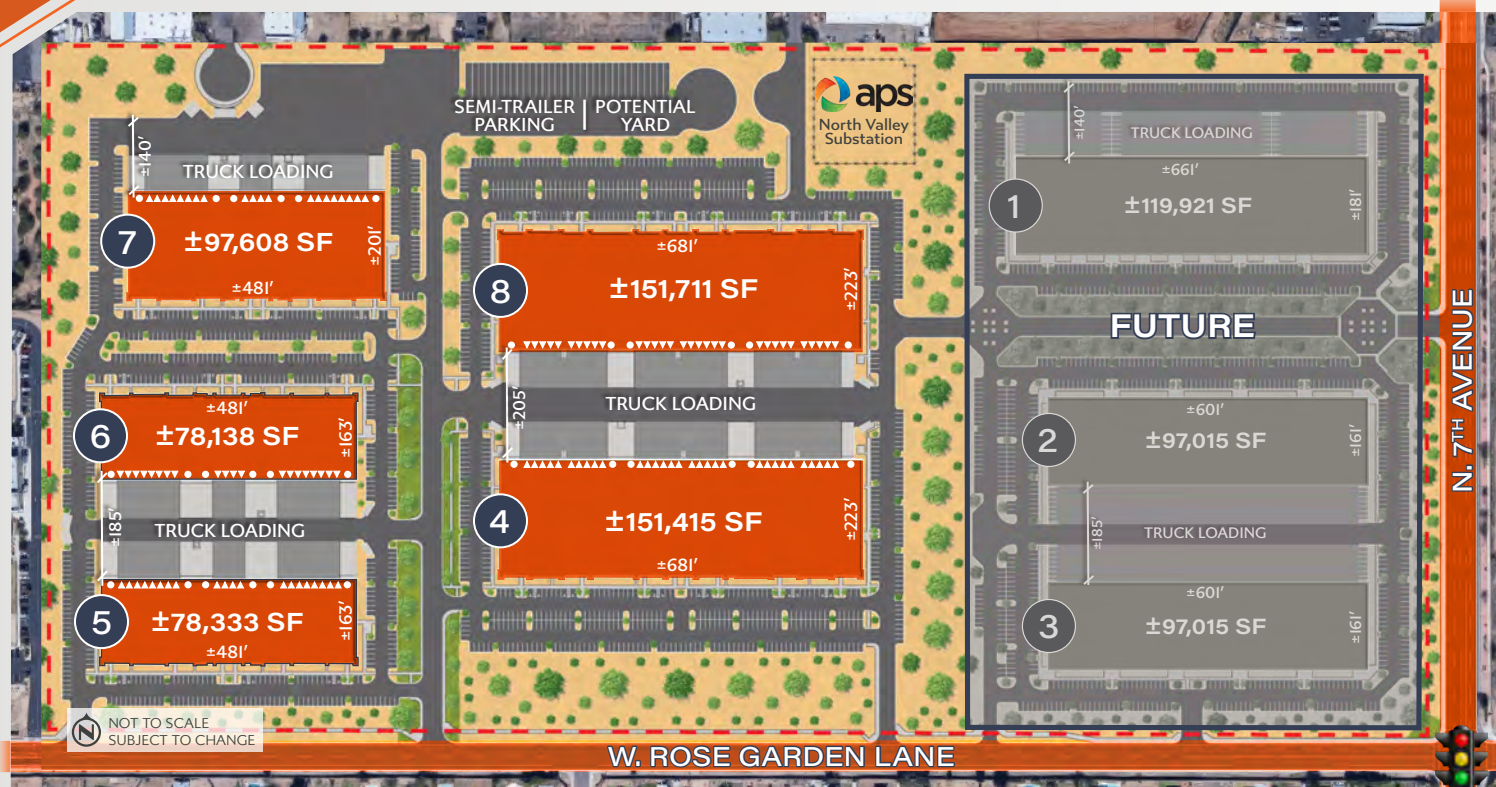
**Institutional-quality industrial buildings**  
with abundant parking

**Ample truck loading**  
with industry-driven clearances

**±871,156 Total SF | buildings**  
for Lease & Build-to-Suit

**Highly accessible** to I-17 and Loop 101

**Office and Industrial Zoning**



## ALL Buildings

- 56' x 60' & 60' x 50' column spacing
- ESFR fire sprinkler system
- 100% HVAC warehouses
- 3000A 277/480v 3-phase power
- 9" tilt-wall construction
- 4000 PSF slab on grade
- LED Lighting & Skylights
- Dock Levelers
- LEED certified buildings
- Class A TPO on panelized roof deck, steel joists and girders
- R-30 insulation with white scrim sheet below deck
- Roof solar capable
- EV Charging Stations
- Outdoor Amenity Areas (PH II)
- Natural Gas Available

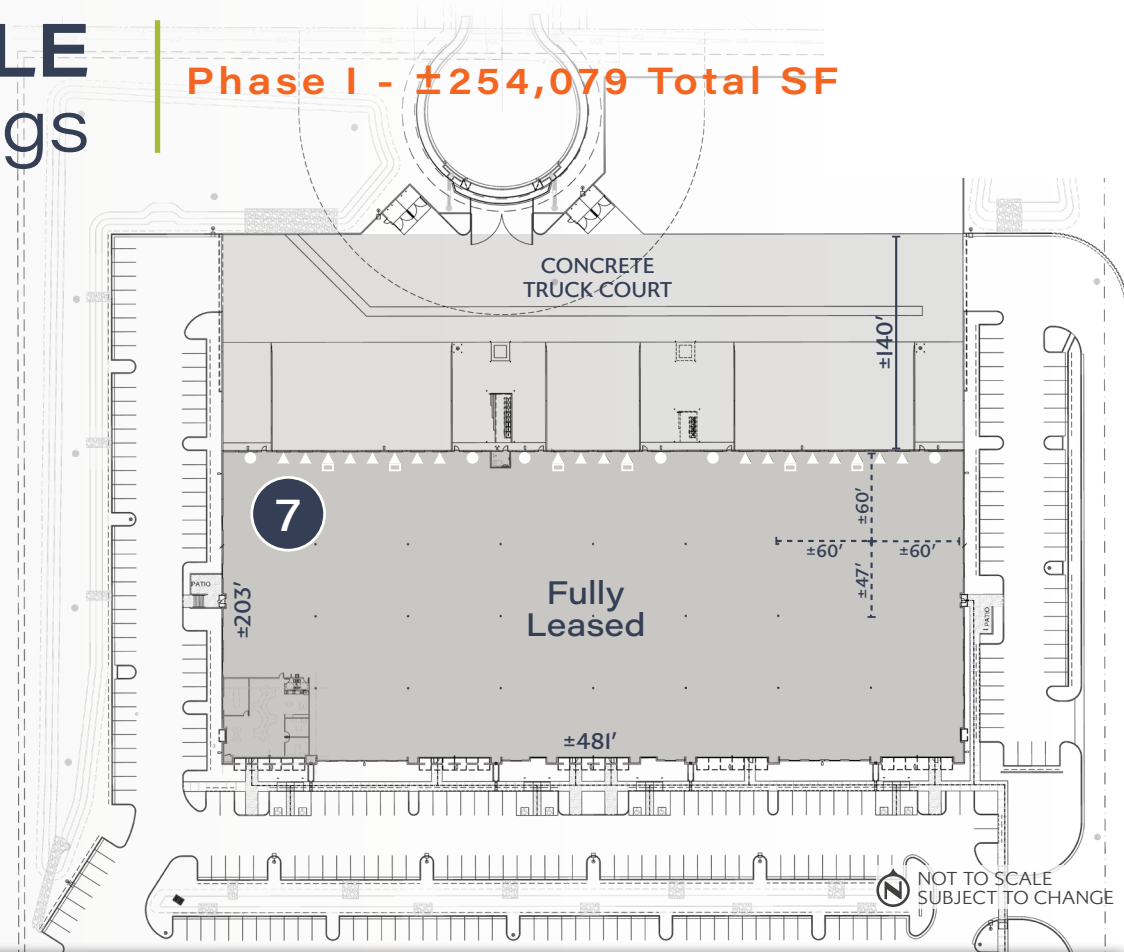
# AVAILABLE Buildings

**Phase I - ±254,079 Total SF**

## BUILDING 7

1450 W. Rose Garden Ln.

- ±97,608 Total SF Fully Leased
- ±30' clear height
- Six 12' x 14' grade-level doors (expandable to 14' x 16')
- Twenty 9' x 10' dock-high doors (6 with dock levelers)
- 60' Speed bays
- 100% HVAC warehouse
- Dock packages
- Spec Office suite
- Skylights
- ±205 vehicle parking spaces



**BUILDING 7 | Front**



**BUILDING 7 | Rear**

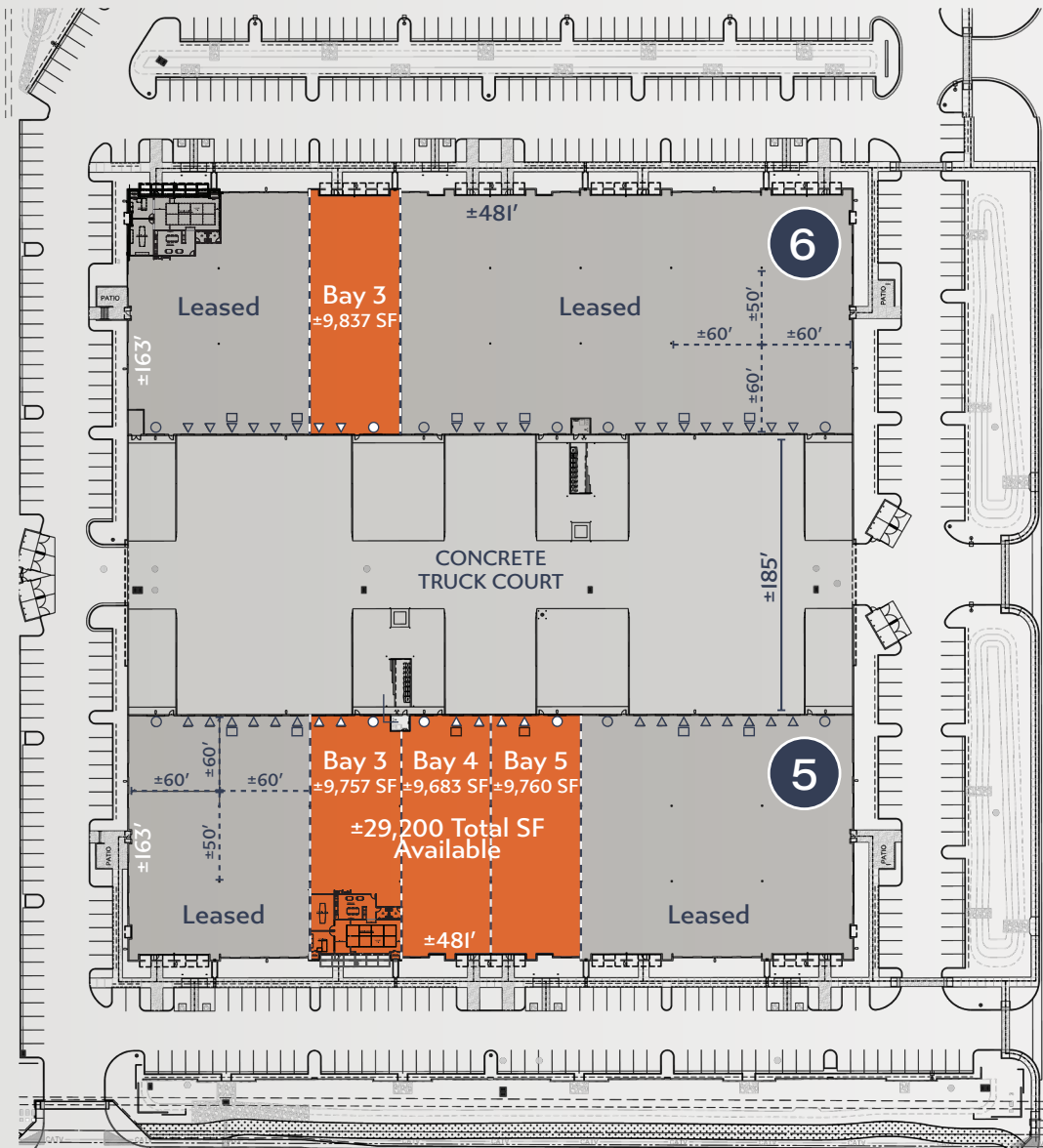


- △ Dock-High Doors
- Grade-Level Doors
- Dock Levelers



# AVAILABLE Buildings

Phase I  
±254,079 Total SF



NOT TO SCALE  
SUBJECT TO CHANGE

- △ Dock-High Doors
- Grade-Level Doors
- Dock Levelers

## BUILDING 6 1400 W. Rose Garden Ln.

- ±9,837 SF Available
- ±78,138 Total SF
- ±28' clear height
- Six 12' x 14' grade-level doors (expandable to 14' x 16')
- Twenty 9' x 10' dock-high doors (6 with dock levelers)
- 100% HVAC warehouse
- Dock packages
- Spec Office suites
- Skylights
- ±183 vehicle parking spaces

## BUILDING 5 1350 W. Rose Garden Ln.

- ±29,200 SF Available<sup>[1]</sup>
- ±78,333 Total SF
- ±28' clear height
- Six 12' x 14' grade-level doors (expandable to 14' x 16')
- Twenty 9' x 10' dock-high doors (6 with dock levelers)
- 100% HVAC warehouse
- Dock packages
- Spec Office suites
- Skylights
- ±186 vehicle parking spaces

<sup>[1]</sup>Divisible to ±9,683 SF



BUILDING 6 | Front



BUILDING 6 | Rear



BUILDING 5 | Front

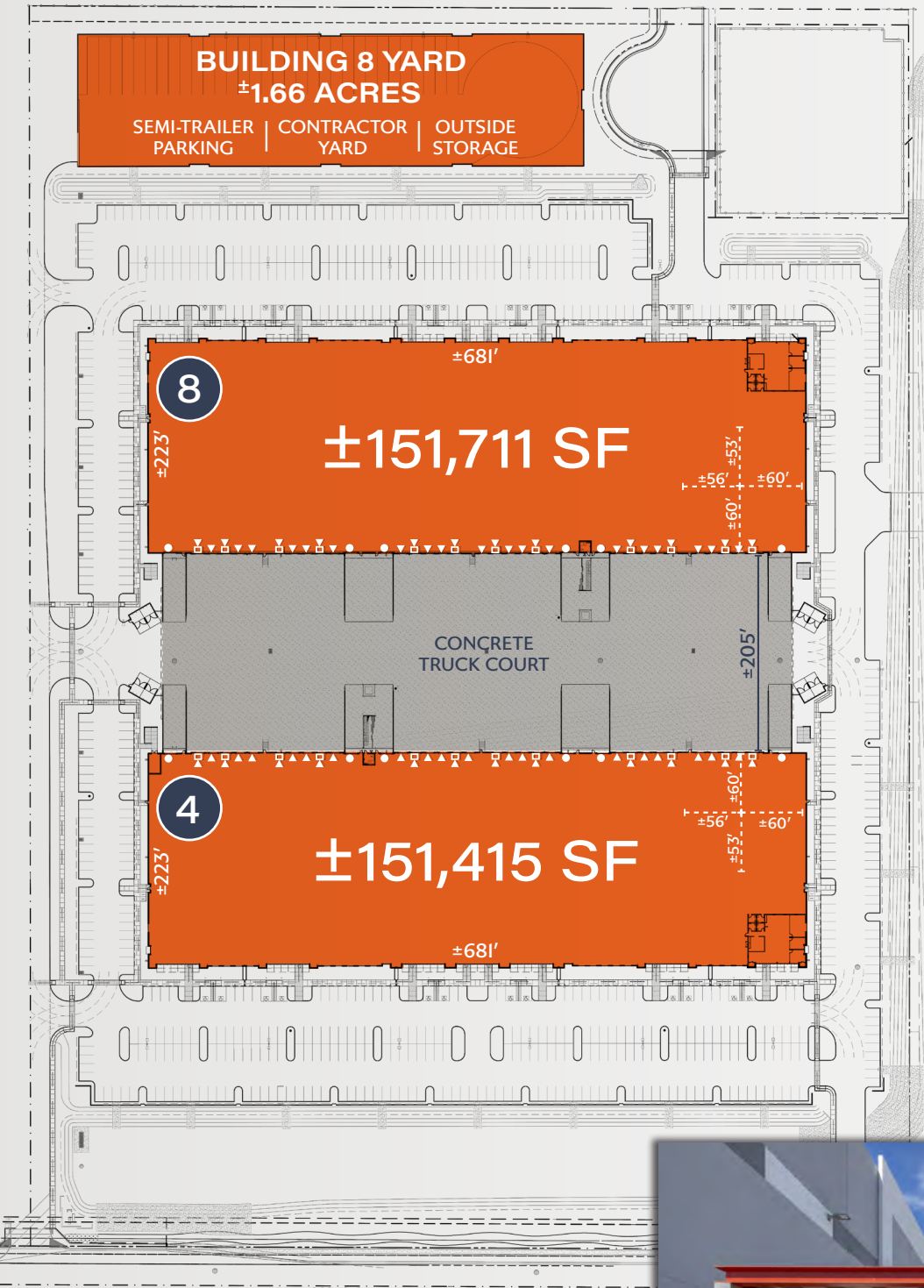


BUILDING 5 | Rear



# AVAILABLE Buildings

Phase II  
±303,126 Total SF



## BUILDING 8

1150 W. Rose Garden Ln.

- ±151,711 SF | divisible to ±40,000 SF
- ±32' clear height
- Six 12' x 14' grade-level doors (expandable to 14' x 16')
- Thirty-one 9' x 10' dock-high doors (12 with dock levelers)
- 100% HVAC warehouse
- Dock packages
- Spec Office suite
- Skylights
- Two Amenity Areas
- ±326 vehicle parking spaces
- ±1.66 AC Yard Area

## BUILDING 4

950 W. Rose Garden Ln.

- ±151,415 SF | divisible to ±40,000 SF
- ±32' clear height
- Six 12' x 14' grade-level doors (expandable to 14' x 16')
- Thirty-one 9' x 10' dock-high doors (12 with dock levelers)
- 100% HVAC warehouse
- Dock packages
- Spec Office suite
- Skylights
- Two Amenity Areas
- ±396 vehicle parking spaces

BUILDING 8 | Front



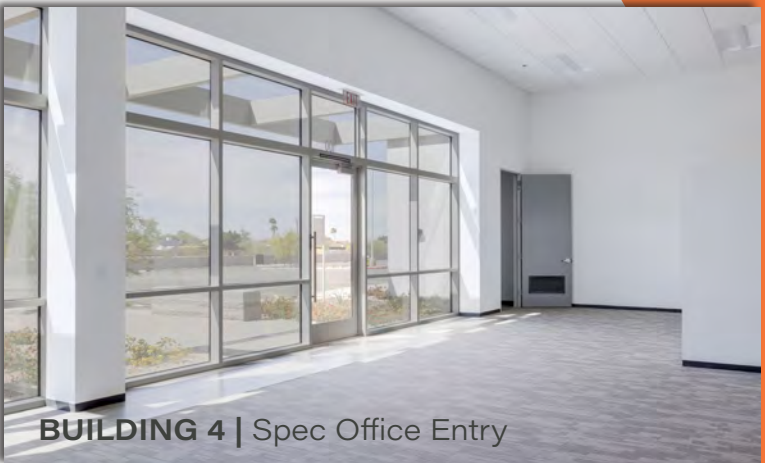
BUILDING 8 | Rear



BUILDING 4 | Front



BUILDING 4 | Rear



BUILDING 4 | Spec Office Entry



BUILDING 4 | Spec Office



AMENITY AREA



BUILDING 4 | 100% HVAC Warehouse

View B4  
VIRTUAL TOUR

NOT TO SCALE  
SUBJECT TO CHANGE

- △ Dock-High Doors
- Grade-Level Doors
- Dock Levelers



# SURROUNDING Businesses



±80 Acres  
PHASE I

±79 Acres  
PHASE II or  
BUILD-TO-SUIT

- Located in the heart of Deer Valley
- ±8-minute drive south from the \$12B TSMC Manufacturing Facility
- TSMC will employ ±4,500 high-wage workers, leveraging Phoenix's deep talent pool

## WHY Phoenix?

The geography, moderate climate, logistical location, skilled work force, abundant development opportunities, modern infrastructure, robust tax incentives and favorable economic policies are what attract companies to the Valley of the Sun.

Not to scale  
Subject to change



# DEVELOPER Initiatives

SIHI has a well-established reputation for excellence in shaping commercial properties in the Southwest. They take pride in envisioning and developing real estate that provides enhancements for today’s businesses and sustainability well into the future.

Be ahead of the curve. Join SIHI in being a part of tomorrow.

## SolarFit

Power your future with rooftop energy under the SIHI solar initiative, SolarFit.

Occupants can embrace sustainable energy consumption and reduce their carbon footprint, all while enjoying a predictable electric bill **without any required capital cost**.

**HOW IT WORKS:** Under a separate solar equipment lease agreement, SIHI builds and maintains a rooftop solar system, allowing occupants to offset a significant portion of local energy consumption.

## Standard Features

SIHI’s commitment to occupants’ well-being and sustainable real estate includes the following standard site and building features:

- Building LEED certification
- Enhanced skylights and clerestory windows
- Spec Suites with high-end finishes
- Building LED lighting & Signature LED exterior lighting opportunity
- Rooftop SolarFit initiative
- ChargePoint Level 2 EV Charging stations
- Abundant environmentally friendly native landscaping

## ChargePoint

- Latest generation of Level 2 commercial charging stations
- Per Building: 4 bollard-style stations with 2 charging ports each
- 240V | ±25 miles of range per 1 hour of charging<sup>[1]</sup>
- ChargePoint is the first ENERGY STAR Certified EV charger



LEED category:  
INNOVATION  
& DESIGN



LEED category:  
SUSTAINABLE  
SITES



LEED category:  
ENERGY &  
ATMOSPHERE



<sup>[1]</sup> 4Front Energy, 2023



# PROPERTY Location



## DEER VALLEY BUSINESS CAMPUS



The **Deer Valley Business Campus** is situated in the Deer Valley submarket of Metro Phoenix and is in **excellent proximity** to service west Scottsdale and northwest Phoenix. This submarket of Metro Phoenix has been one of the **best performing submarkets** over the past ten years with consistent and **sustained user demand**.

It is a great location to stay  
**AHEAD OF THE CURVE.**



### 893,682

10-mile radius population, greater than **Miami FL** and **Minneapolis MN** combined



### 70%

Percentage of ASU graduates who stay in Arizona for employment



### 5<sup>th</sup>

Largest city in the U.S. by population

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presented by:

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developed by:

**SIHI**