

THE EDGE



NEWMARK

 Palmer
Development
Group

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.





VISIBLE TO ±164,000
VEHICLES PER DAY

BUILDING SIGNAGE

BUILDING SPECS

±52,000
square feet

Typical floor plate

Building specs



±212,000 SF
TOTAL BUILDING SIZE



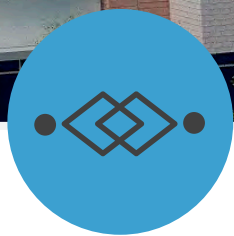
4 STORIES



±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 **±164,000 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™

zelle

onsemi

realtor.com®

nextiva

taylor morrison
Homes Inspired by You 

Vonage

**WELLS
FARGO**

 **Banner
Health**

 **CVS caremark®**

 **THE
HARTFORD**

Scottsdale area popular dining (select list)

- Alto at Gainey Ranch AZ88

Barrio Queen

BlueFire Grille

Bootleggers

Bottled Blonde

Bourbon Steak

Brat Haüs

Cafe' Monarch

Citizen Public House

Craft 64

Dominick's Steakhouse

El Chorro

Elephante

Etta
- Farm & Craft

Flower Child

FnB Restaurant

Francine

La Fogata

Luna By Giada

Maple & Ash

Marcellino Ristorante

Mastro's City Hall

Mastro's Ocean Club

Moxies

Nobu

Ocean 44

RnR Gastropub

Roaring Fork
- SumoMaya

Sushi Roku

Thirsty Lion

The Canal Club

The House Brasserie

The Mission

Toca Madera

Toro Latin Restaurant & Rum Bar

Veneto Trattoria

Views Public House

Virtù Honest

Voilà French Bistro

Weft & Warp Art Bar + Kitchen

Zinque'

ZuZu at Hotel Valley Ho

Within 1 mile of the edge

- 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
- 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

Zipps 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 at the Grove

Obon Sushi
- RETAIL

Men's Wearhouse

Bath & Body Works

ULTA Beauty

Hobby Lobby

Guitar Center

Reformed Pilates
- ATTRACTIONS

Talking Stick Resort & Casino

Glow Putt Mini Golf

Octane Raceway

RESORTS

Hyatt Regency

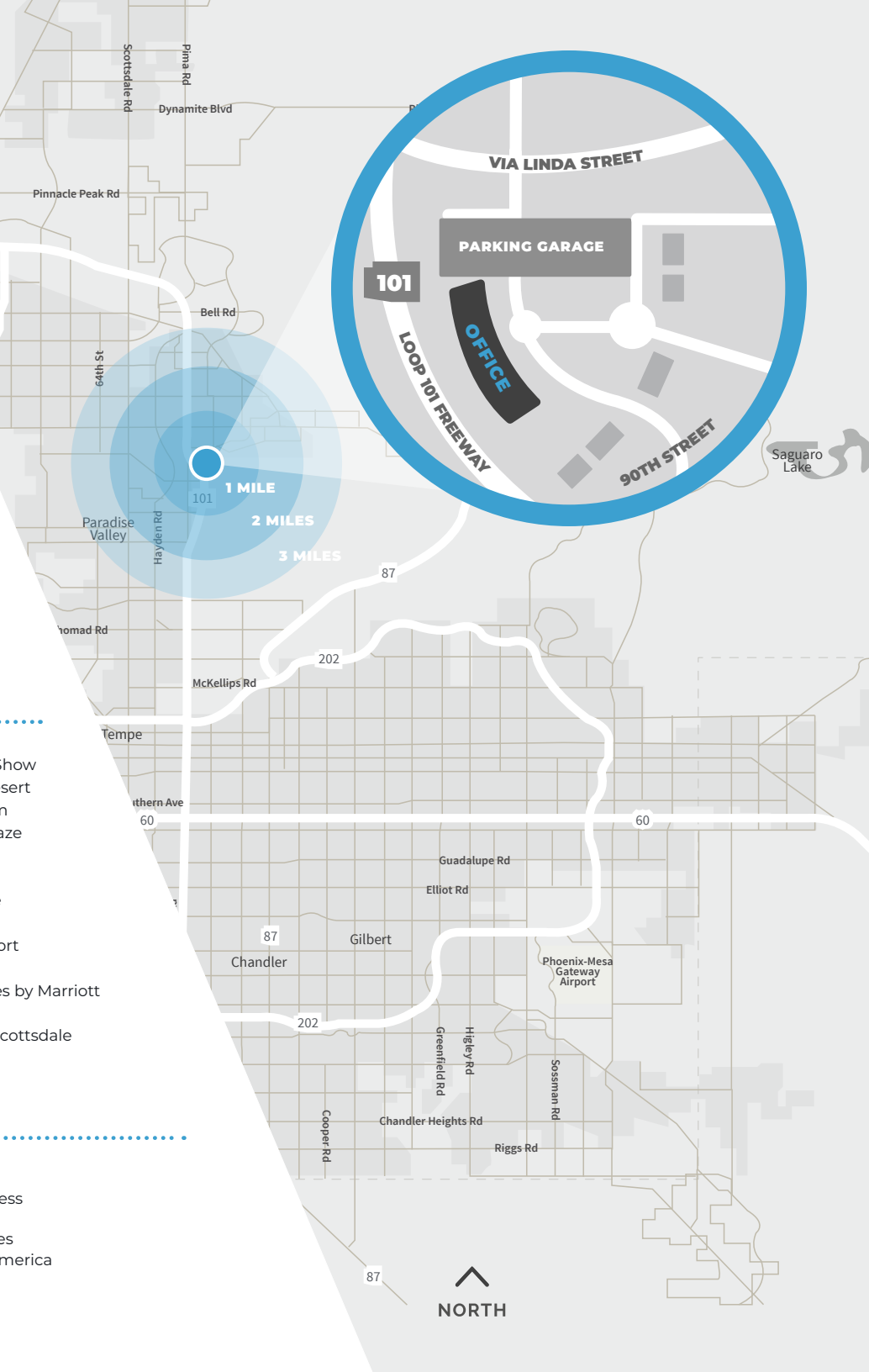
The Scottsdale Resort at McCormick Ranch
- HOTELS

Holiday Inn Express

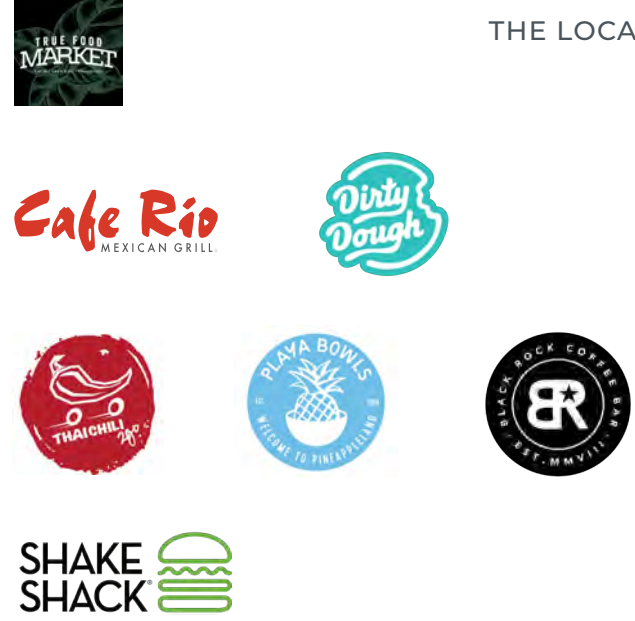
Hampton Inn

Homewood Suites

Extended Stay America



On-site amenities



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.

TALKING STICK RESORT



SALT RIVER FIELDS
AT TALKING STICK



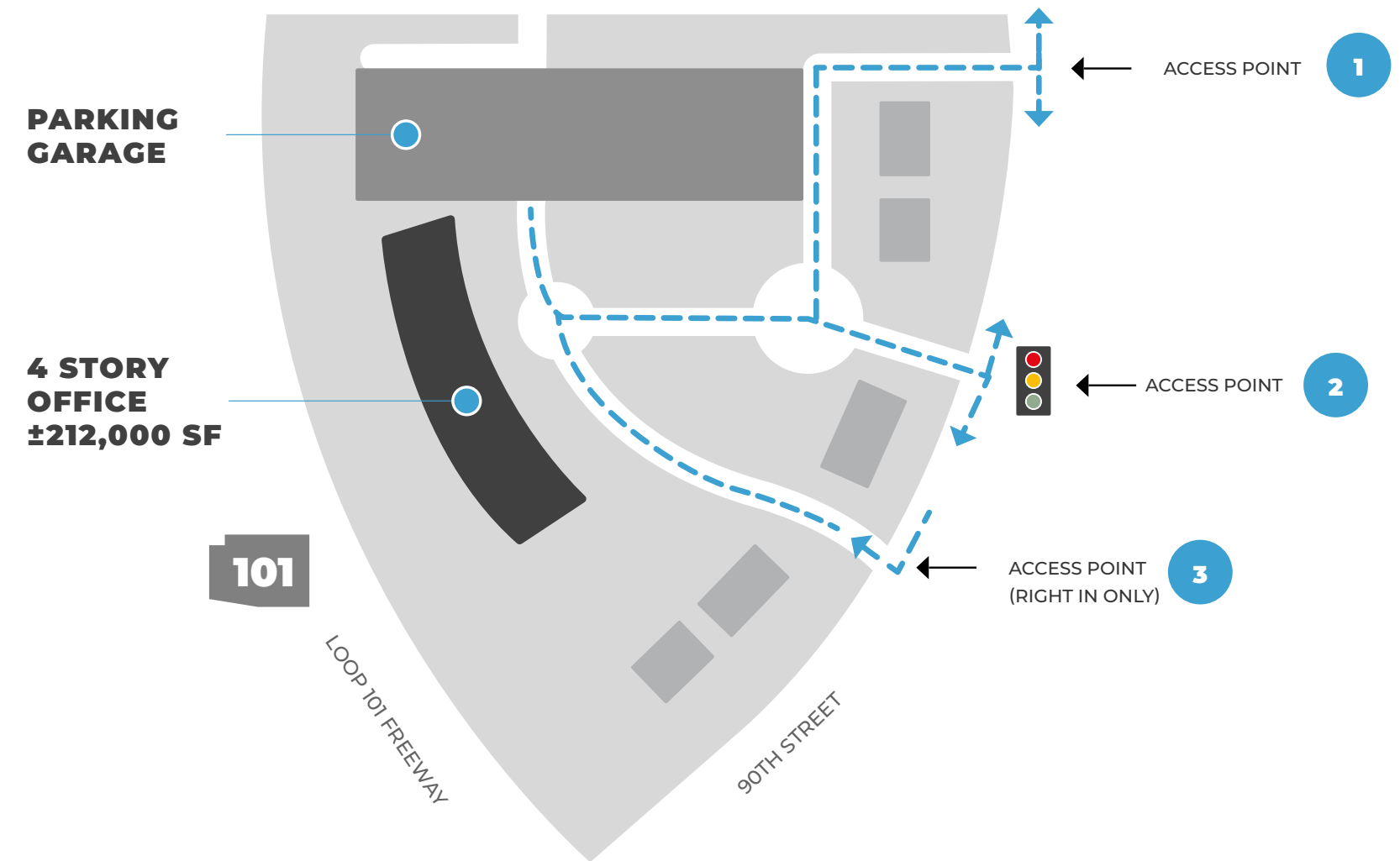
TALKING STICK
GOLF CLUB



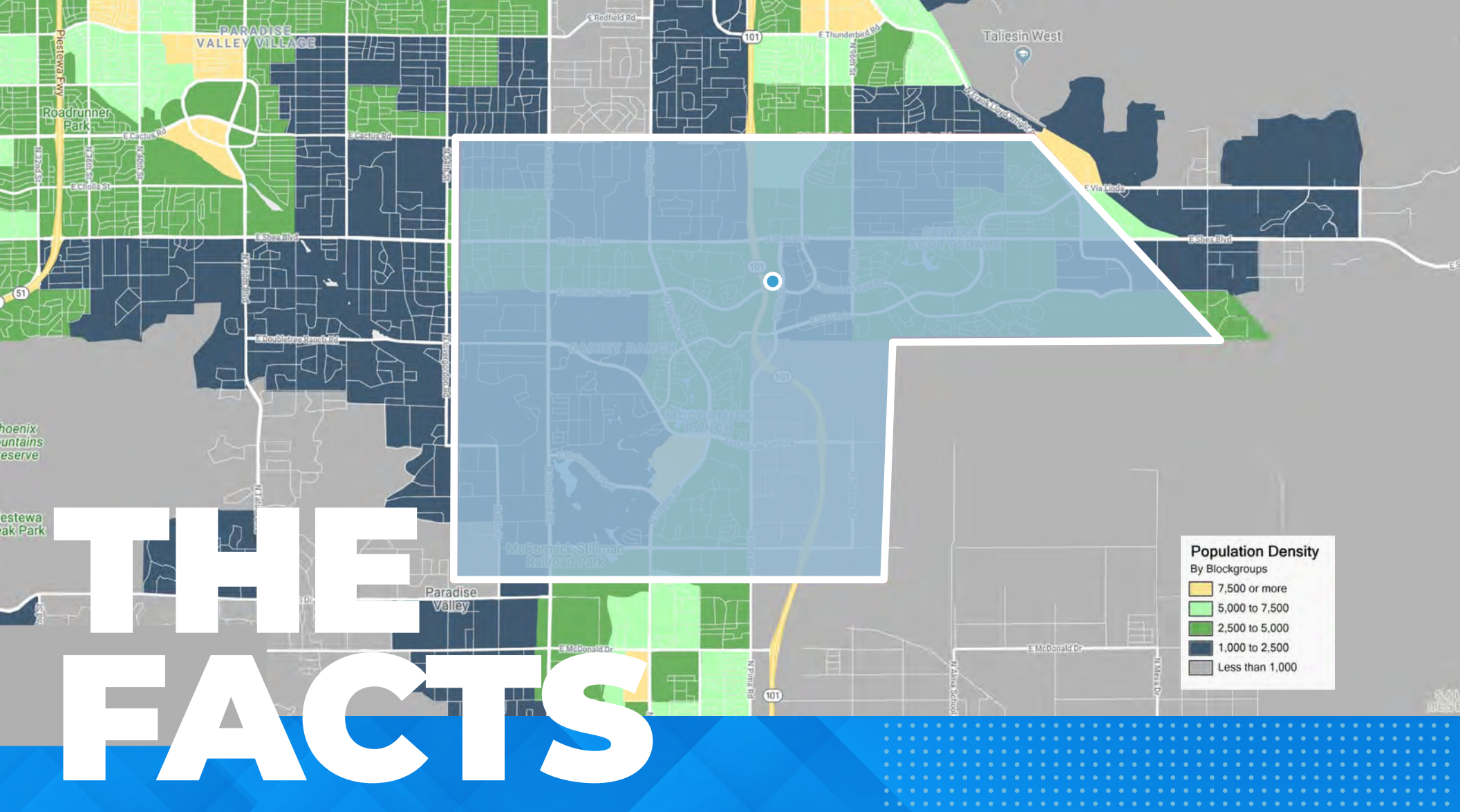
**EASY
ACCESS**

Three points of access to the edge

CAMPUS ACCESS



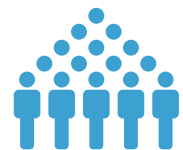
NORTH



10 minutes
123,615
population



20 minutes
882,888
population



30 minutes
2,620,952
population



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

Scottsdale location



2,620,952
People living within
30 min commute



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



\$85,974
Median household income
within 30 min commute



12,146
total businesses (within 5 miles)

Highly educated workforce



1.84 MILLION
people 25+ years old living within 30 min



239,018
daytime employees



Hotels
39 HOTELS
within 5 miles



Multi-family
16,809
multi-family units within 5 miles

DEMOGRAPHICS

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

Willmeng

Willmeng Construction is an Arizona-based commercial general contractor specializing in ground-up and tenant improvement projects for the public and private market sectors in the Southwest. Spanning a wide diversity of market sectors, consistent project execution is derived through upfront planning and preconstruction as a strategic anchor throughout the firm.

Willmeng Construction, 100 percent employee-owned, is committed to staying true to building excellence and preserving the company's high value to the clients serve. Our strategic vision focuses on three fundamental aspects: supporting prelease transactions; maintaining our ability to competitively bid projects small and large; and fostering the "altruistic service" corporate culture established by recruiting highly talented individuals of great character.

Leasing

NEWMARK

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark's comprehensive suite of services and products is uniquely tailored to each client, from owners to occupiers, investors to founders, and startups to blue-chip companies. Combining the platform's global reach with market intelligence in both established and emerging property markets, Newmark provides superior service to clients across the industry spectrum. For the twelve months ended March 31, 2025, Newmark generated revenues of over \$2.8 billion.

As of March 31, 2025, Newmark and its business partners together operated from 165 offices with approximately 8,100 professionals across four continents.

THE EDGE



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NEWMARK



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