



GSO



GLOBE CORPORATION

CBRE



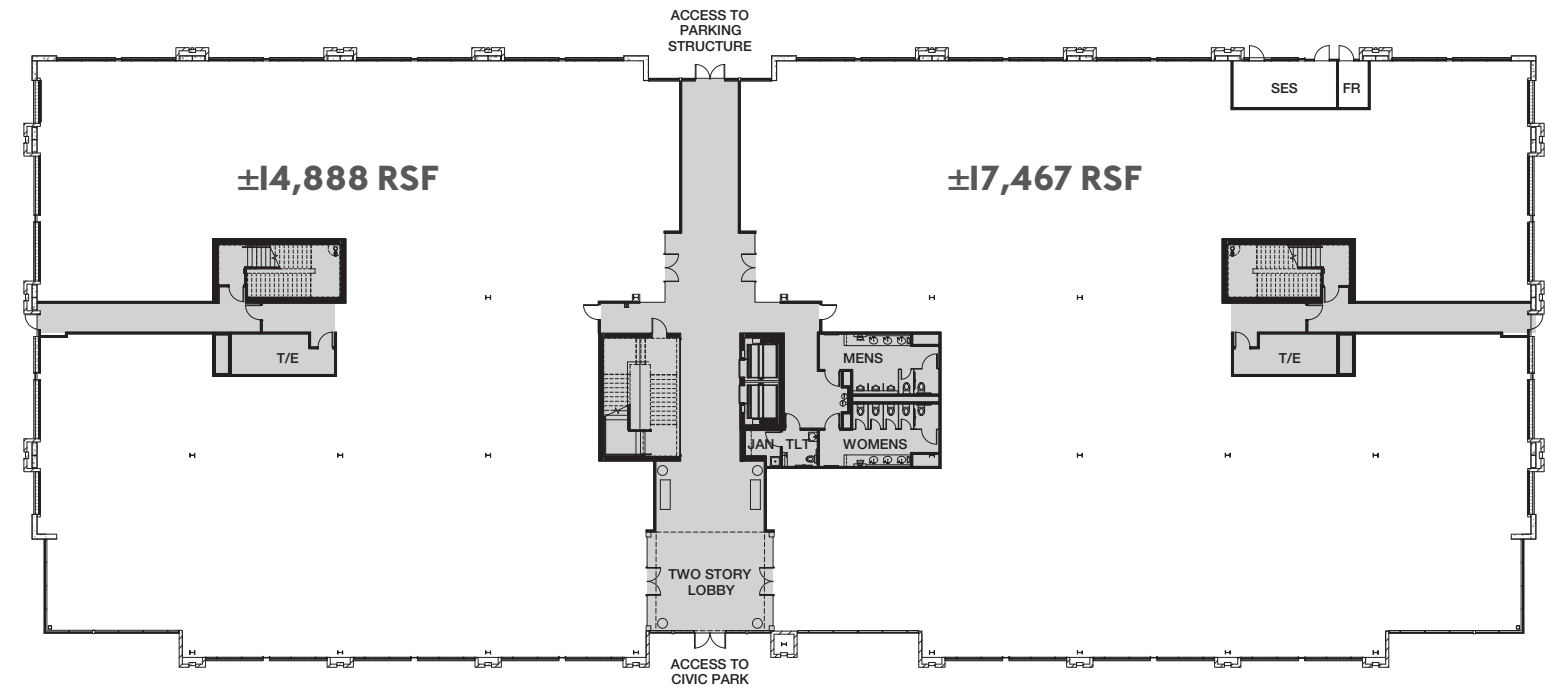
A destination that grows with Goodyear.

GSO introduces a modern, forward-thinking destination that grows with Goodyear. Featuring a two-acre civic park surrounded by Gen I, a class A office building with 4-level parking structure and Goodyear City Hall and Library.

GEN 1

AT GSQ

15150 West Park Place, Goodyear, AZ



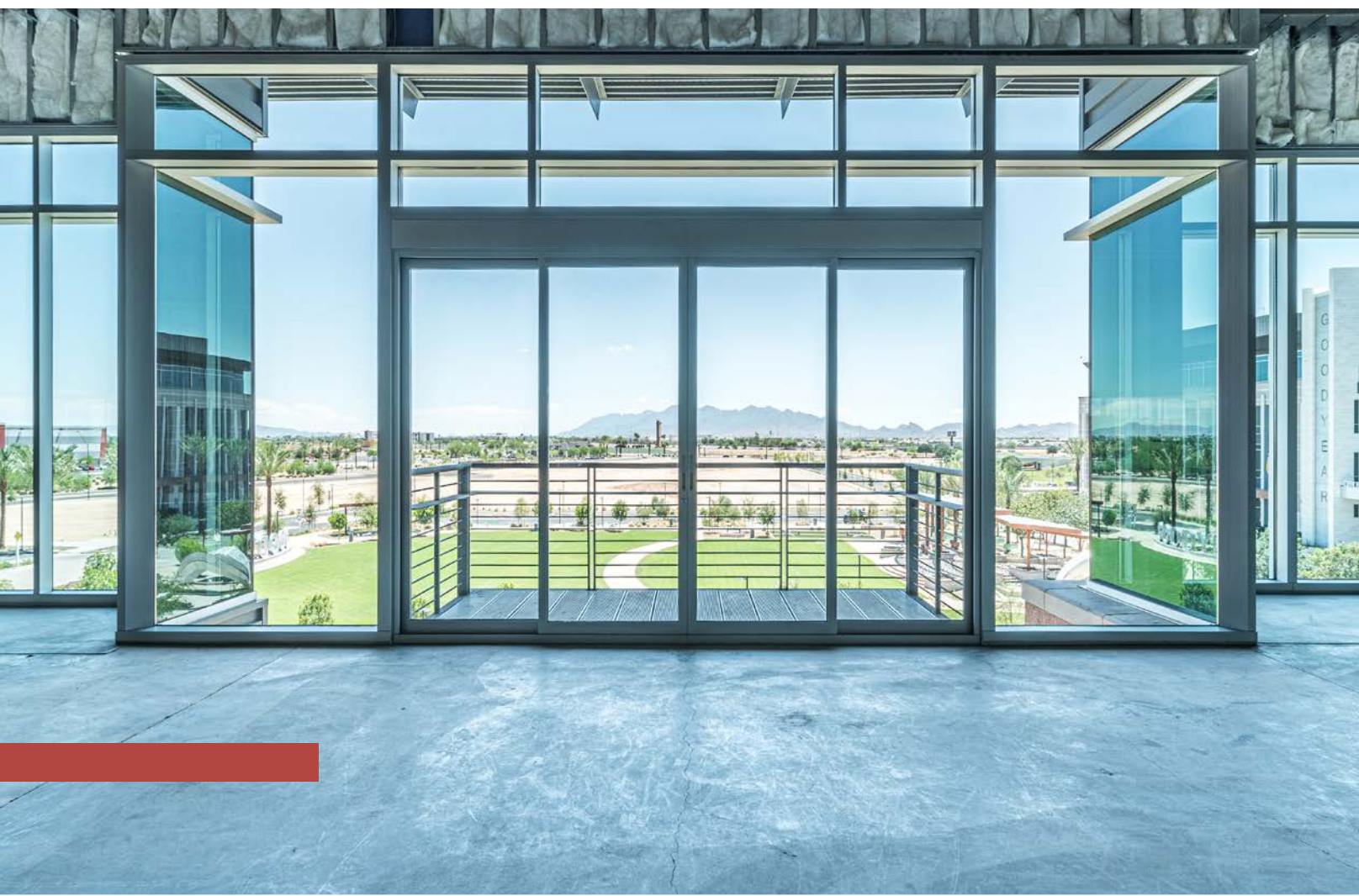
- › ±303' x ±121'
- › Three Stairwells
- › Partial Floor to Ceiling Glass
- › Views to the South Overlooking The Park



1st Floor
±32,353 RSF



The initial site delivery includes the City of Goodyear's ±125,000 SF City Hall building and library (with community meeting space available to tenants) and a 2-acre park.



MARKET AT ESTRELLA FALLS



McDOWELL ROAD

GEN 1
AT GSQ

FUTURE DEVELOPMENT

OFFICE PHASE 2

FUTURE RETAIL

FUTURE RETAIL

FUTURE DEVELOPMENT

150TH DRIVE

150TH DRIVE



Harkins Theatres

MULTI-FAMILY

(WITHIN 1/2 MILE OF GSQ)

- > EXISTING: 326 UNITS
- > UNDER DEVELOPMENT: 930 UNITS

PROJECT SIGNAGE

G S O



● THINKING CAPS DESIGN ● VISUAL COMMUNICATIONS INC. COPYRIGHT 2021

GEN 1
— AT GSQ —

Shoemaker &
Crandell

brinca
dada

AGENT44.COM

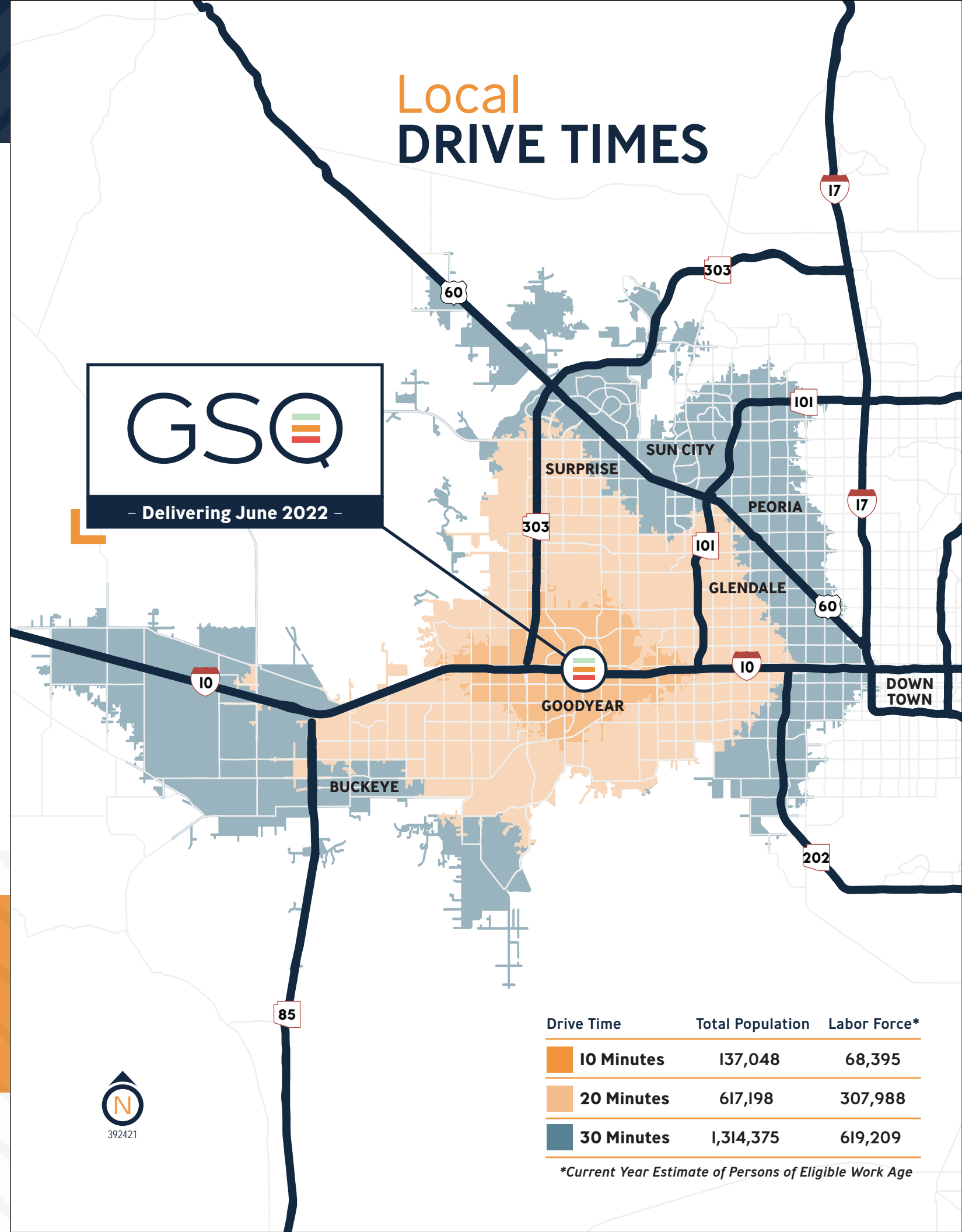
INSIGHT
GLOBAL

15150

GSQ

— Delivering June 2022 —

Local DRIVE TIMES



Drive Time	Total Population	Labor Force*
10 Minutes	137,048	68,395
20 Minutes	617,198	307,988
30 Minutes	1,314,375	619,209

*Current Year Estimate of Persons of Eligible Work Age



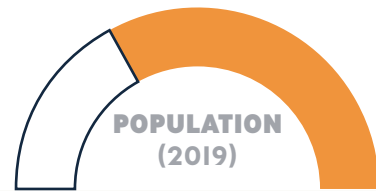
392421

The Goodyear Advantage

Demographic Profiles

1,735,306

WEST VALLEY



4,885,176

METRO PHOENIX

More than a third of Phoenix metro residents live in the West Valley

2.1m

The West Valley's population is projected to grow more than double the national rate of growth over the next five years.

40%

By 2030, 40% of the metro's population growth will occur in the West Valley

Demographics

Median Age

35.0

WEST VALLEY

36.9

PHOENIX METRO

38.2

UNITED STATES

Median Household Income

\$57,919

WEST VALLEY

\$62,609

PHOENIX METRO

\$60,548

UNITED STATES

Median Home Price

\$229,579

WEST VALLEY

\$265,771

PHOENIX METRO

\$234,154

UNITED STATES

Luxury housing options are on the rise with prices topping out at close to \$2 Million

Labor Highlights

69%

of the Advance Business workforce commutes to jobs east of the I-17.

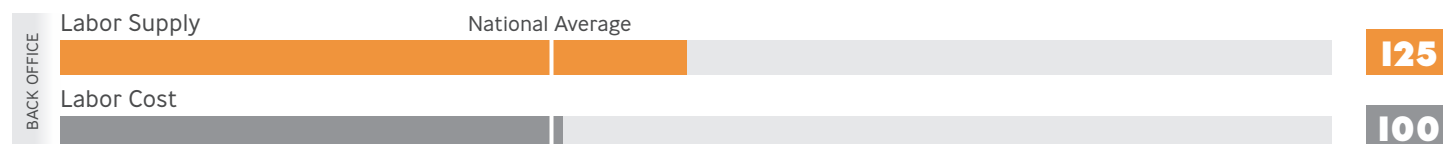
36%

of healthcare workers in Maricopa County live in the West Valley, yet only 20% of the jobs are located here.

32%

of finance and insurance workers in Maricopa County live in the West Valley compared to 12% of jobs located here.

West Valley Labor Supply & Cost Index



LEGEND

NATIONAL AVERAGE=100



Source: CBRE Research

Cost of Labor

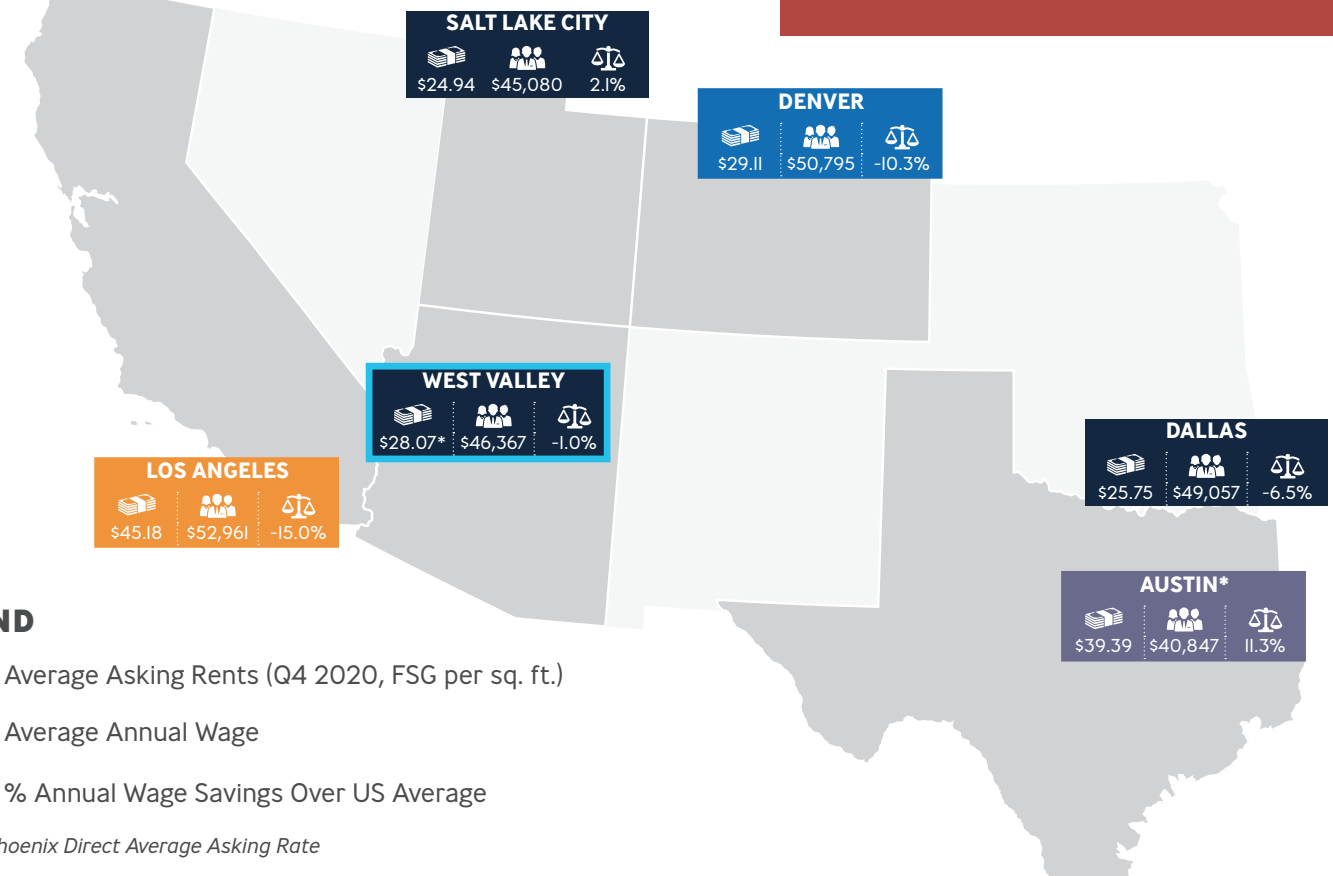
PHOENIX'S WEST VALLEY PROFESSIONAL SERVICES COSTS ARE ROUGHLY ON PACE WITH THE NATIONAL AVERAGE. THIS COMPARES TO MARKETS LIKE DENVER AND LOS ANGELES, WHERE THE SAME LABOR COSTS 10.3% AND 15% ABOVE THE NATIONAL AVERAGE.

Least Expensive (\$20 PSF)

RENT SCALE

Most Expensive (\$50 PSF)

COST OF DOING BUSINESS:
A COMPARISON OF
MAJOR ECONOMIC HUBS



LEGEND

- Average Asking Rents (Q4 2020, FSG per sq. ft.)
- Average Annual Wage
- % Annual Wage Savings Over US Average

* Metro Phoenix Direct Average Asking Rate

Owner & Developer



Globe Corporation is a family-owned, diversified investment company. It continues to increase its influence in real estate, asset management and private equity, transforming visionary thinking into brick-and-mortar reality.

With close to 3 million square feet of institutional-quality industrial, office and retail space, and several developments underway, Globe Corporation has transformed itself into a nimble but growing real estate institution.



CONTACTS:

Ashley Brooks

+1 602 735 1758

Ashley.brooks@cbre.com

Sean Spellman

+1 602 735 5615

Sean.spellman@cbre.com

Corey Hawley

+1 602 735 1742

Corey.hawley@cbre.com



CBRE

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.