



Ahead of the curve.



A NEW INDUSTRIAL CAMPUS

SIHI

CBRE

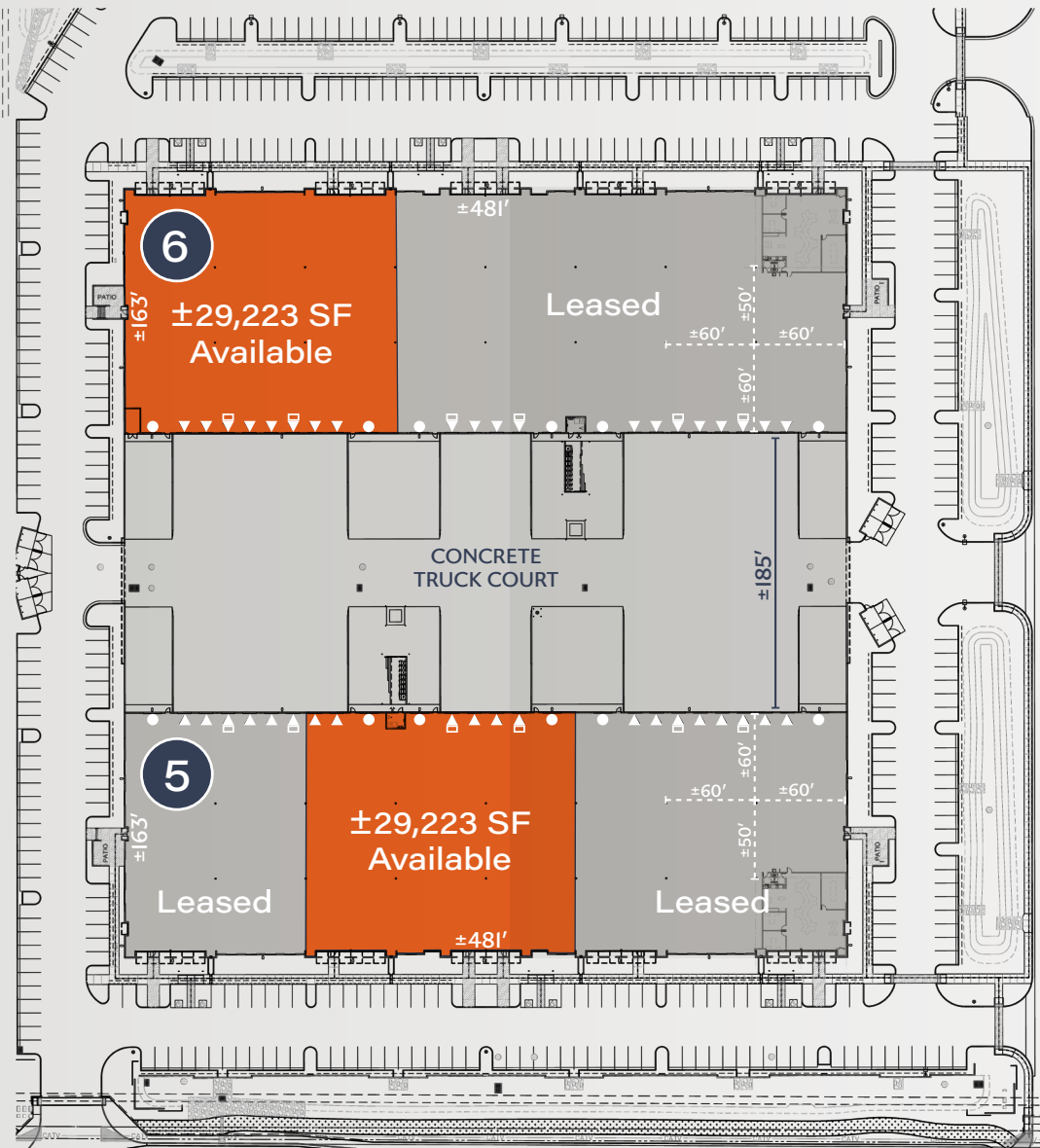
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1350, 1400, & 1450 W. Rose Garden Lane | Phoenix AZ 85027
(NWC & NEC N. 7TH Avenue & W. Rose Garden Lane)

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.

- ±29,223 SF Available^[1]
- ±78,273 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 suite
- Skylights
- ±183 vehicle parking spaces
- ^[1]Divisible to ±9,810 SF

BUILDING 5 1350 W. Rose Garden Ln.

- ±29,223 SF Available^[1]
- ±78,273 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 suite
- Skylights
- ±186 vehicle parking spaces
- ^[1]Divisible to ±9,810 SF



BUILDING 6 | Front



BUILDING 6 | Rear



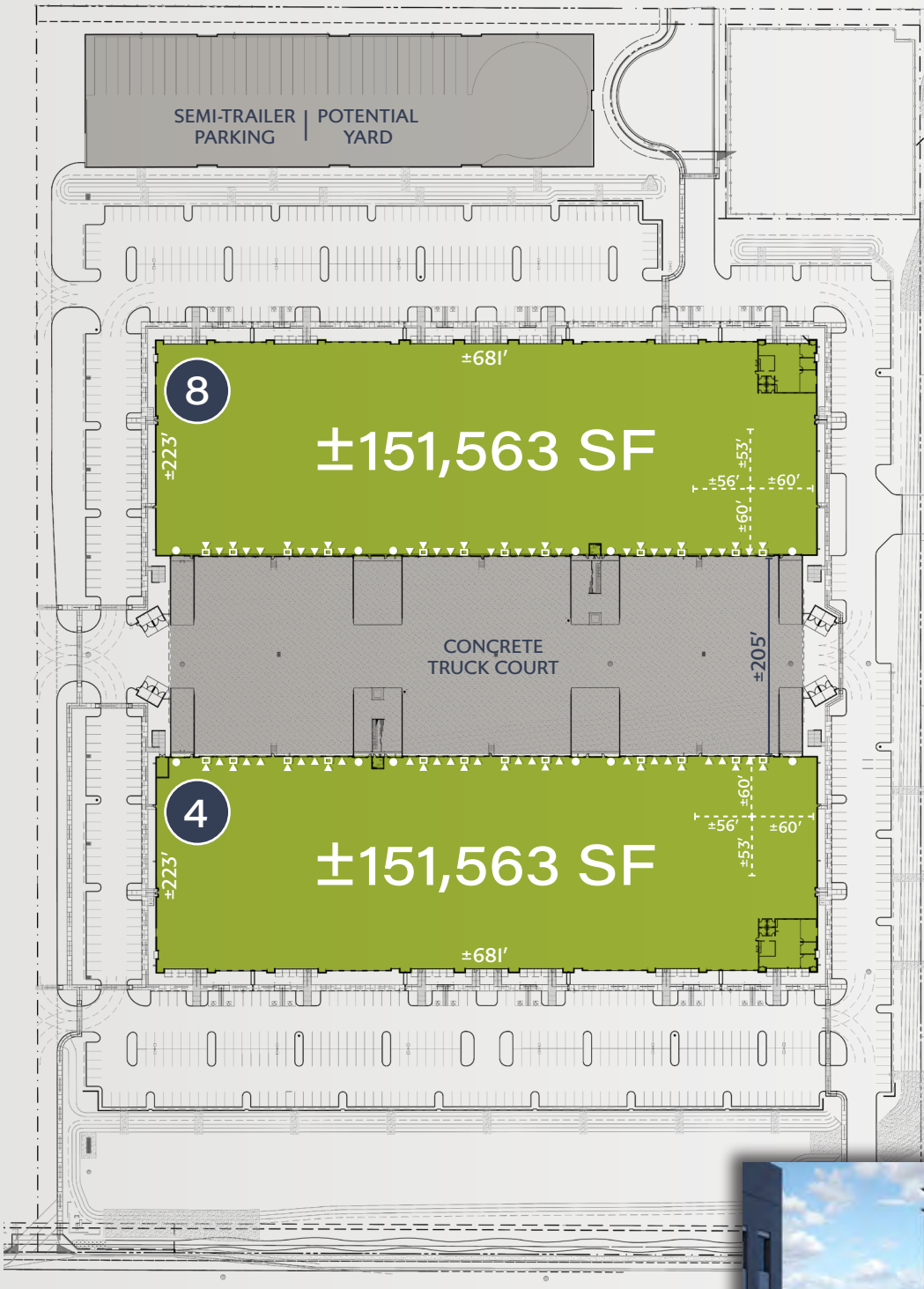
BUILDING 5 | Front



BUILDING 5 | Rear

UNDER Construction

Phase II - Q4 2023
±303,126 Total SF



BUILDING 8 1150 W. Rose Garden Ln.

- ±151,563 SF
- ±28' 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

BUILDING 4 1100 W. Rose Garden Ln.

- ±151,563 SF
- ±28' 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
Conceptual Rendering

Conceptual rendering Building 8
Not to scale | Subject to change



BUILDING 8 | Rear
Conceptual Rendering

Conceptual rendering Building 8
Not to scale | Subject to change



BUILDING 4 | Front
Conceptual Rendering

Conceptual rendering Building 4
Not to scale | Subject to change



BUILDING 4 | Rear
Conceptual Rendering

Conceptual rendering Building 4
Not to scale | Subject to change



Amenity Area
Conceptual Rendering

NOT TO SCALE
SUBJECT TO CHANGE

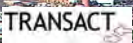
- ▲ Dock-High Doors
- Grade-Level Doors
- Dock Levelers

SURROUNDING Businesses



HAPPY VALLEY TOWNE CENTER

Harkins THEATRES | Walmart | Orangetheory FITNESS | BevMo!
 ULTA BEAUTY | WORLD MARKET | Staples | BARNES & NOBLE | Lowe's
 TJ-maxx | HomeGoods | DICK'S SPORTING GOODS | petco | Starbucks | BEST BUY
 SEPHORA | SUPERCUTS | ME | Olive Garden | Carlo's O'Brien's
 Red Robin | PF. CHANG'S | Buffalo Wild Wings | Panera BREAD | elevate coffee co. | COLD STONE

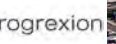


W. ROSE GARDEN LANE

±80 Acres
PHASE I

±79 Acres
PHASE II or
BUILD-TO-SUIT

N. 7TH AVENUE



- 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 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^[1]
- ChargePoint is the first ENERGY STAR Certified EV charger



LEED category:
INNOVATION
& DESIGN



LEED category:
SUSTAINABLE
SITES



LEED category:
ENERGY &
ATMOSPHERE

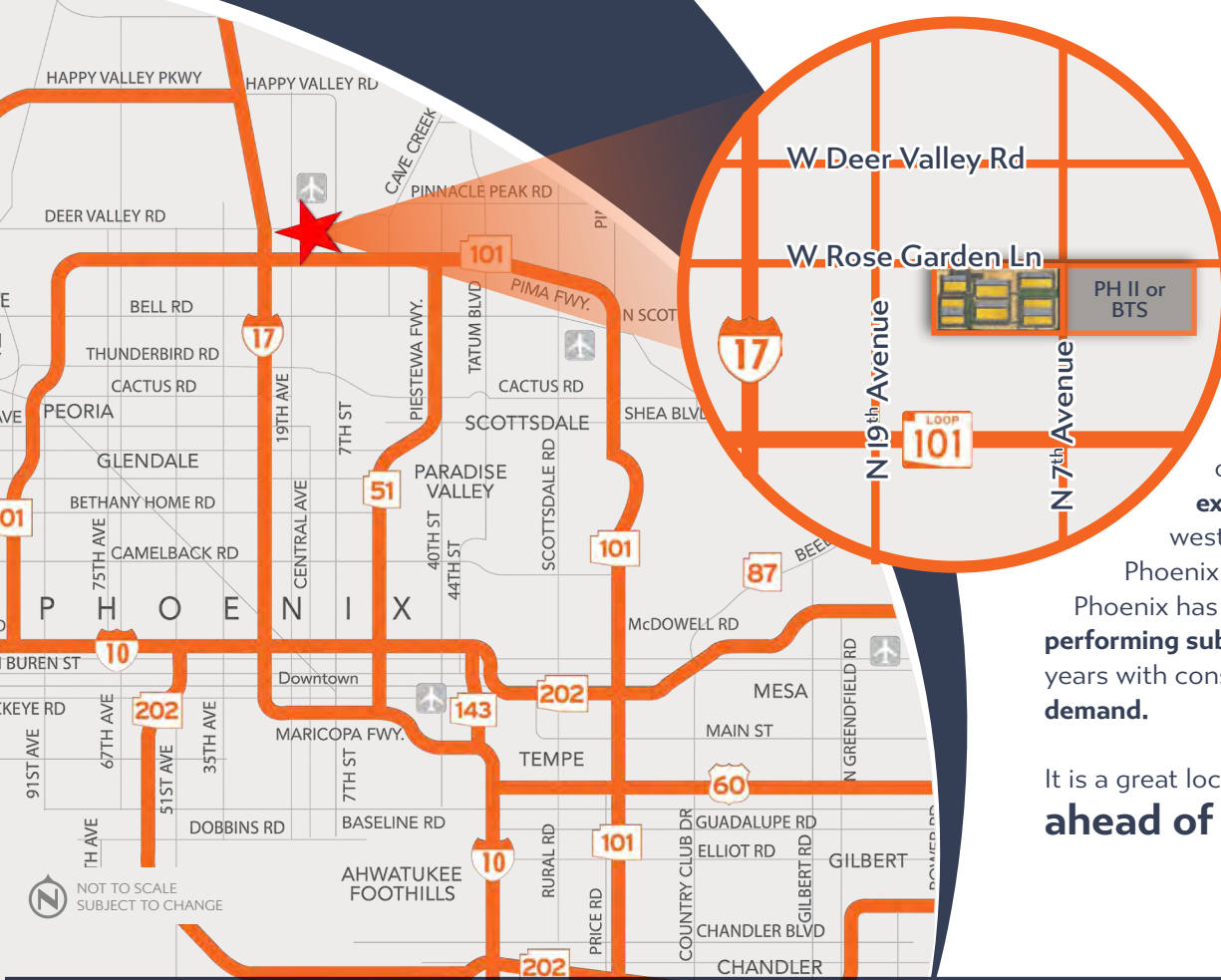


^[1] 4Front Energy, 2023

PROPERTY Location



A NEW INDUSTRIAL 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



87%

Percentage of ASU graduates who stay in Arizona for employment



5th

Largest city in the U.S. by population



NWC & NEC N. 7TH Avenue & W. Rose Garden Lane | Phoenix AZ 85027

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