

# GSO

15150 W PARK PL | GOODYEAR, AZ 85395



GLOBE CORPORATION

**CBRE**



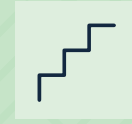
# A DESTINATION THAT GROWS WITH GOODYEAR.

*GSQ 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 two 4-level parking structures, Goodyear City Hall, Library and an AC Hotel.*



**±103,629 RSF**  
Class A  
Office Building



**3**  
Floors



**5/1000 SF**  
**Parking Ratio:**  
Multi-Level  
Parking Structure



**±15' - ±18'**  
Floor to Deck  
Ceilings



**±10'**  
Finished  
Ceilings



**Concrete**  
Construction



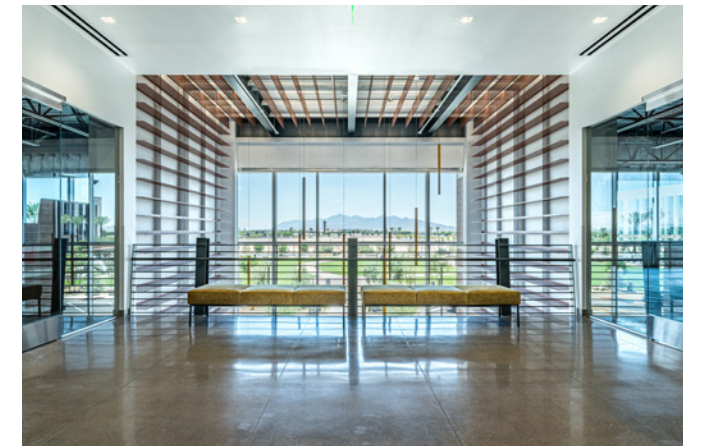
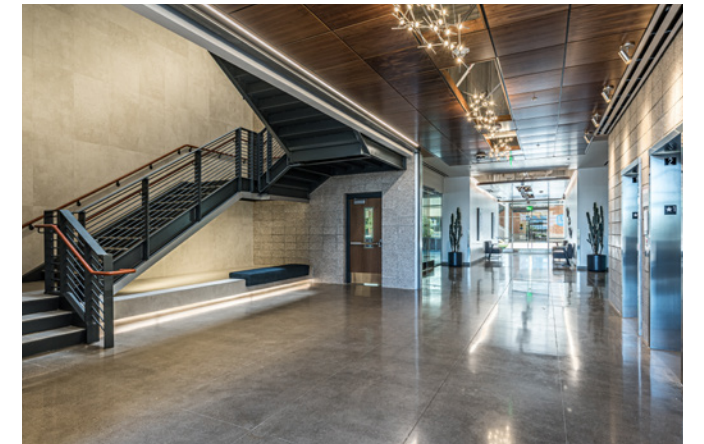
**Convenient**  
**Access**  
to Highway



Building &  
Monument  
**Signage** Available

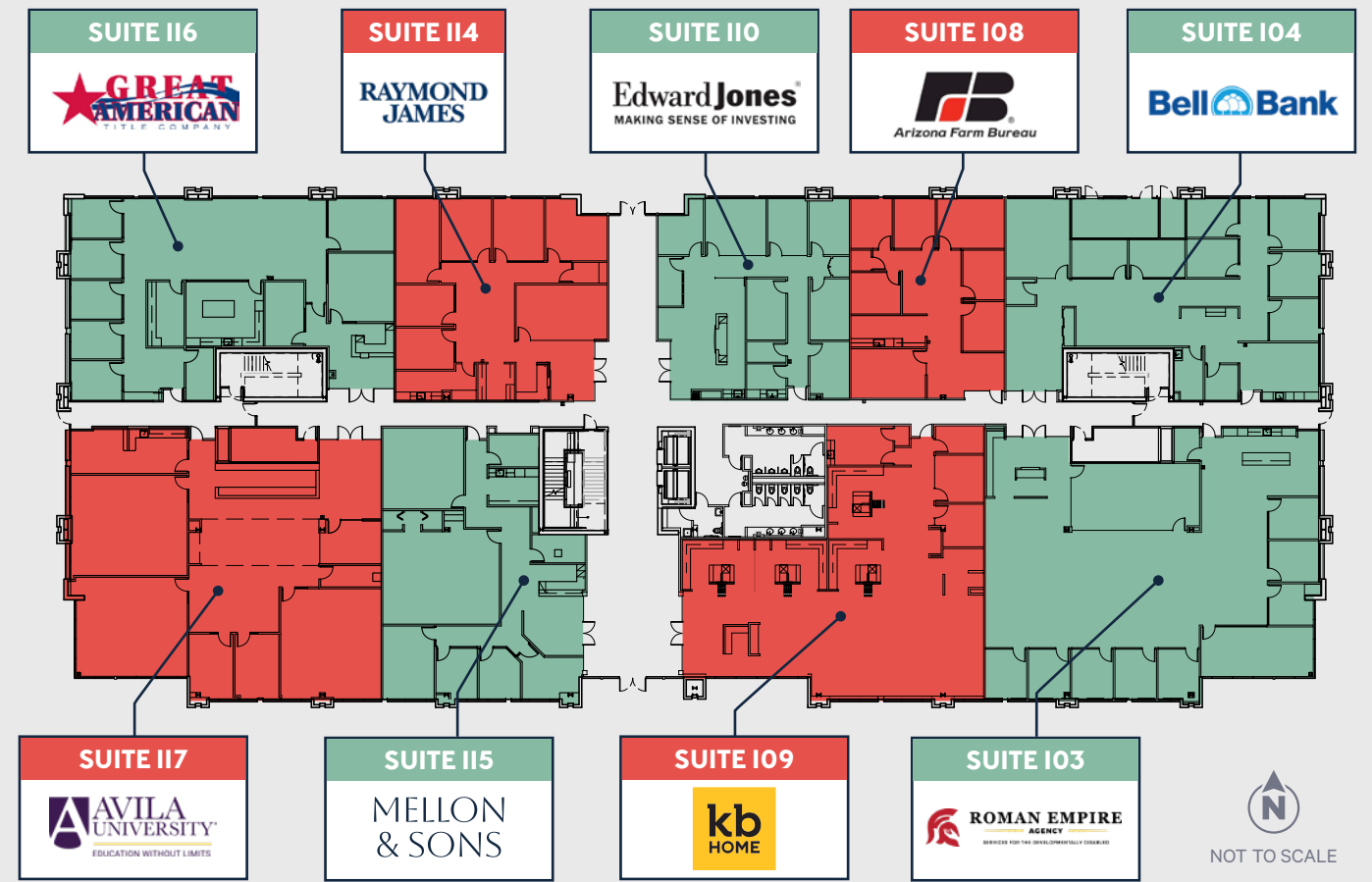
# GEN 1

## AT GSO

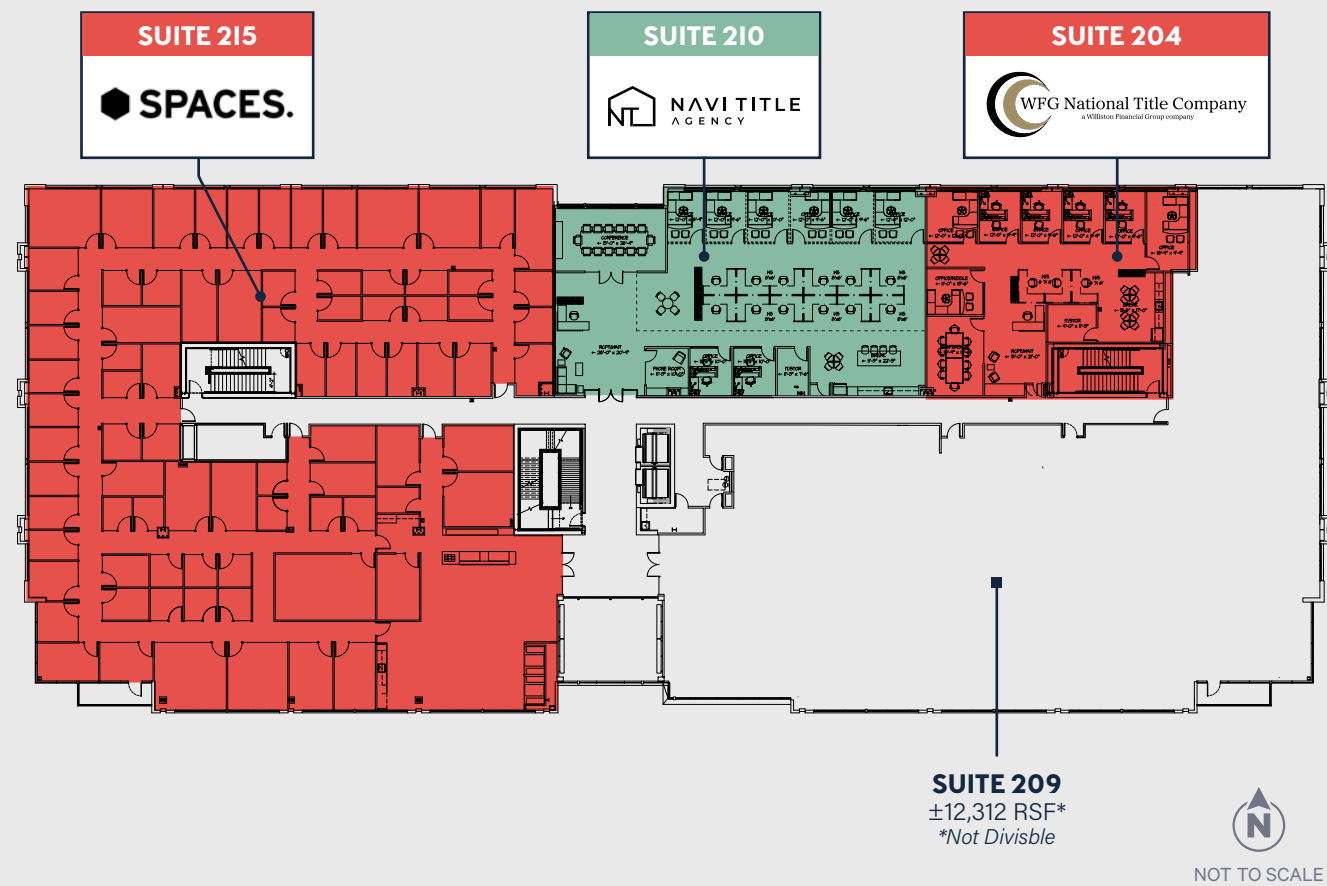


# FLOOR PLATES

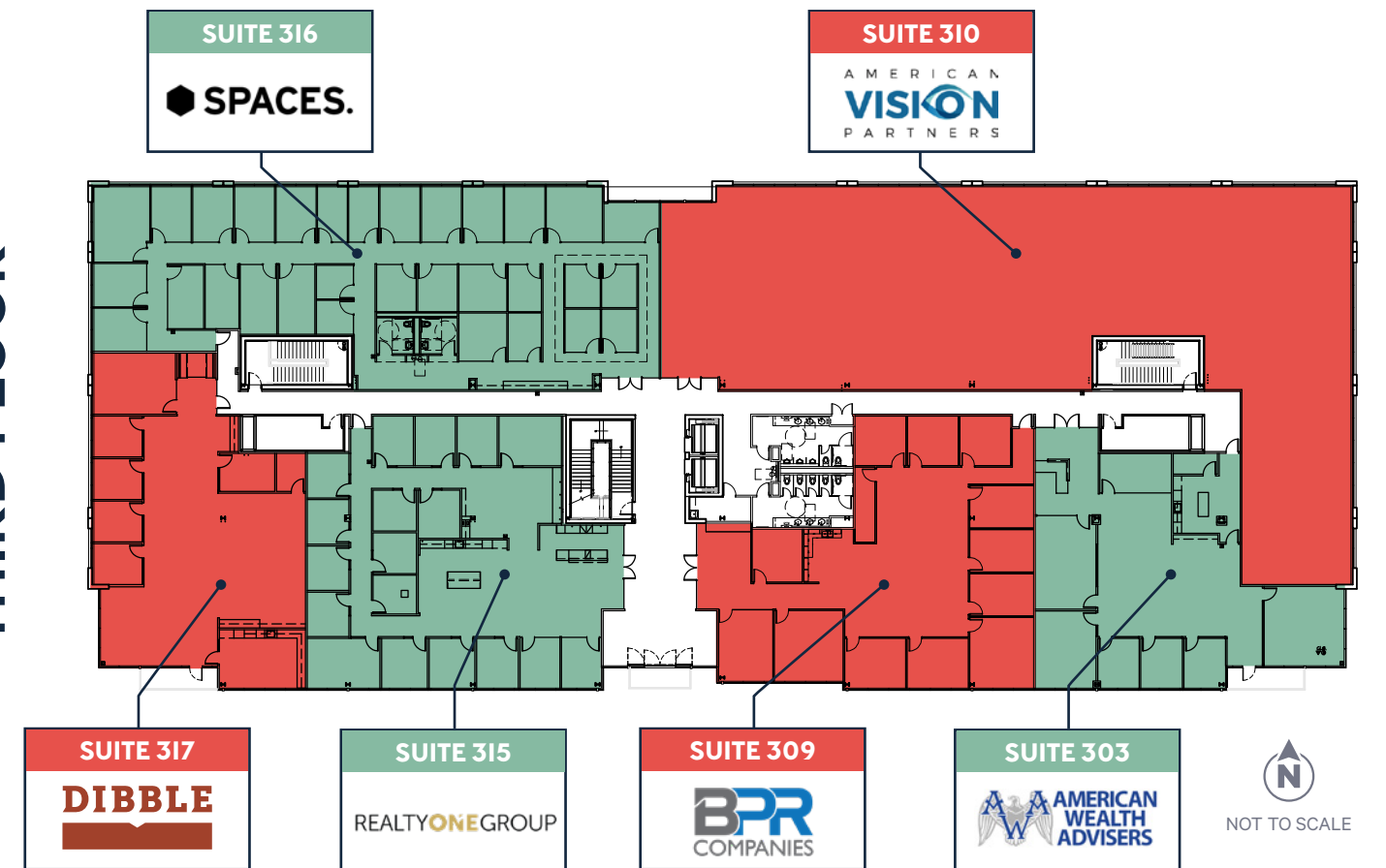
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



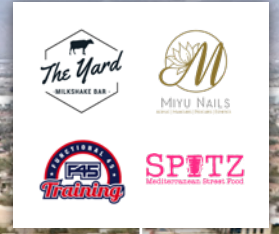


# MULTI-FAMILY

(WITHIN 1/2 MILE OF GSQ)

- › EXISTING: **1,254 UNITS**
- › UNDER DEVELOPMENT: **448 UNITS**

## Market at Estrella Falls



FUTURE DEVELOPMENT



MCDOWELL ROAD



FUTURE HOTEL

150TH DRIVE

150TH DRIVE



Harkins Theatres

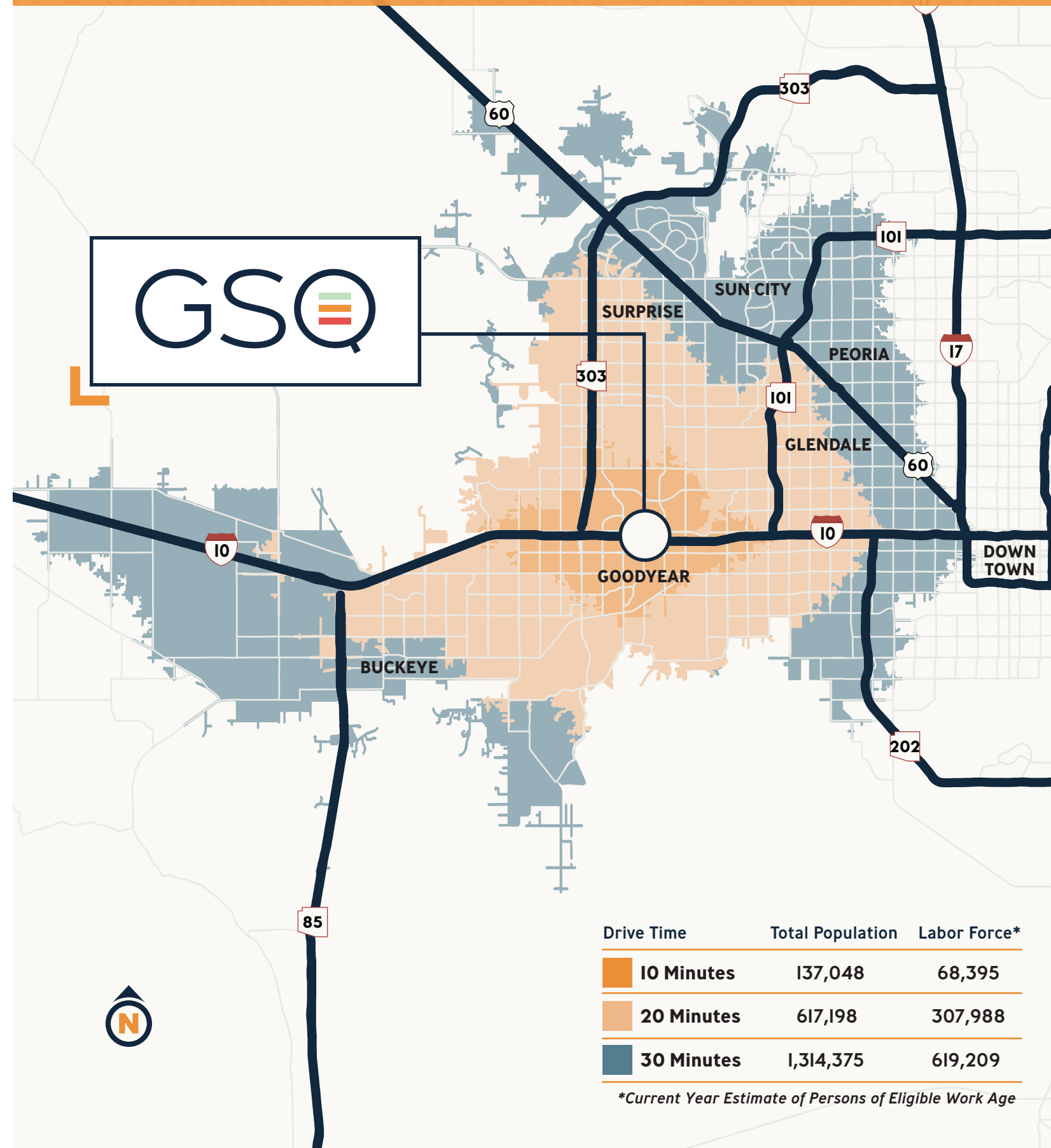




● THINKING CAPS DESIGN ● VISUAL COMMUNICATIONS INC.  
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# LOCAL DRIVE TIMES

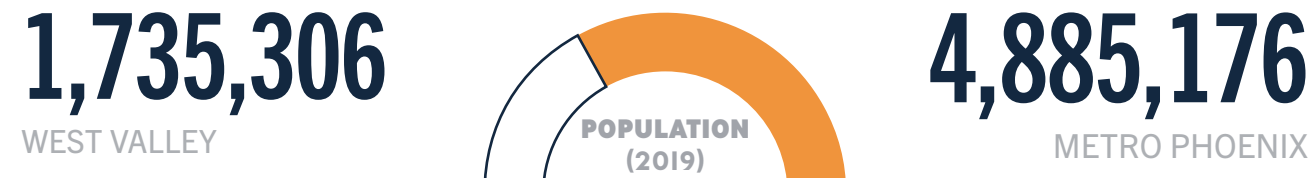


Drive Time	Total Population	Labor Force*
10 Minutes	137,048	68,395
20 Minutes	617,198	307,988
30 Minutes	1,314,375	619,209

\*Current Year Estimate of Persons of Eligible Work Age

# THE GOODYEAR ADVANTAGE

## DEMOGRAPHIC PROFILES

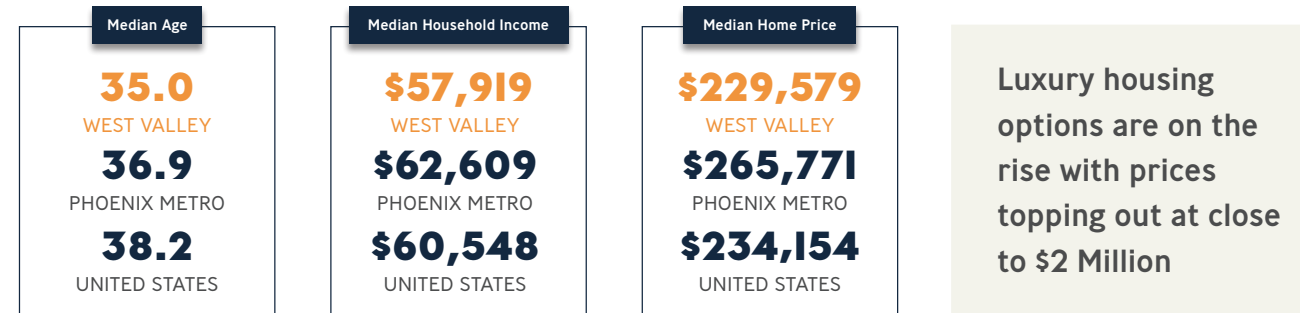


More than a third of Phoenix metro residents live in the West Valley

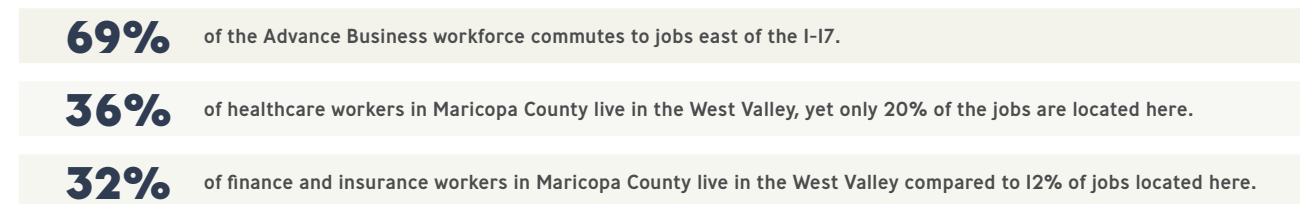
**2.1m** The West Valley's population is projected to grow more than double the national rate of growth over the next five years.

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

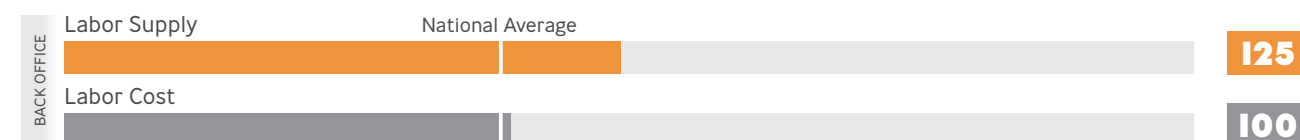
## DEMOGRAPHICS



## LABOR HIGHLIGHTS



## WEST VALLEY LABOR SUPPLY & COST INDEX



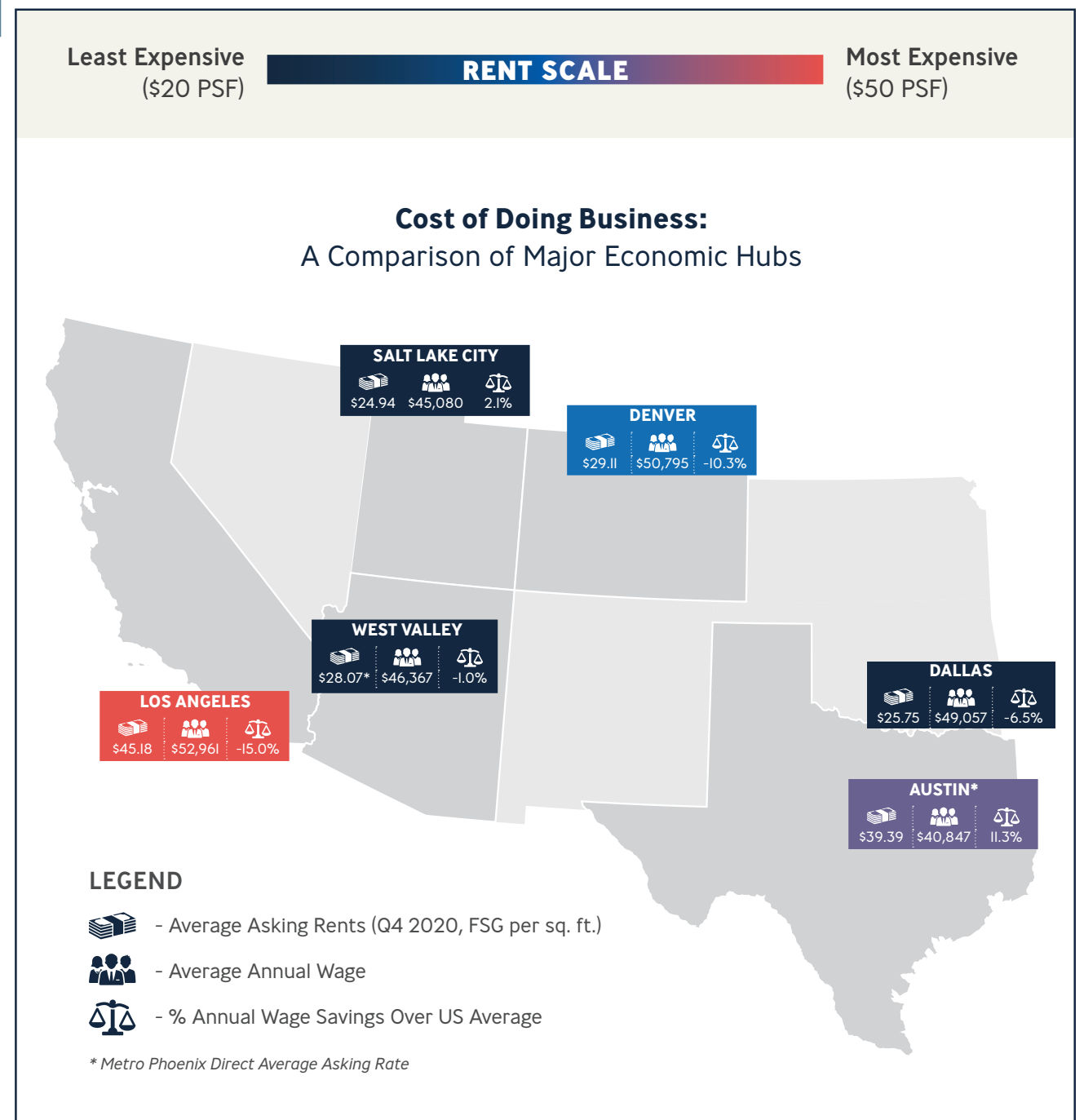
Source: CBRE Research

**LEGEND**  
NATIONAL AVERAGE=100

115+ ⬆ Supply ⬇ Cost    105-114 ⬆ Supply ⬇ Cost    95-104 = Supply = Cost    85-94 ⬇ Supply ⬆ Cost

# 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.



**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.





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