



SKYSONG 3&4

Innovation. Technology. Imagination.

1365 & 1355 N. Scottsdale Rd

SKYSONG 3&4

totaling

290,000 SF

in two

4-STORY BUILDINGS

within a

MIXED-USE INNOVATION CENTER





Public Private Partnership with:



ASU Foundation is an independent non-profit organization that acts as the principal agent through which gifts are made to benefit the Arizona State University. The mission of the ASU Foundation is to solicit, manage and disburse the proceeds of gifts made to ASU.

Exclusively Represented By:



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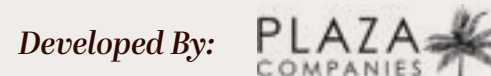
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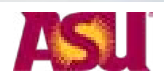
For 20 years, Butler Design Group has been fortunate to design and complete well over 20 million square feet of office, industrial, retail, and specialty projects.



Plaza Companies is a leader in the development, acquisition, management and leasing of medical office properties, senior living communities and bioscience/biotechnology centers in Arizona. The company owns, provides leasing services or manages more than 5 million square feet through partnerships and relationships.

SITE PLAN





Tempe Town Lake

Downtown Tempe

202



Parking Structure

SkySong 3

SkySong 4

SkySong 5

FATE BREWING CO
SCOTTSDALE TAPERY & PRODUCE



Undergoing Renovations

Scottsdale Road

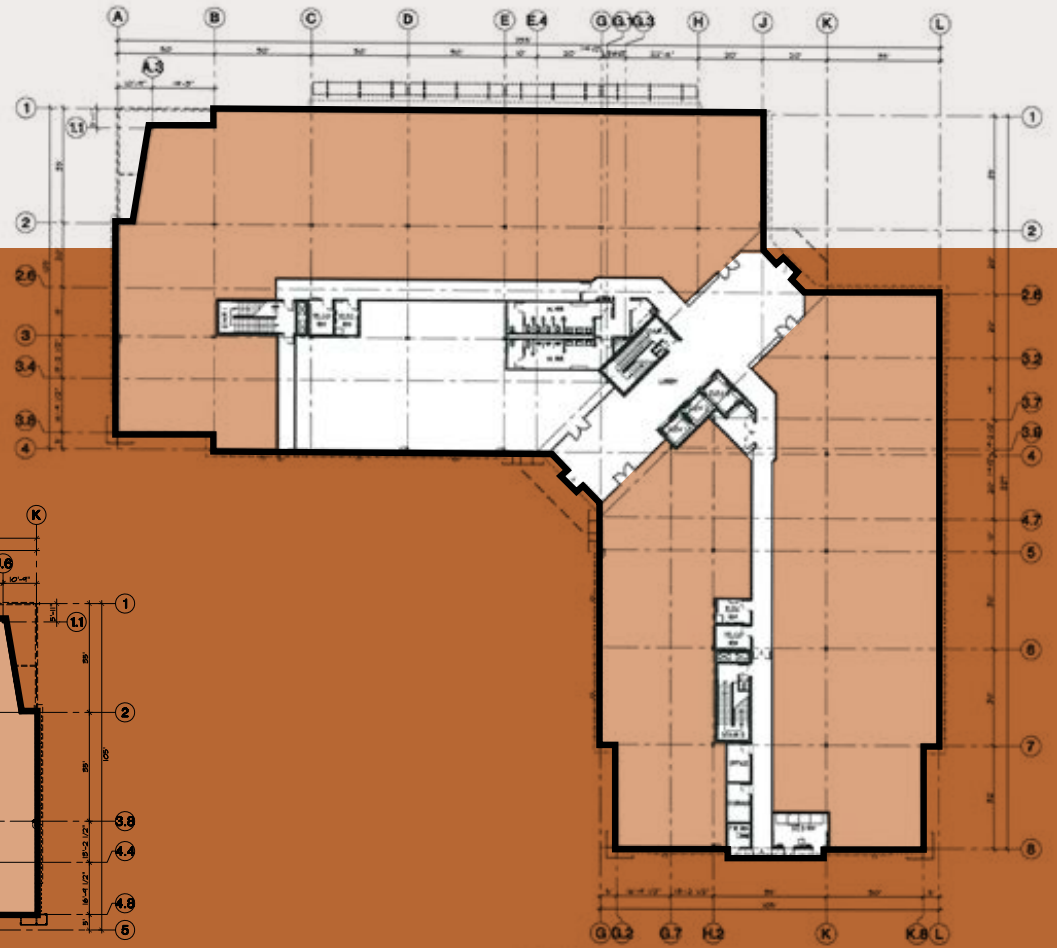
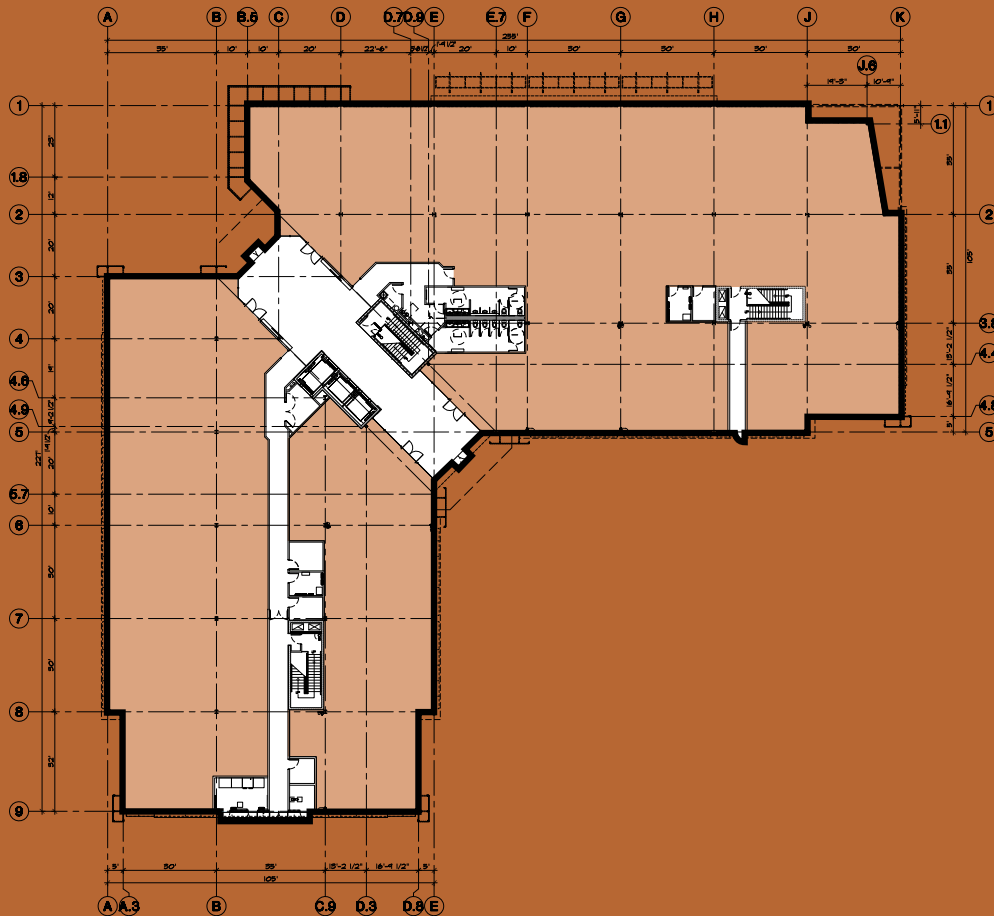
Innovation Plaza

SCOTTSDALE
Fashion Square

McDowell Road

FLOORPLANS

SKYSONG 4 *Typical Floorplate*



SKYSONG 3 *Typical Floorplate*





McDOWELL ROAD

SCOTTSDALE ROAD

74TH STREET

ENTERPRISE DRIVE


SKYSONG 3&4
Innovation. Technology. Imagination.

4
OFFICE
150,350 GSF

3
OFFICE
140,960 GSF

9
RETAIL /
REST
12,000 S.F.

7
6-STORY
OFFICE
130,000 G.S.F.

8
5-STORY OFFICE
154,755 G.S.F.

5
6-STORY OFFICE
140,000 G.S.F.

6
HOTEL
90,225 GSF

C
NOT IN SCOPE

1
157,335 GSF

2
157,335 GSF

SKYSONG INNOVATION CENTER

42 ACRE MIXED-USE DEVELOPMENT

totalling 1.2 million square feet at full buildout

INNOVATION AND TECHNOLOGY HUB

ENVIRONMENTAL LEADERS

ON-SITE AMENITIES



Conference Facilities



Multi-Family



Restaurants



Covered Parking



Hotel



Bike Storage Facility



1951 @ SkySong Co-Working Space



50,000 SF of Shade

ABUNDANT NEARBY AMENITIES

Within minutes of Scottsdale Fashion Square and Waterfront, featuring 240 stores and counting; with more upscale stores than any other mall in Arizona.





**16 STATE OF THE ART
CONFERENCE AND MEETING ROOMS**

ASU CONNECTION



ASU SkySong - and the SkySong project as a whole - came from the vision of ASU's president, Dr. Michael M. Crow. His commitment to "The New American University" included a focus on innovation, research and a partnership with the private sector to create opportunities for economic development.

*The **ASU** Connection Provides...*

1

Access to relevant research and educational opportunities.

2

Access to the student and graduate workforce.

3

Introductions to researchers, faculty and programs, which address specific company interests.

4

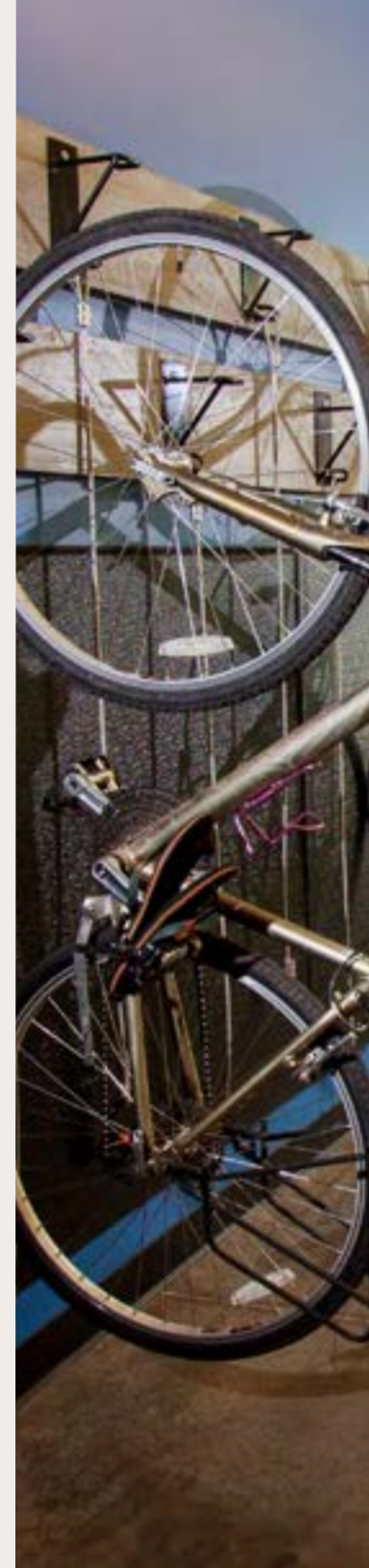
Use of 16 meeting rooms on campus.



1951 @ SkySong 7,200 SF

*of Co-Working Space Managed
by Arizona State University.*

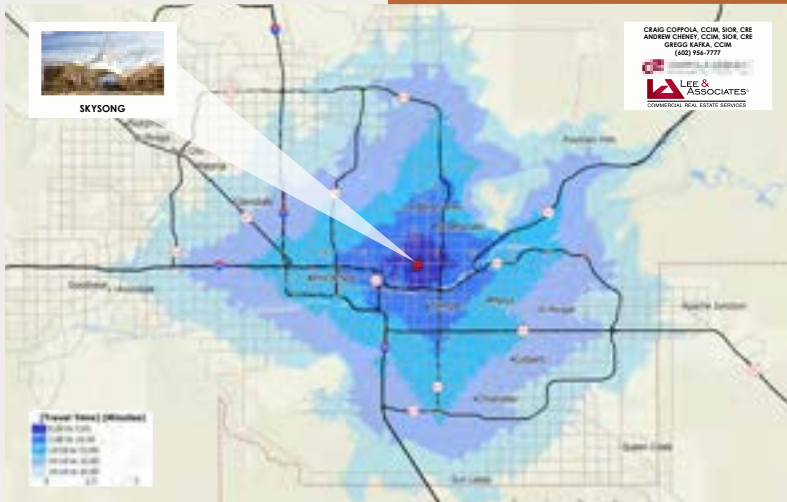




On Campus Bike Storage and Shower/Locker Facility







SCOTTSDALE DEMOGRAPHICS



Scottsdale Population

249,257	256,375
2025	2030



Household Income

\$124,279

Median HH Income



Workforce

31%	54%	21%
<i>Associate Degree</i>	<i>Bachelors Degree</i>	<i>Graduates Degree</i>



Population Age

49.9

Median Age

SCOTTSDALE TECH COMPANIES



HOUSING

*Multi-Family Units
within 2 Mile Radius*

EXISTING

306

Properties

10,148

Number of Units

AVERAGE RENTS

\$1,405

Studio

\$1,924

2 Bedroom

\$1,692

1 Bedroom

\$2,373

3+ Bedroom

COMPLETED

Rents

SKYSONG APARTMENTS

\$1,776

1301 N. Scottsdale Road – 325 Units

SAN TRAVESIA

\$2,318

7501 E. McDowell Road – 572 Units

CHAZAL SCOTTSDALE

\$1,696

1075 N. Miller Road – 188 Units

THE STANDARD

\$2,326

6811 E. Main Street – 134 Units

THE TOMSCOT

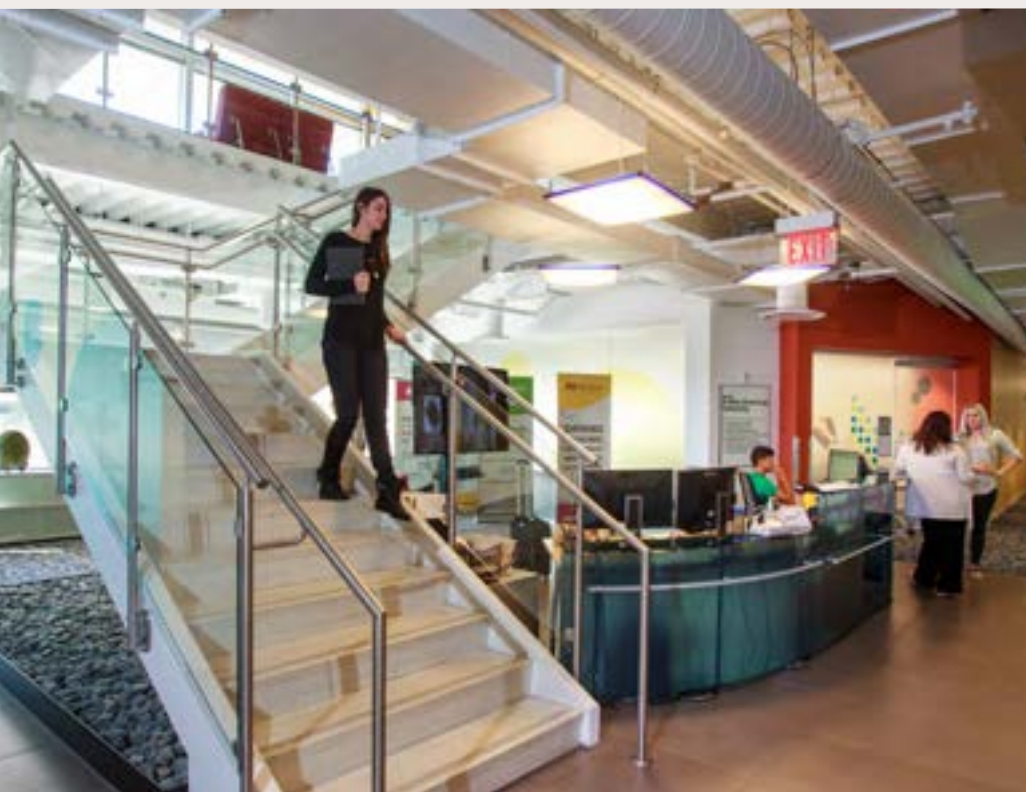
\$1,896

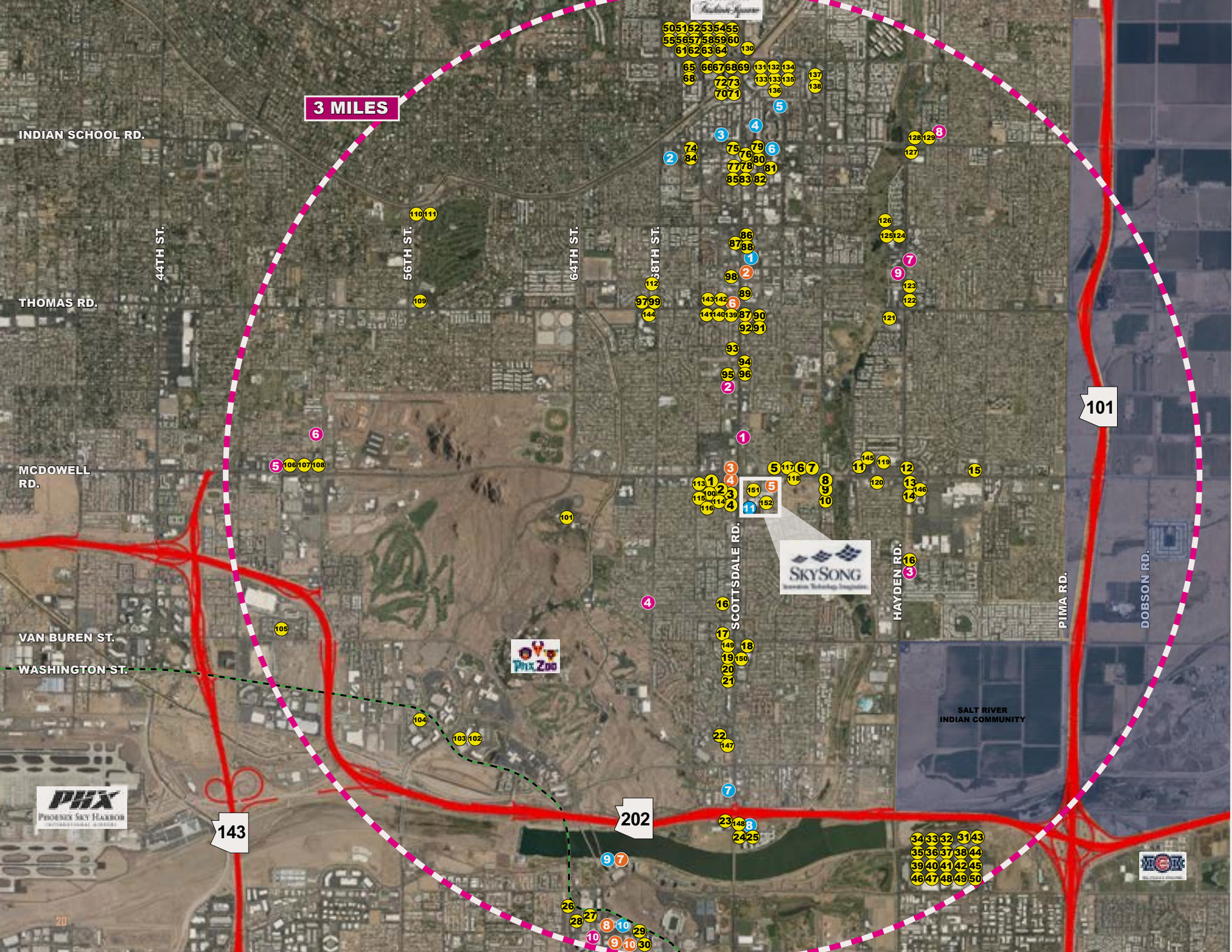
3015 N. Scottsdale Road – 278 Units

**OPTIMA SONORAN VILLAGE
PHASE II**

\$3,277

6801 E. Camelback Road – 283 Units





Restaurants

1. Caribbean Palm
2. Red Kimchi Korean
3. British Open Pub
4. McFate Brewing Co.
5. Arby's
6. Pho Cao
7. Church's Chicken
8. Denny's
9. Gluten Free Creations
10. Duke's Sports Bar
11. New China Gate
12. Little Chicago Pizza
13. Lo's Thai Cuisine
14. Queen Greek
15. Temptation Cafe
16. Saigon Bowl
17. Green New American
18. Villa Peru
19. Philly's Sports Bar
20. Jim's Coney Island Cafe
21. Upupi Cafe
22. Mijana
23. Denny's
24. In-N-Out Burger
25. Starbucks
26. Macayo's Cantina
27. RA Sushi Bar
28. Z-Tejas
29. La Bocca Urban
30. Snooze an AM Eatery
31. California Pizza Kitchen
32. Bar Louie
33. Chipotle
34. Cold Stone Creamery
35. Genghis Grill
36. It's All Greek to Me
37. Jimmy John's
38. Mad Greens
39. MOJO Yogurt
40. Lucille's BBQ
41. Portillo's
42. Red Robin
43. King's Fish House
44. Panera Bread
45. Ruby Tuesday
46. The Keg Steakhouse
47. Yogis Grill
48. Smashburger
49. Slices
50. Thirsty Lion
51. Charleys Philly Steaks
52. Chipotle
53. Five Guys
54. Johnny Rockets
55. Kona Grill
56. NM Cafe
57. Panda Express
58. Panera Bread
59. Pita Jungle
60. Shake Shack
61. Subway
62. Yard House
63. Z-Tejas
64. Thirsty Lion
65. Mastro's City Hall
66. Sauce Pizza & Wine
67. Zoes Kitchen
68. P.F. Chang's
69. Barrio Queen
70. The Herb Box
71. Citizen Public House
72. FnB Restaurant
73. The Breakfast Club
74. Cafe Monarch
75. Daily Dos
76. Cien Agaves
77. Buca de Deppo
78. RA Sushi
79. Tommy V's Urban Kitchen
80. The Grapevine
81. AZ/88
82. The Mission
83. Arcadia Farms
84. Karsen's Grill
85. Bootleggers Modern
86. Denny's
87. U.S. Egg Breakfast
88. Lo-Lo's Chicken & Waffles
89. Panda Express
90. Chipotle
91. Smashburger
92. Jamba Juice
93. Los Sombreros
94. Atlas Bistro
95. China Wok
96. No Que No! Mexican
97. Streets of New York
98. Oregano's Pizza Bistro
99. Domino's Pizza
100. Pizza & Wings
101. Gertrude's
102. Filiberto's
103. Sami's Gyros
104. Ladybug Cafe
105. Honey Bear's BBQ
106. Asian Dining
107. Waamo
108. Indian Delhi Palace
109. Ranch House Grille
110. 56th Street Deli
111. Kitchen 56
112. Tacos Jalisco
113. Piza Pizza
114. Mika's Greek
115. Geoge's Gyros
116. Papago Brewing
117. Fiesta Burrito
118. Bosa Donuts
119. Fry's Marketplace
120. Taco Bell
121. Sonic
122. Whataburger
123. Los Beto's Mexican Food
124. Carl's Jr.
125. Uncle Sals
126. Club House Grille
127. McDonalds
128. Jack in the Box
129. KFC
130. Chipotle
131. Sushi Roku
132. El Hefe Mexican
133. Whiskey Row
134. Live Wire
135. Maya Dayclub
136. Dakota
137. Pasta Brioni
138. Arby's
139. McDonalds
140. Taco Bell
141. Suh Noi
142. Famous Sams
143. Bush's Chicken
144. Burger King
145. Subway
146. Subway
147. Carl's Jr.
148. Pancheros Mexican Grill
149. Starbucks
150. BEI Sushi
151. New York Bagels N' Bialys
152. Bitters

Daycare

1. Total Kidz
2. Litte Explorers Preschool
3. Hayden Children's Center
4. Little People Child Care
5. Just Like Home Daycare
6. S.E.E.K. Early Learning Ctr
7. Kiddie Kampus
8. Little Kings & Queens
9. First Impressions Pre-School
10. Bright Horizons

Banks

1. Wells Fargo
2. Bank of America
3. Comerica Bank
4. Wells Fargo
5. Chase Bank
6. Chase Bank
7. Silicon Valley Bank
8. Comerica Bank
9. Bank of America
10. Wells Fargo

Hotels

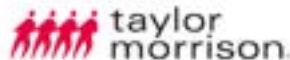
1. Holiday Inn Express
2. Hotel Valley Ho
3. Howard Johnson Old Town
4. Scottsdale Marriott Suites
5. Hyatt House Scottsdale
6. The Saguaro Scottsdale
7. Best Western Tempe
8. Aloft Tempe
9. AC Hotel Marriott
10. Tempe Mission Palms
11. Element by Westin (On-Site)

EXPERIENCE SCOTTSDALE

A Place for Business

Scottsdale is home to corporate users, including Reliance Inc., HonorHealth, StandardAero, and one of the most successful shopping centers in the southwest United States—Scottsdale Fashion Square. Technology companies and young professionals are attracted to the area because it provides a mix of specialty retail, art galleries, dining to suit every taste, legendary nightlife, and public art and cultural attractions with broad appeal.

Also, these individuals and companies find that they can enjoy a higher standard of living for a fraction of the cost in other metropolitan areas in the U.S. and enjoy easy access to the 101 and Sky Harbor Airport. ASU SkySong Innovation Center is only a five minute drive from Downtown Scottsdale.







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