

RIO 2100



RIO

21000

Tempe, Arizona

THE DEVELOPER



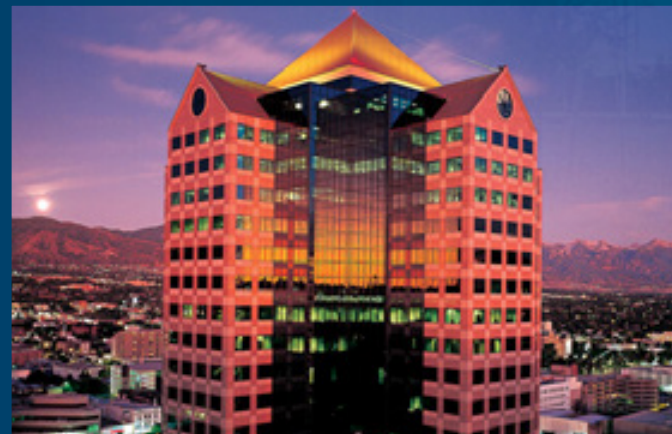
The Boyer Company is one of the largest full-service real estate development firms in the Western United States.

As such, The Boyer Company has developed over 34 million square feet of commercial space since 1972 with over \$1 billion of development currently in progress.

SAMPLE PROJECTS



I.D.E.A. CENTER



ONE UTAH CENTER



VISTA STATION

RIO 2100

THE LOCATION

Located at the major intersection of Loop 101 and Loop 202, RIO 2100 offers UNPARALLELED access to the entire Valley.

Freeway Access

Full diamond interchange at Loops 101 & 202

Tempe Marketplace


Adjacent to Tempe Marketplace featuring ±1.3 million SF of retailers and restaurants


Airport Proximity


Located 6 minutes from Phoenix Sky Harbor International Airport





 NORTH BOUND ROUTE

 EAST BOUND ROUTE

 SOUTH BOUND ROUTE

 TO TEMPE MARKETPLACE
0.1 MILES / 1 MINUTES

202

202

101

RIO
2100

CONNECTING ROAD

TEMPE
MARKETPLACE

E Rio Salado Pkwy

Red Mountain Fwy

Cubs Way

Clark St

S McClintock Dr

S Industrial Ct

S Perry Ln

S Smith Rd

S Clark Dr

S Rockford Dr

S River Dr

S Siesta Ln

S Price Rd

N Price Rd

N Evergreen Rd

E 5th St

E 6th St

Nevada
Utah

Curry Rd

N McClintock Dr

N 84th St

McClintock Dr

Waver

WRI

THE PROJECT

Rio 2100 is a 60-acre mixed-use development located directly adjacent to Tempe Marketplace and immediately southwest of the intersection of the Loop 202 and Loop 101 Freeways.

The park includes:

PHASE V - UNDER CONSTRUCTION

Four-story 169,000 SF Building

PHASE I

100,000 SF Office

FULLY LEASED

PHASE II

Freedom Financial Building 1 - 150,000 SF

FULLY LEASED

PHASE III

Freedom Financial Building 2 - 150,000 SF

FULLY LEASED

PHASE IV

Benchmark Electronics Headquarters - 63,500 SF

FULLY LEASED

Hilton Garden Inn

Homewood Suites

The Cameron - A 350-unit luxury multifamily community

UNDER CONSTRUCTION

Supporting retail buildings - Spinato's Pizzeria

SITE PLAN

**Harkins
Theatres**

NOT
A
PART

RIO SALADO PARKWAY

EXISTING DRIVE

PRIVATE DRIVE

RESIDENTIAL APARTMENTS
PARKING STRUCTURE

4-STORY
150,000 R.S.F. (159K GSF)

4-STORY
150,000 R.S.F. (159K GSF)

4-STORY
150,000 R.S.F. (159K GSF)

2-STORY OFFICE
80,000 S.F.

PHASE V
UNDER CONSTRUCTION
4-STORY OFFICE
174,000 G.S.F.
154,000 R.S.F.

1-STORY OFFICE
40,000 R.S.F.

FUTURE DEVELOPMENT
SITE AREA
200,189 S.F. (5.97 AC)

FUTURE DEVELOPMENT
COMMERCIAL SITE
70,114 S.F. (1.61 AC)

NOT
A
PART

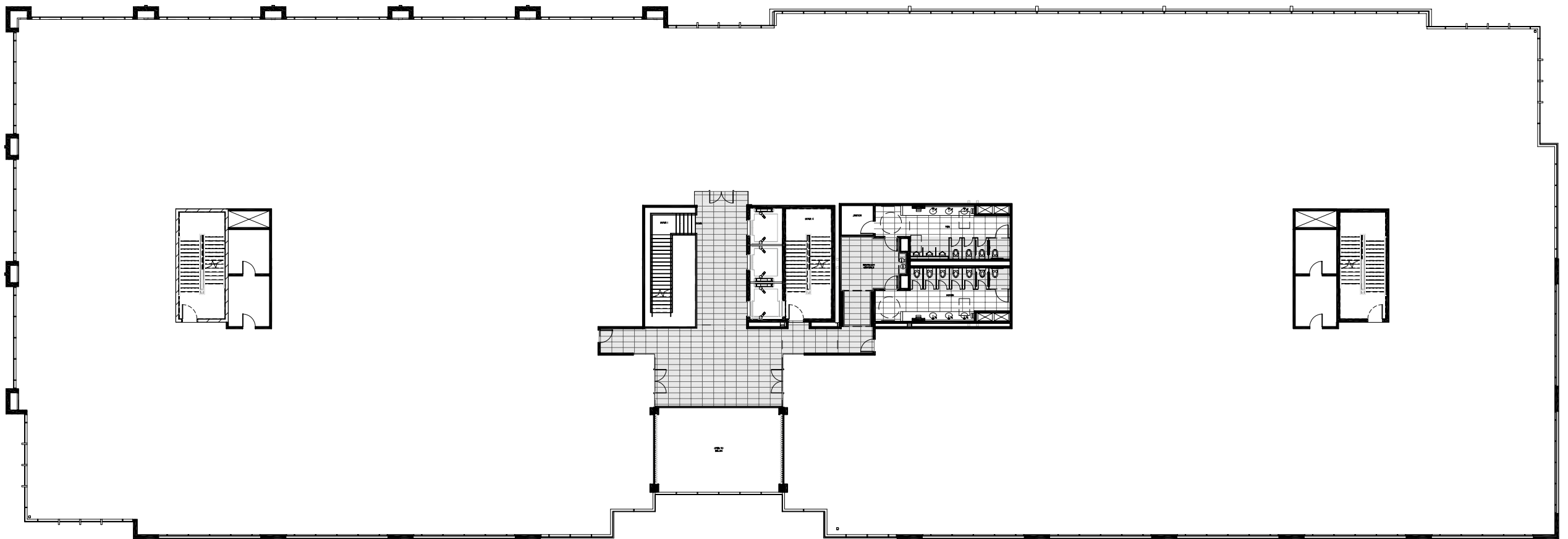
PHASE V BUILDING

Four-story ±169,000 SF Building

Delivers December 2019

6.1:1,000 Parking

UNDER CONSTRUCTION



FLOOR PLATE – ±42,000 SF



THE PROJECT

FREEDOM FINANCIAL



BENCHMARK



PHASE 1



BENCHMARK



FREEDOM FINANCIAL



PHASE 1



FREEDOM FINANCIAL

RIO 2100

WHY TEMPE

Tempe is a thriving environment for your business.

From Tempe Marketplace's diverse amenity base



An innovative, educated community

Just minutes away, Arizona State University is the one of the largest universities in the world. Companies benefit from the vast pool of highly skilled, educated and creative workforce nearby.

City of Tempe®

The City of Tempe offers a fresh, vibrant business environment attracting the next generation of employees.

Tempe is a workforce importer, with approximately 210,000 people employed in a city of 161,000 residents.



Bike around

Tempe has more than 175 miles of dedicated bike paths.



RIO 2100

Rio 2100 is an ideal location to drive organizational alignment and attract and develop top-notch talent, as already evidenced in our strategic partnership with Arizona State University.

- Paul Tufano, CEO of Benchmark

We wanted a place that was really attractive with a sophisticated workforce. The large, experienced pool in Tempe will help us grow.

- Mario Schlosser, CEO of Oscar

(Tempe) blew everybody away. It was unbelievable the volume of candidates and the quality of candidates we received. We had a unique advantage selecting which market to go into. We were able to do a dry run to see what it would be like to recruit in this market.

- Ian Siegel CEO of ZipRecruiter

We selected Phoenix for qualitative reasons. We looked at Denver and Salt Lake City before selecting Tempe. We believe the available workforce has a strong pool of experienced financial services workers. We want to be able to grow our West Coast presence, and can do that from Tempe.

- Andrew G. Arnott, president and CEO of the division of John Hancock Investments

46.3%

of Tempe's population
is 21-44 years old



no. **3**

Metro Phoenix ranks third among the largest top 50 "tech talent" markets for growth, with Tempe the top performing submarket.

TEMPE



3,783

Apartment Units
Under Construction

5,734

Apartment Units
Delivered since 2015

Top 25 City for Young Professionals

– Niche.com

Most Innovative School

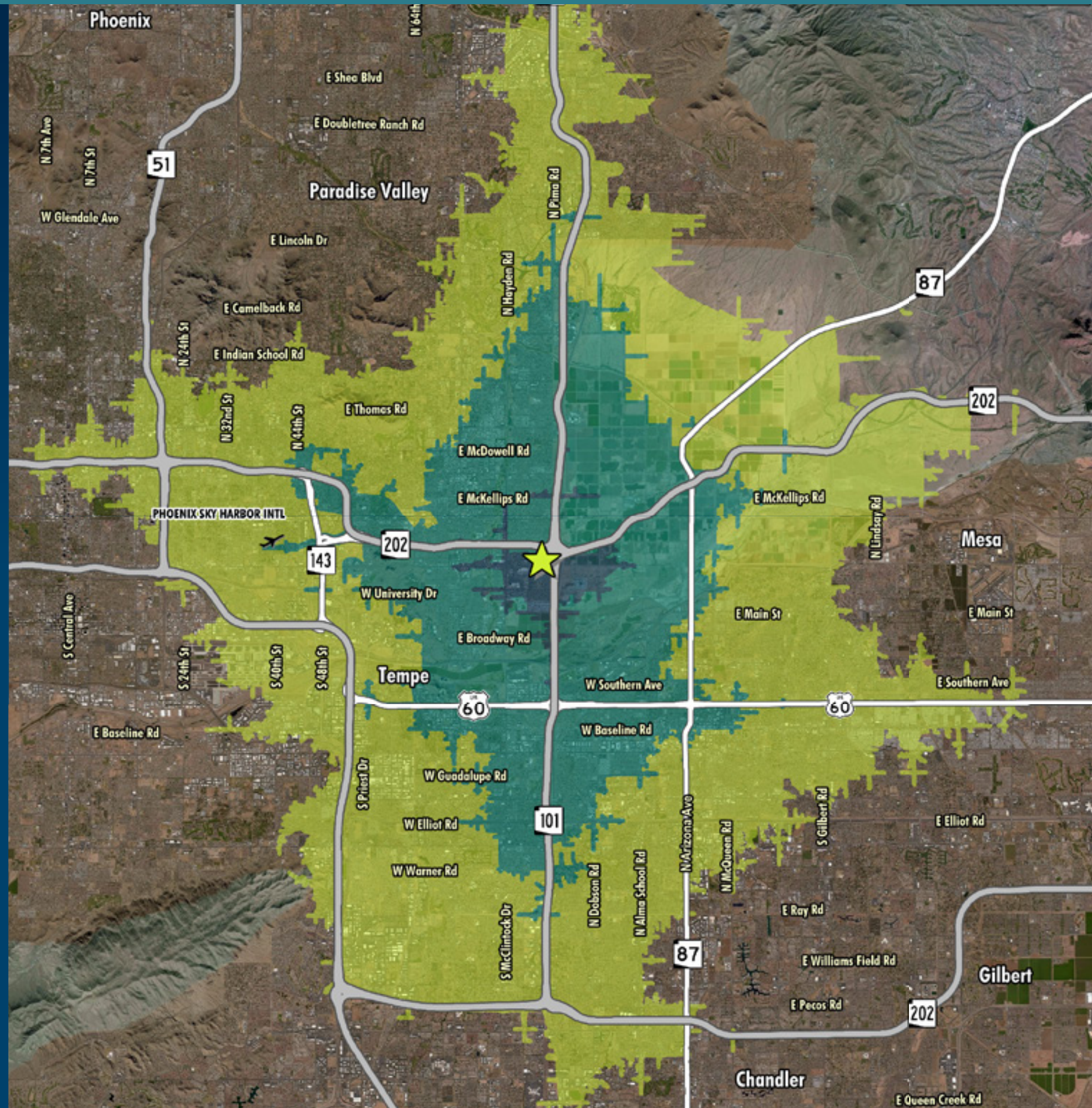
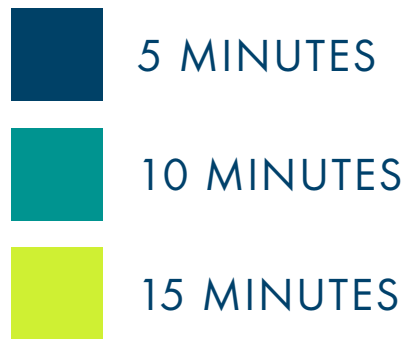


ASU ranked No.1 by
U.S. News & World Report

RIO 2100

DRIVE TIME MAP

DRIVE TIMES





RIO 2100

STAY IN TOUCH

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Developer



Leasing by

