



SKYSONG 3&4

Innovation. Technology. Imagination.



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

www.skysong.com



SKYSONG 3&4

totaling

290,000

SQ
FT

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.



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.



Exclusively Represented By:

R. CRAIG COPPOLA
CCIM, CRE, SIOR
602.954.3762
ccoppola@leearizona.com

ANDREW CHENEY
CCIM, CRE, SIOR
602.954.3769
acheney@leearizona.com

GREGG KAFKA
CCIM
602.954.3777
gkafka@leearizona.com

SKYSONG 3&4

Innovation. Technology. Imagination.

Tempe Town Lake



Downtown
Tempe



202

Mark Taylor

San Travesia
Apartments

SKYSONG
APARTMENTS

SKYSONG 2

SKYSONG 1

FUTURE
DEVELOPMENT

PARKING
STRUCTURE

HOTEL

SKYSONG 3

SKYSONG 4

SKYSONG BLVD.

SKYSONG 5

RETAIL

PAPAGO
PLAZA

74TH ST.

CHASE

INNOVATION PL.

MCDOWELL RD.

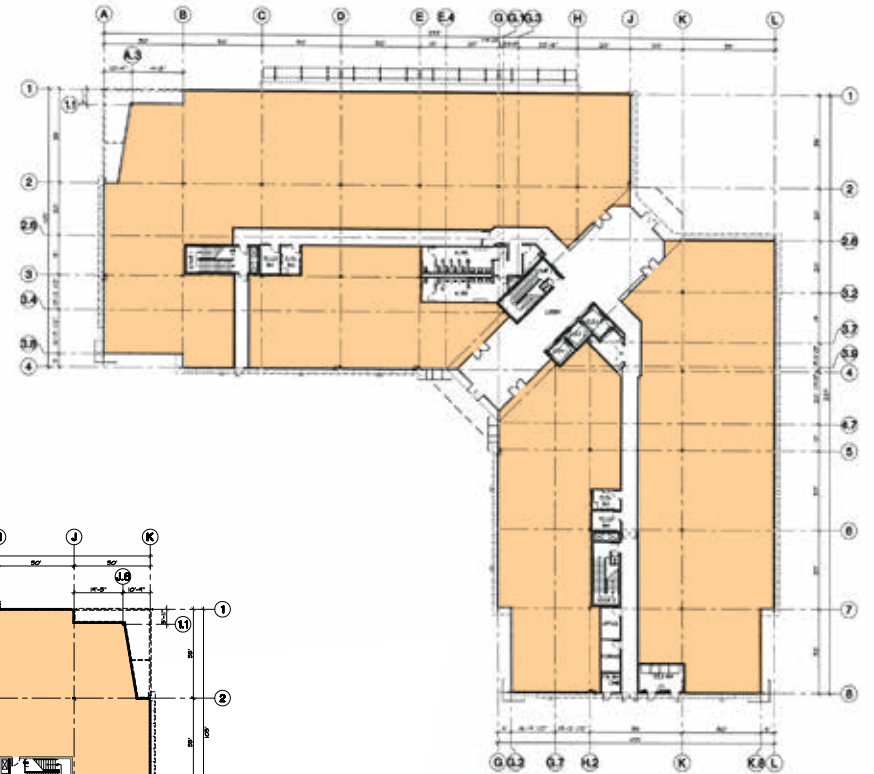
SCOTTSDALE RD.



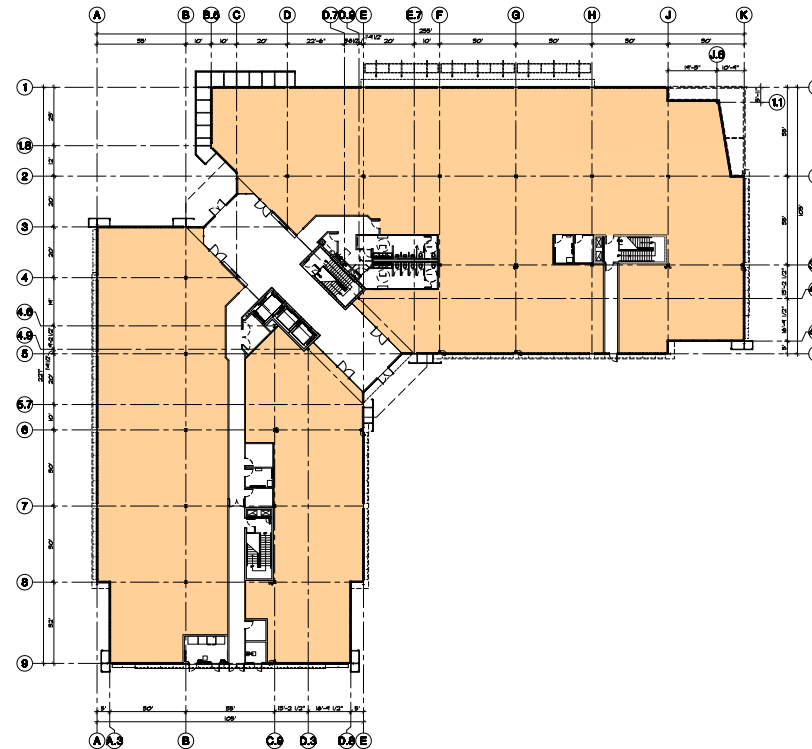
FLOORPLANS



SKYSONG 3
TYPICAL FLOORPLATE



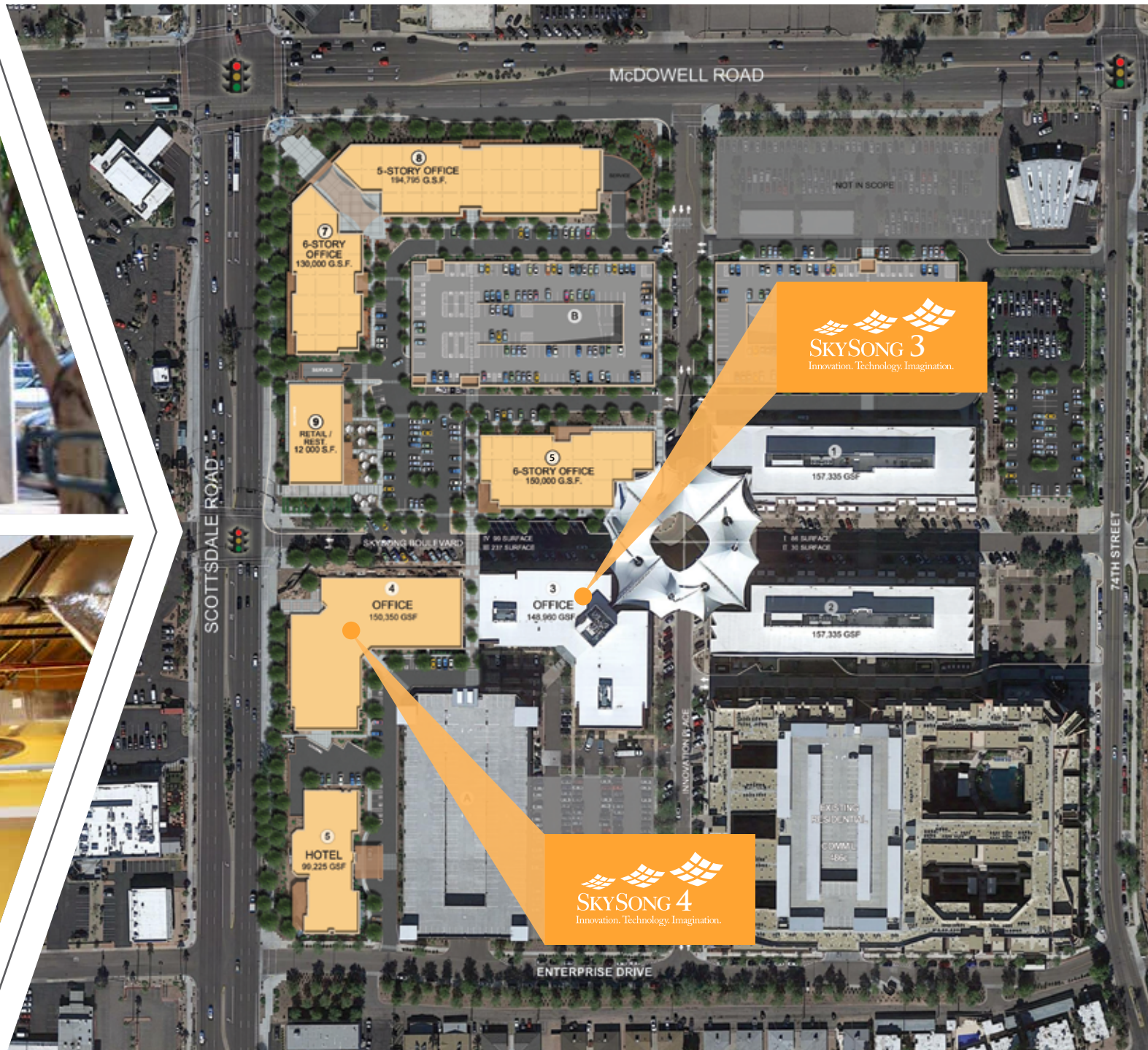
SKYSONG 4
TYPICAL FLOORPLATE



PAPAGO
PLAZA
RENOVATIONS
PLANNED

TTSDALE RD.





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



On-Site
Hotel



Bike Storage
Facility



1951 @ SkySong
Co-Working Space



50,000 SF
of Shade

WALKABLE 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



PIESTEWA
PEAK

CAMELBACK
MOUNTAIN

MUMMY
MOUNTAIN

ARCADIA

SCOTTSDALE
ENTERTAINMENT
DISTRICT

THOMAS RD.

LA FITNESS

PAPAGO
PLAZA

RESTAURANTS

SKYSONG 6

FUTURE
DEVELOPMENT

SKYSONG 7

SKYSONG 4

SKYSONG 3

SKYSONG 5

INNOVATION PL.

SKYSONG 1

CHASE

SKYSONG 2

FUTURE
DEVELOPMENT

SKYSONG BLVD.

SKYSONG
APARTMENTS

74TH ST.



HOTEL

Mark Taylor

San Travesia
Apartments

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 Opportunities for sponsored research focused on company challenges
- 2 Access to a workforce of over 20,000 ASU graduates each year
- 3 Co-sponsorship of industry driven workshops and conferences
- 4 Special programs for inclusion of company employees in academic and cultural programs
- 5 On-site startup mentorship possibilities



1951@ SKYSONG

7,200 SF

of Co-Working Space Managed
by Arizona State University.





On campus bike storage and
shower/locker facility

Tempe Marketplace

Tempe Town Lake

Greenbelt

202



ON-SITE
DELI

**COLLABORATIVE
SHADE STRUCTURE**



16 MEETING
ROOMS



BIKE
STORAGE



HOTEL



SHOWERS/
LOCKERS



RESTAURANT
CENTER



1951 @ SKYSONG
CO-WORKING
SPACE

FUTURE
DEVELOPMENT

SKYSONG
APARTMENTS

SKYSONG 2

SKYSONG 1

SKYSONG 3

SKYSONG 4

SKYSONG BLVD.

SKYSONG 5

11,000 SF
RESTAURANT
CENTER

WIFI ON
CAMPUS



NORTH

74TH ST.

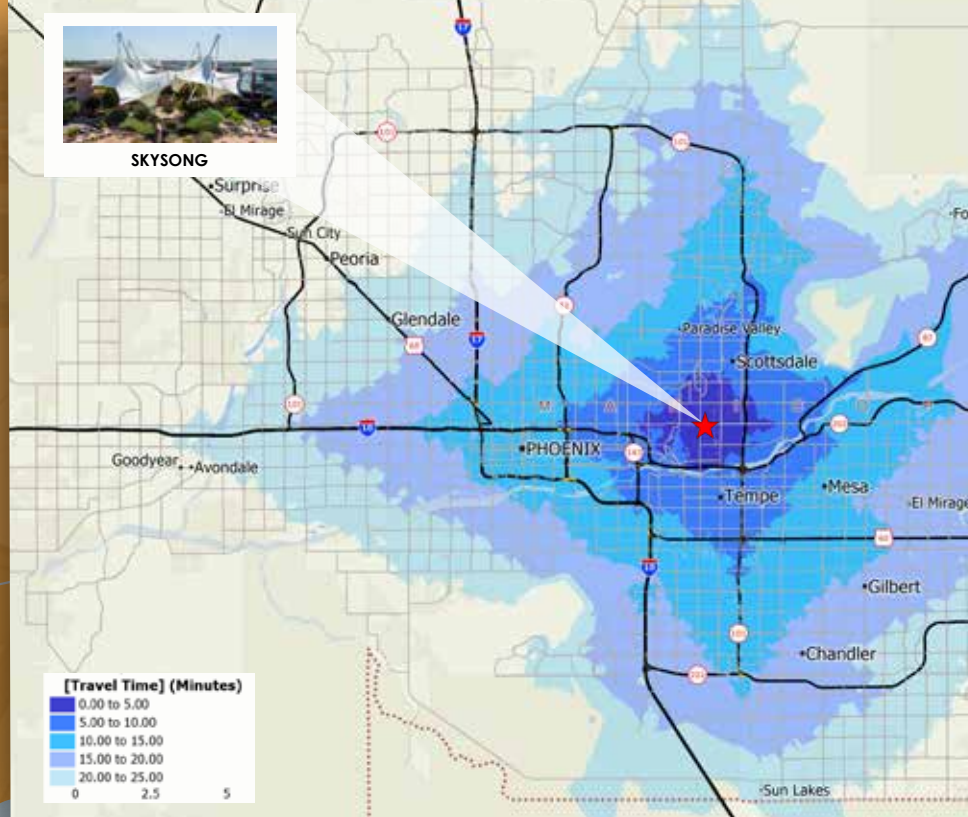
CHASE

INNOVATION PL.

MCDOWELL RD.



MOUNTAIN
VIEWS



SCOTTSDALE DEMOGRAPHICS



SCOTTSDALE POPULATION

241,812 → 296,300

2016

2040



HOUSEHOLD INCOME

\$76,841

Median HH Income



WORKFORCE

31%

Associate Degree

54%

Bachelors Degree

21%

Graduates Degree



POPULATION AGE

44.7

Median Age

SCOTTSDALE TECH COMPANIES



HOUSING

Class A & B Multi-Family Units
Within 2 mile radius

EXISTING

269 10,148

Properties

Number of Units

AVERAGE RENTS

\$890

Studio

\$1,197

1 Bedroom

\$1,511

2 Bedroom

\$1,875

3+ Bedroom

COMPLETED

SKYSONG APARTMENTS

1301 N. Scottsdale Rd. | 325 Units

RENTS

\$1,301

SAN TRAVESIA

7501 E. McDowell Rd. | 572 Units

\$1,375

CHAZAL SCOTTSDALE

1075 N. Miller Rd. | 188 Units

\$1,058

THE STANDARD

6811 E. Main Street | 134 Units

\$1,357

THE TOMSCOT

3015 N. Scottsdale Road | 278 Units

\$1,510

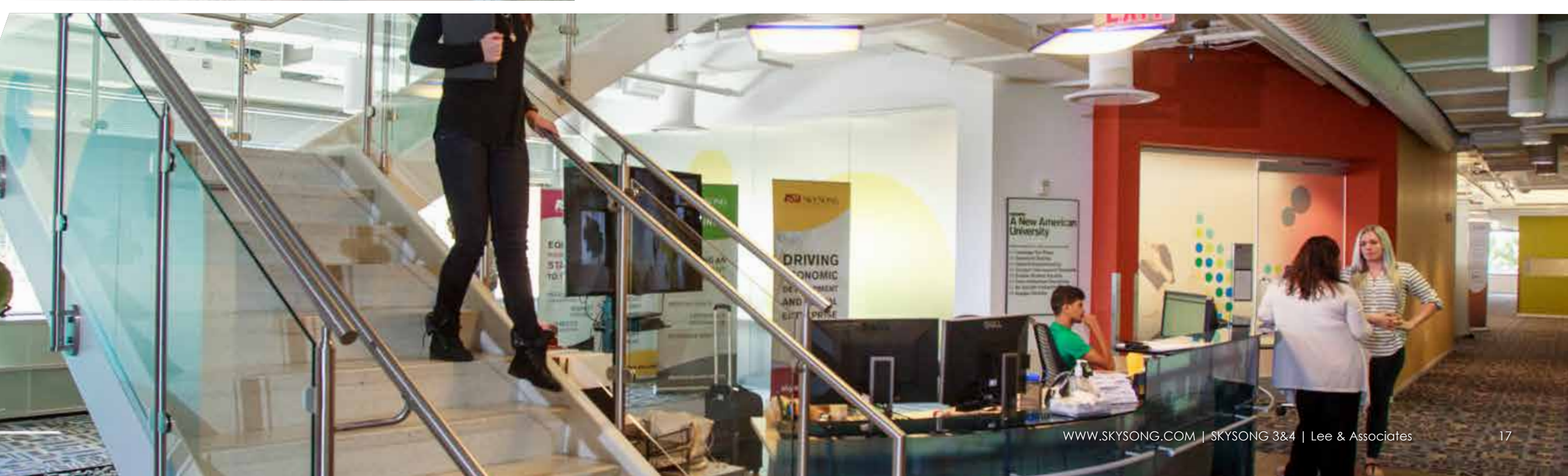
UNDER CONSTRUCTION

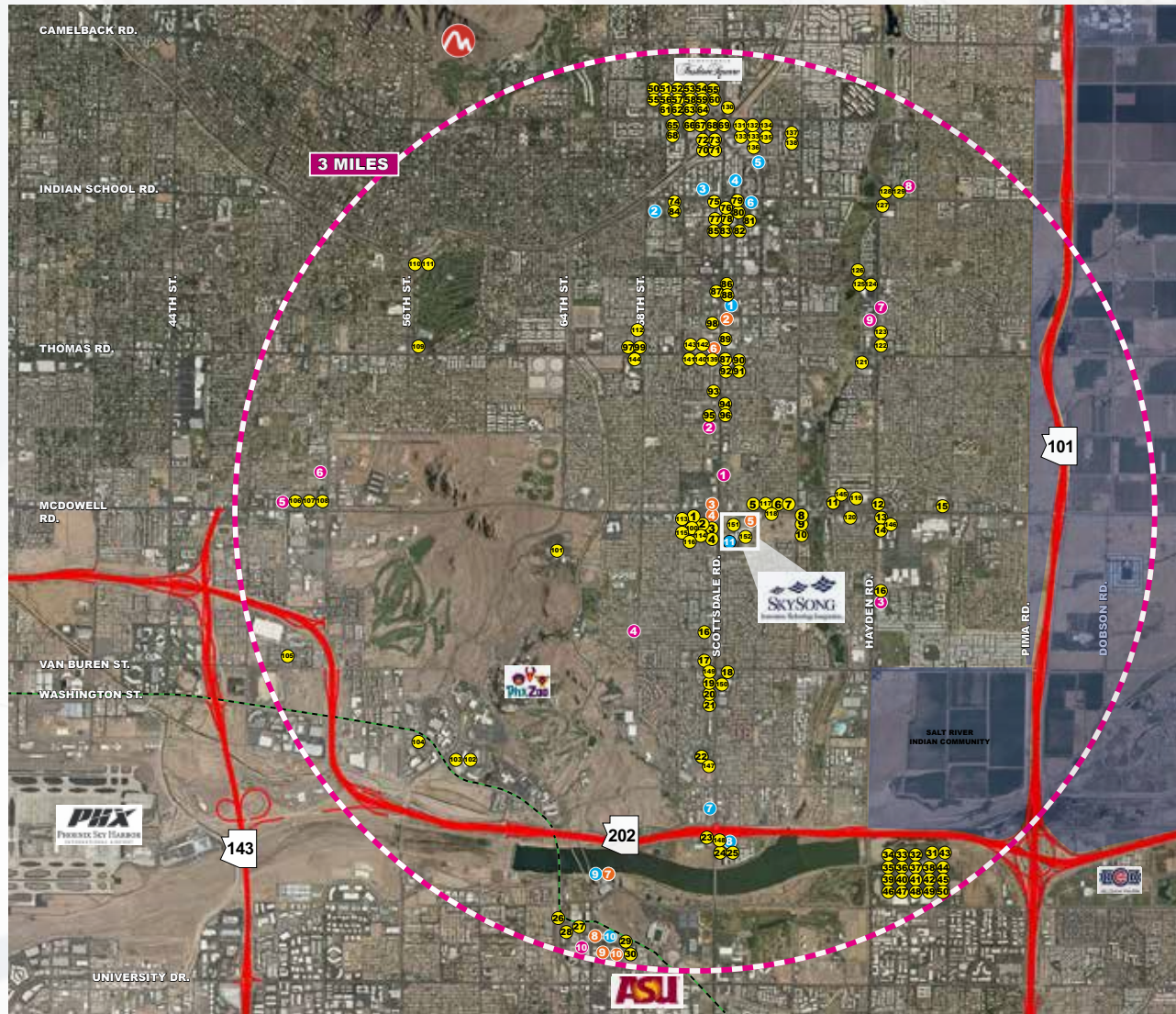
OPTIMA SONORAN VILLAGE PHASE II

6801 E. Camelback Road | 283 Units

RENTS

\$1,350





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)

SKYSONG AMENITIES MAP

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. La'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. Chipolte
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. Chipolte
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. Chipolte
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. Chipolte
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

EXPERIENCE SCOTTSDALE A PLACE FOR BUSINESS

Downtown Scottsdale is home to corporate users, including YELP, McKesson, Weebly, 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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Developed By:



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