

Tempe, AZ

DISCOVERY

2190 & 2220 East Elliot Road

20,725 - 217,668 s.f. Available

2190 & 2220 EAST ELLIOT ROAD, TEMPE AZ

THE PROJECT

Part of a 136-acres master-planned business park, Discovery is home to many of Arizona's most prestigious and growing corporations



217,668 TOTAL
AVAILABLE

EXISTING PARKING
GARAGE

2220 E ELLIOT RD
PLANNED 2020

2190 E ELLIOT RD
EXISTING

50 FOOT
MONUMENT SIGN

LOOP 101 FREEWAY

ELLIOT ROAD

NORTHERN
TRUST

101

2ND & 3RD FLOORS

AVAILABLE

NORTH



EXISTING AVAILABLE
UP TO 71,233 RSF

2190 E ELLIOT

BUILDING SPECS

Building specs

2190

EAST ELLIOT ROAD, TEMPE, ARIZONA

146,215 SF

TOAL BUILDING SIZE

3 STORIES

2019

YEAR BUILT

±50,508 RSF

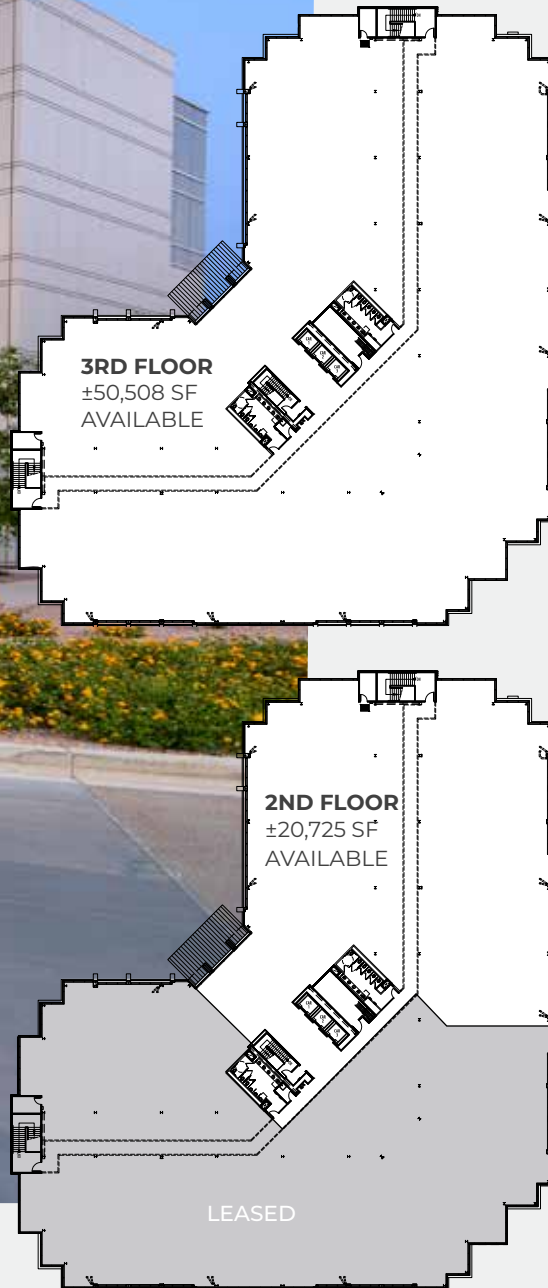
3RD FLOOR AVAILABLE

±20,725 RSF

2ND FLOOR AVAILABLE

6/1,000 SF

PARKING RATIO



Large efficient floor plates



PLANNED (2020) BUILDING
UP TO 146,435 SF

2220 E ELLIOT RD





Building specs cont.

2220

EAST ELLIOT ROAD, TEMPE, ARIZONA



146,435 R.S.F.

TOTAL BUILDING SIZE



3 STORIES

EXPANDABLE TO 4 STORIES ±200,00 SF PLANNED BUILDING



2020

DELIVERY DATE



±48,812 R.S.F.

FLOOR PLATE SIZE



6/1,000 SF

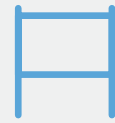
PARKING RATIO

BRANDING & IDENTITY





Branding & Identity



TWO 50 FT

FREEWAY PYLON SIGNS DIRECTLY ON LOOP 101
VIEWABLE TO **151,000 CARS PER DAY**



SIGNAGE

FREEWAY FACING EXTERIOR BUILDING SIGNAGE AND
ELLIOT ROAD MONUMENT SIGNAGE AVAILABLE



1.2 MILE

EXERCISE PATH WITH NINE FITNESS STATIONS



COMMUNAL

BIKE SHARE AVAILABLE FOR TENANT USE
40 FREE BIKES AT MULTIPLE STATIONS



217,668 TOTAL AVAILABLE

50 FOOT MONUMENT SIGN

MONUMENT SIGN

NORTHERN TRUST

2190 E ELLIOT RD EXISTING

50 FOOT MONUMENT SIGN

2220 E ELLIOT RD PLANNED 2020

EXISTING PARKING GARAGE

BUILDING SIGNAGE

PRICE RD

ELLIOT ROAD

LOOP 101 FREEWAY

101

NORTH



BUILDING SIGNAGE



THE LOCATION

CORPORATE NEIGHBORS

Discovery Business Campus is within close proximity to many of Arizona's most prestigious and growing corporations



On-site amenities

RESTAURANTS

Chipotle	Smash Burger
Jimmy Johns	Thai Chili 2 Go
Kneaders Bakery	The Garden Grille & Bar
Mod Pizza	Tres Tempe

HOTELS

Hilton Garden Inn Phoenix
Home 2 Suites

Tempe dining

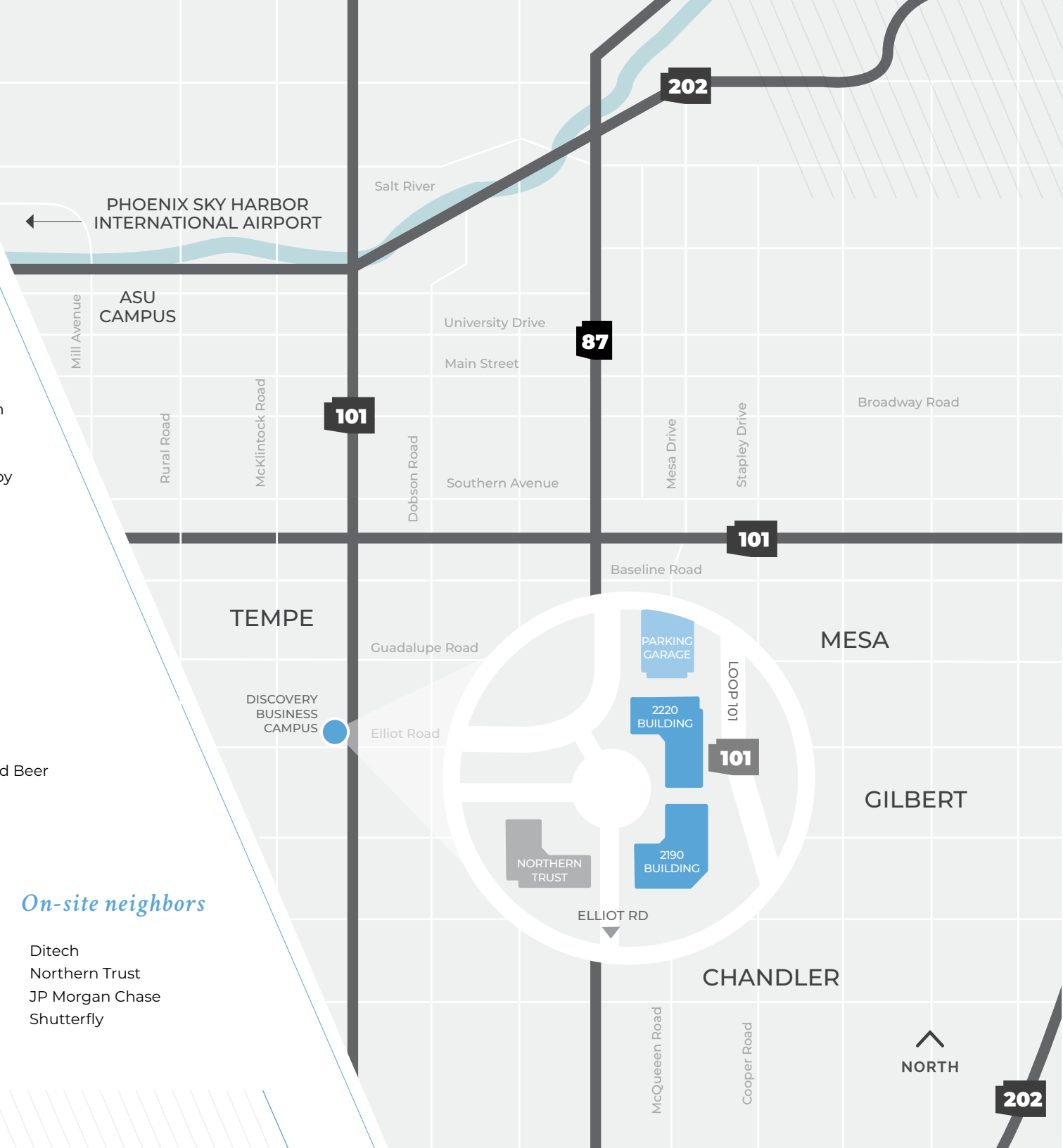
Cornish Pasty	Desert Root's Kitchen
Chop Shop	NYPD Pizza
Zipps Sports Grill	Starbucks
Romancing the bean	Rehab Burger Therapy
Cordon Biersh	Rita's
Cafe Boa	P.F. Changs
La Bocca	Chick-fil-A
Steak & Shake	First Watch
Postino	Cartel Coffee Lab
Daily Jam	Pita Pit
Culinary Dropout	Jimmy John's
House of Tricks	Five Guys
Spinelli's Pizza	Matt's Big Breakfast
Snooze	House of Tacos
Pita Jungle	Poke2U
Casey Moore's	Which Wich
Macayo's	Americas Burgers and Beer
Mellow Mushroom	OG Taco Shop
Oregano's	The Baked Bear
Ike's Love & Sandwiches	

Tempe corporate neighbors

Microsoft	State Farm
Houzz	Allstate
MetLife	Silicon Valley Bank
Zip Recruiter	Waste Management
Symantec	First Solar
KPMG	Neudesic
Citrix	Viking

On-site neighbors

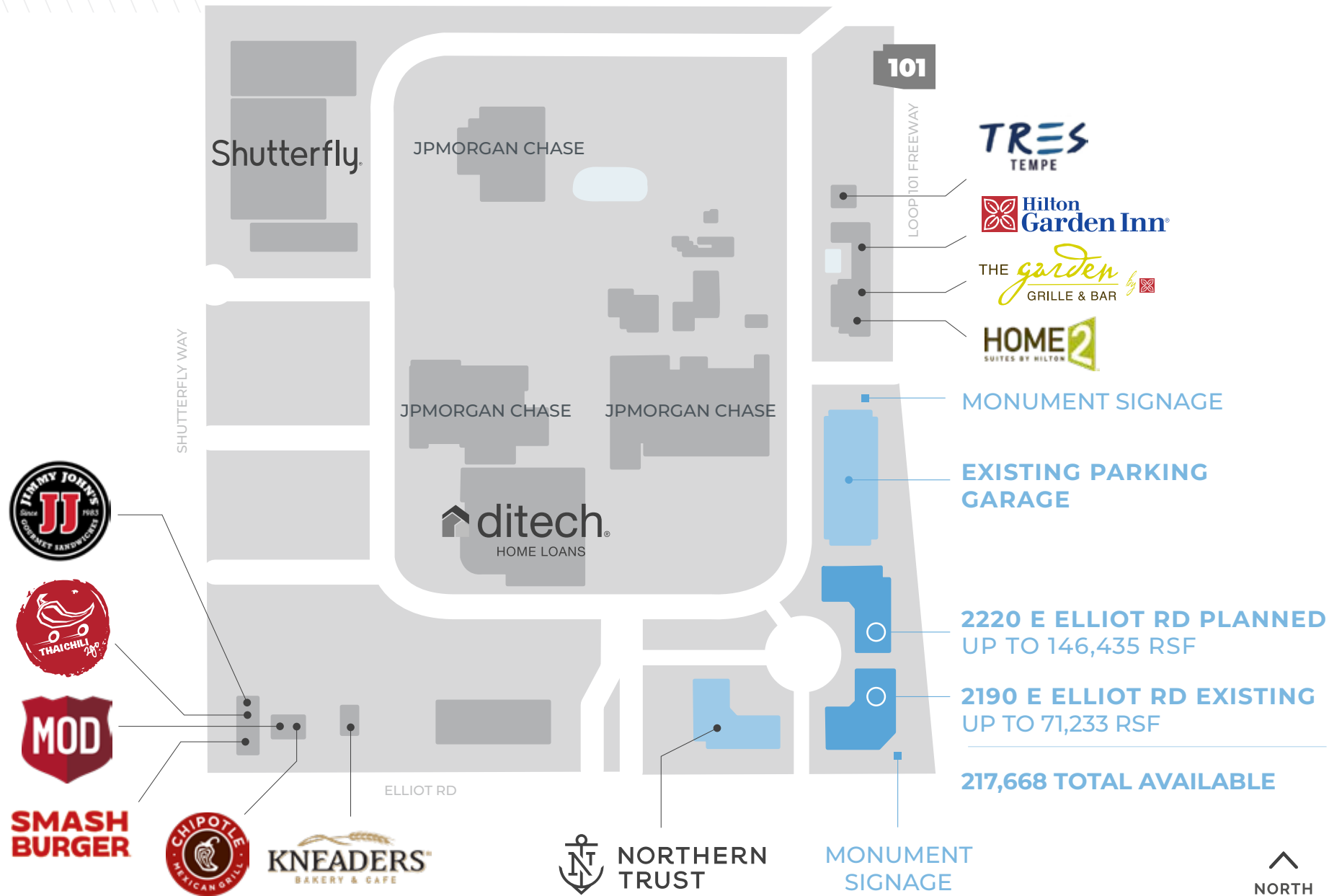
Ditech
Northern Trust
JP Morgan Chase
Shutterfly



202

8 restaurants and 2 hotels on-site

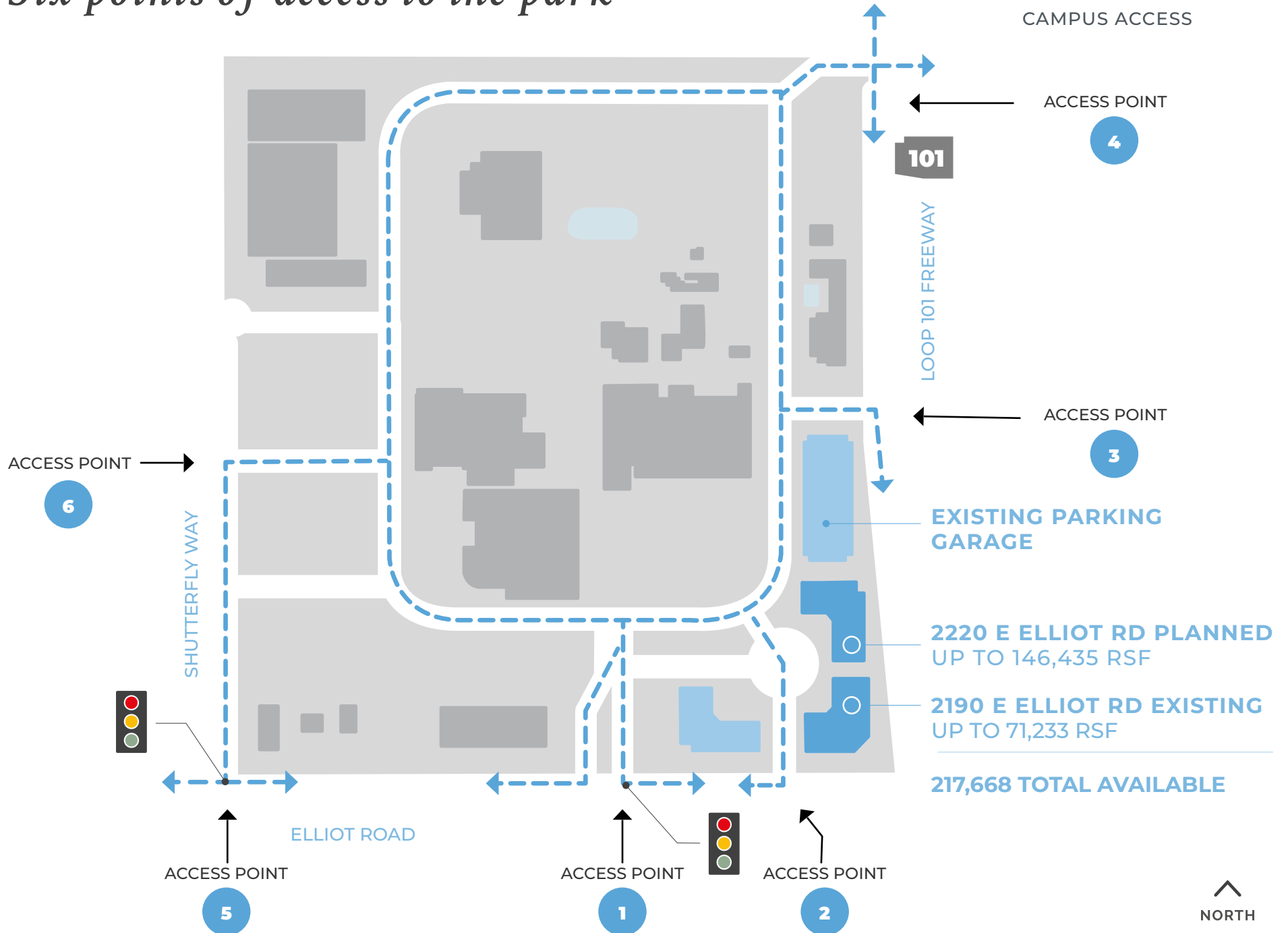
THE LOCATION



A photograph of a modern building's entrance. The building features a prominent glass facade with large windows and a central glass entrance. A wide, covered walkway leads to the entrance. The sky is clear and blue. A blue graphic overlay with white diagonal lines is on the left side of the image.

**EASY
ACCESS**

Six points of access to the park





DISCOVERY
BUSINESS CAMPUS

THE FACTS



10 minutes
321,859
population



20 minutes
1,331,581
population



30 minutes
2,197,230
population

Central location



2,197,230

People living within 30 min commute



45%

of Metro Phoenix's total population can access the site within 30 min

Highly educated workforce



1.47 MILLION

people 25+ years old living within 30 min



\$93,338

\$93,338 average household income within 30 min



37.99%

of population 25+ within 30 min has a bachelor's, graduate or professional degree



Hotels

37 HOTELS

within 5 miles



Multi-family

64,806

multi-family units within 5 miles



Retail

OVER 2.7 MILLION

s.f. retail amenities within 3 miles



DISCO



DIVERSITY



Owner



Wentworth Property Company is a fully-integrated, industry-leading commercial real estate company with proven experience in development, acquisitions and management. A Phoenix-based company, Wentworth has a national presence through its developments in numerous states and a satellite office in Dallas, TX. Wentworth's projects include ground-up development, build-to-suit, acquisitions and redevelopment of office, industrial, retail and storage properties. Wentworth's team of professionals has been involved in over eight million square feet of development and acquisition transactions.

From million square foot warehouse facilities to creative office spaces, Wentworth Property Company continues to lead the industry in development innovations.

Wentworth Property Company is built around knowledge, expertise and the passion for executing deals and seeing great projects develop.

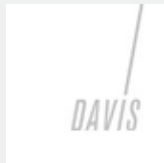
Owner



Northwood Investors is a privately-held real estate investment advisor that was founded in 2006 by John Z. Kukral, the former President and CEO of Blackstone Real Estate Advisors. Northwood invests alongside institutional and private clients in a broad range of real estate and real estate-related investment opportunities globally, with approximately \$7.4 billion of assets under management as of January 1, 2019.

Northwood invests across the capital structure, including debt, equity and securities investments. The firm invests in a range of real estate asset classes, including hotel, office, retail, residential and industrial properties. The firm's investment strategies include single property acquisitions, property development and redevelopment, multi-property portfolio acquisitions, joint ventures, operating companies and public and private securities.

Architect



Founded in 1991, **DAVIS** is an Architecture, Interiors and Urban Design firm specializing in exceptional commercial and residential mixed-use properties. We create **inspired architecture for everyday life** for the nation's best corporations and developers; and have designed 75 million square feet of highly successful business, residential and social environments with a value of \$20 Billion.

DAVIS is in the business of maximizing the quality of 'life' in 'place'. **Life in Place®** is about making meaningful connections between people and place, movement and urban form, nature and the built environment. **Inspired architecture for everyday life** involves a heightened sense of wonder, awe and joy by such intensity of perception, as to cause it to stand out in contrast to the experiences that surround it in time and space.

Our passion is to create remarkable moments where each of us spend the most time:

The place we Live. The place we Work.
and our 'Third Place'

Leasing



JLL is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. Whether you own, occupy or invest, our expert teams provide integrated services built on insight, market research and relevant knowledge to help you understand and navigate the intricacies of the constantly changing commercial real estate world.

We're here to create rewarding opportunities and amazing spaces around the globe where people can achieve their ambitions. In doing so, we are building a better tomorrow for our clients, our people and our communities.

We're a world leader in real estate services, powered by an entrepreneurial spirit. We want the most ambitious clients to work with us, and the most ambitious people to work for us. It's as simple as that.



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