

AXIS

R A I N T R E E

Trammell Crow Company

CBRE



R A I N T R E E

Trammell Crow Company

DEVELOPER

Trammell Crow Company, founded in Dallas, Texas in 1948, is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million SF.



ARCHITECT

Founded in 1978, RSP serves a diverse range of clients nationally and internationally. RSP provides architectural design services, master planning; interior design; facility management analytics; asset management; facility planning; tenant improvement and workspace strategies and experience design.



LEASING BROKER

CBRE Group, Inc., a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2018 revenue). The company has more than 90,000 employees (excluding affiliates) and serves real estate investors and occupiers through more than 480 offices (excluding affiliates) worldwide.



AXIS / RAINTREE

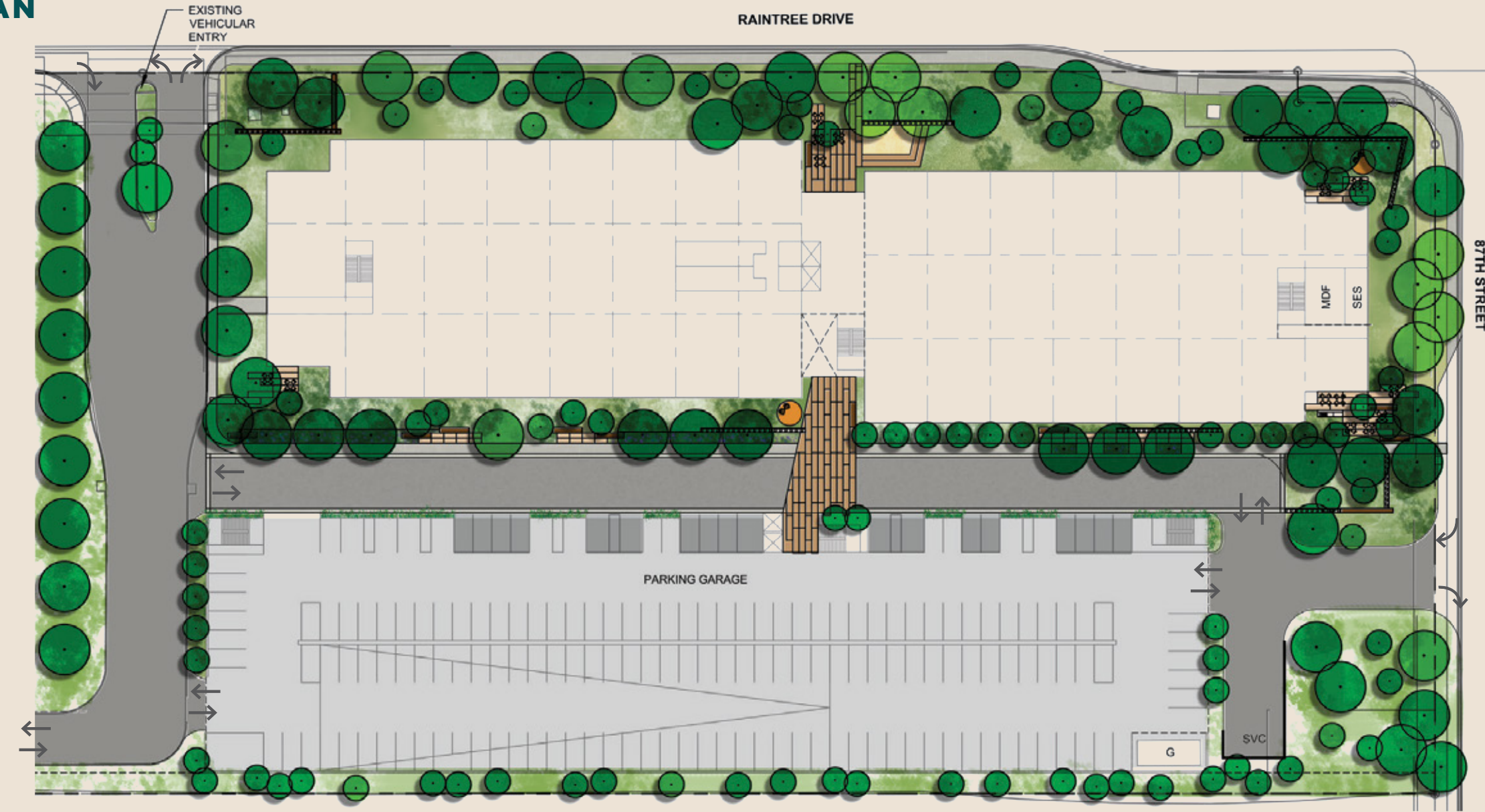
Building Facts

BUILDING FACTS

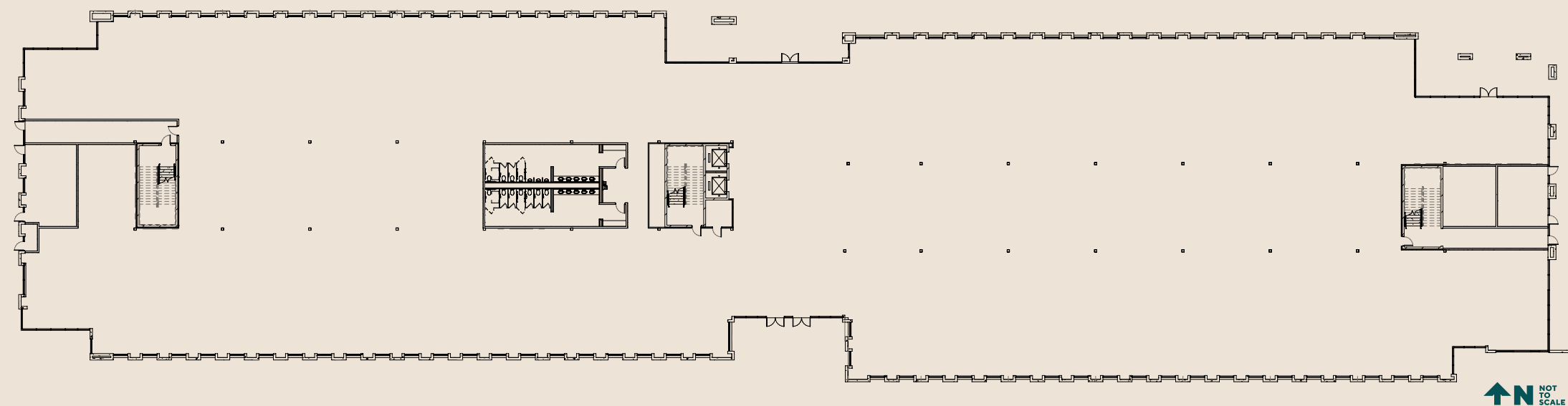
- ±175,000 SF
- 3 stories
- 5/1,000 parking ratio with parking garage
- Immediate 101 Freeway access
- Delivering Q4 2020



SITE PLAN



TYPICAL FLOOR PLAN



AXIS / RAINTREE

Building Features

FEATURES

- 16' deck-to-deck volume
- McDowell Mountain views
- Abundance of natural light
- Indoor/outdoor tenant areas
- Training room
- Coffee shop



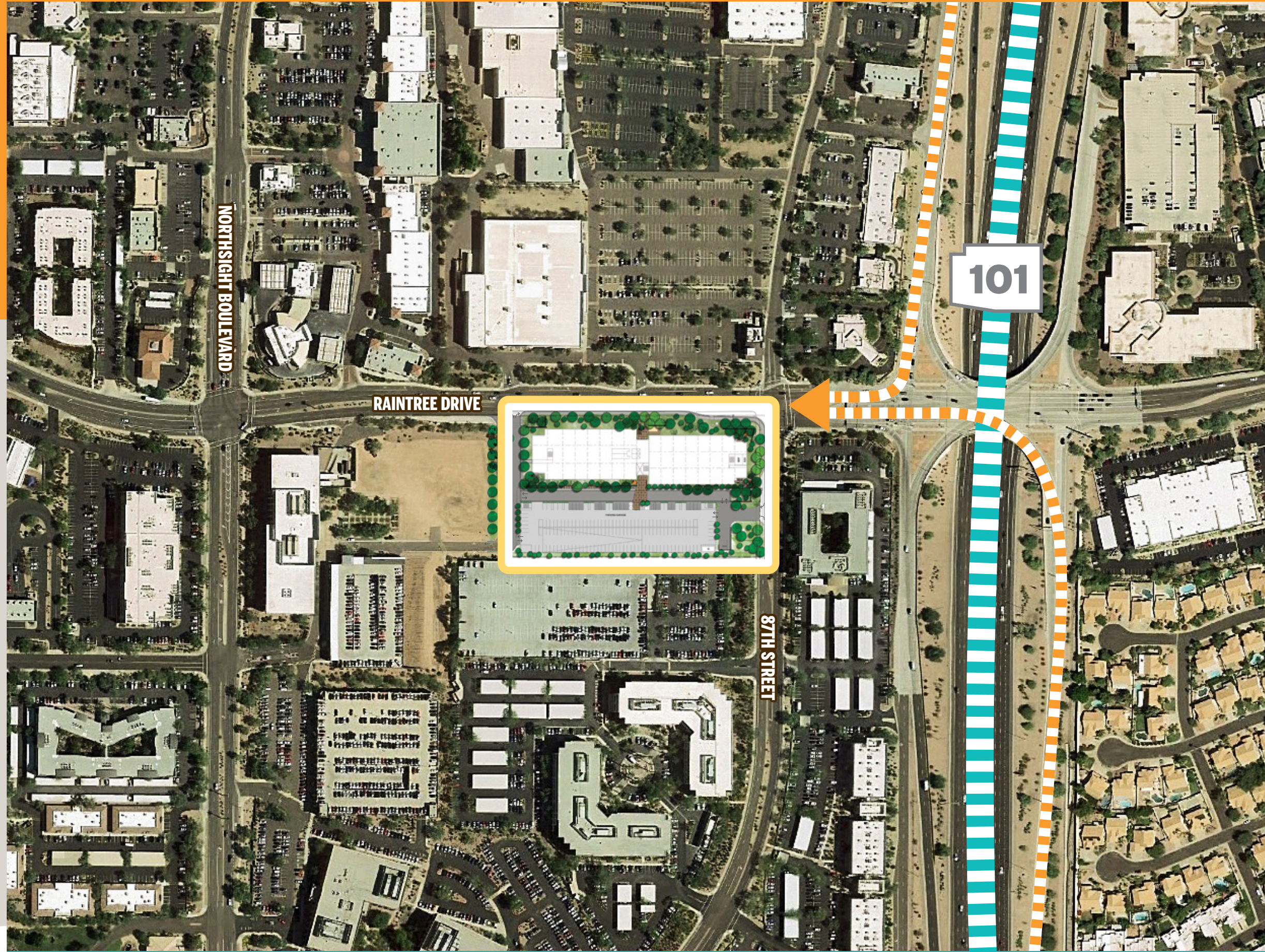






COFFEE SHOP





AXIS / RAINTREE

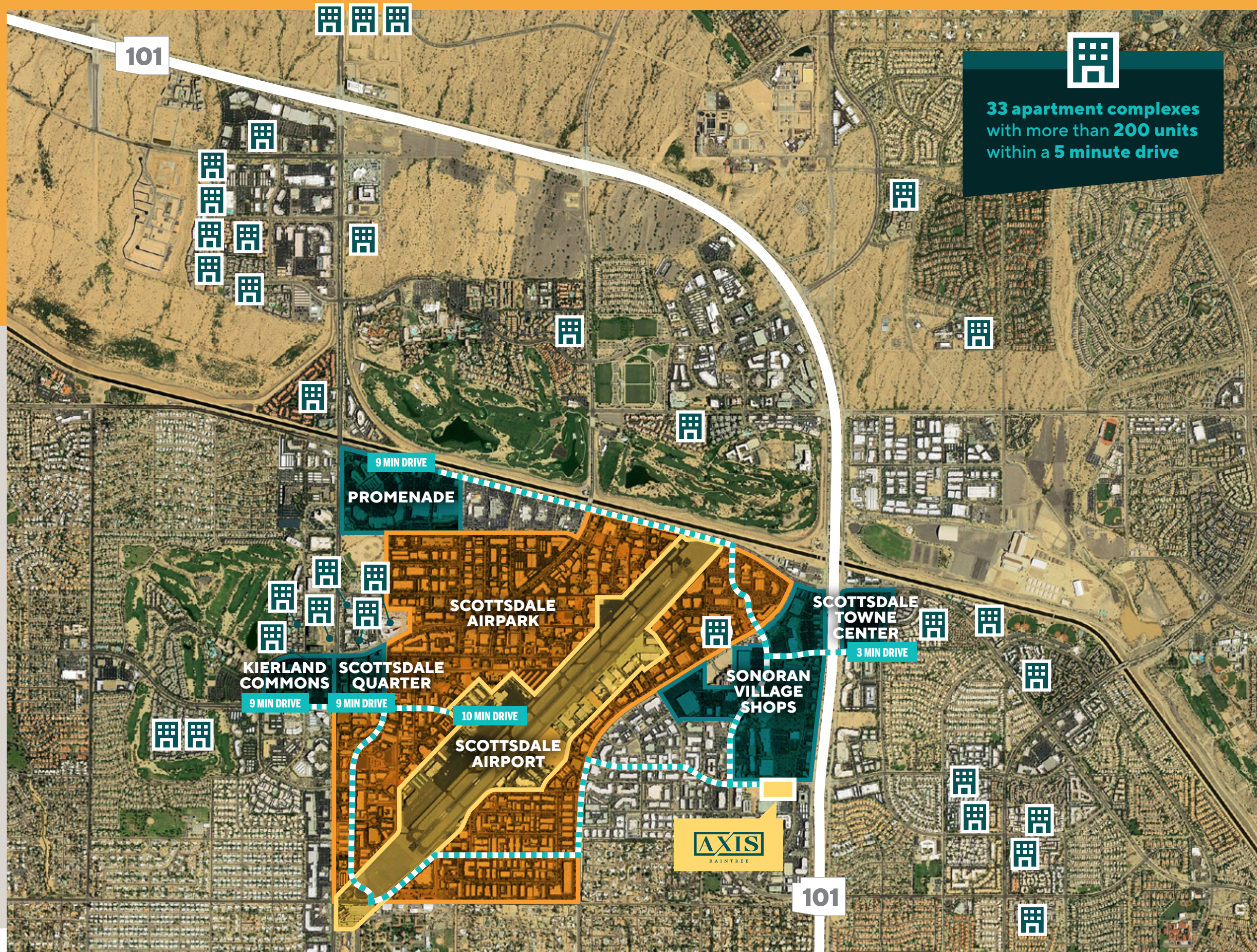
Location

THE HEART OF SCOTTSDALE AIRPARK

Located in the heart of the Scottsdale Airpark, Axis Raintree is on the SWC of Raintree Drive & 87th Street. This location provides immediate access to Loop 101 freeway, connecting employees to all areas of the Valley.

Axis Raintree is directly across the street from ±1.2 Million SF of restaurants and retail allowing employees to enjoy a quick ±3-minute walk to several lunch options. The property is also a short drive to prominent destinations for retail and dining such as Kierland Commons, Scottsdale Quarter and The Promenade.






AXIS / RAINTREE

Notable Dining/Shopping Destinations & Urban Living Options

NOTABLE DRIVE TIMES

 **3 MINUTE DRIVE**
Scottsdale Towne Center

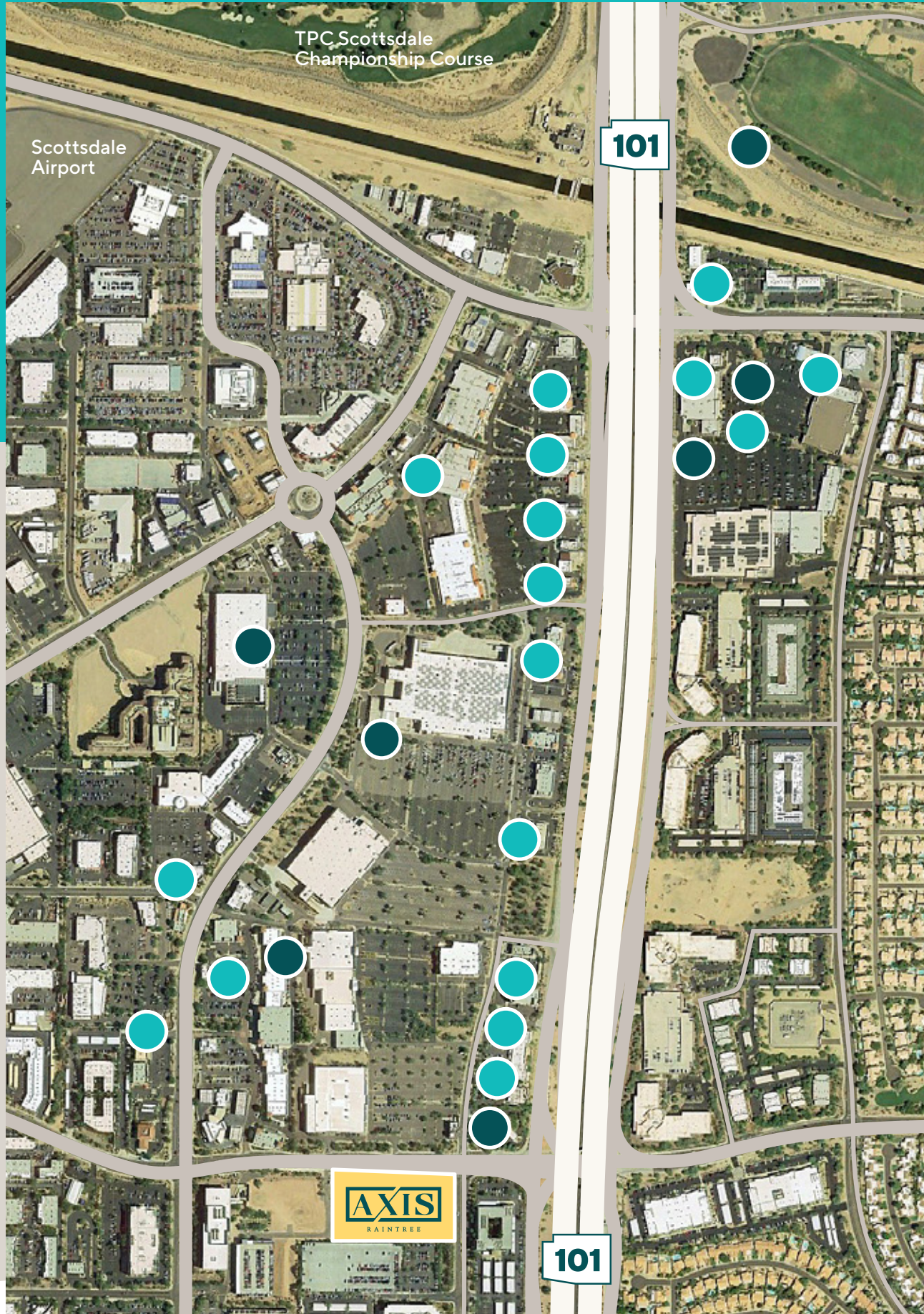
 **9 MINUTE DRIVE**
Scottsdale Quarter

 **9 MINUTE DRIVE**
Kierland Commons

 **9 MINUTE DRIVE**
Promenade

 **10 MINUTE DRIVE**
Scottsdale Airport





RESTAURANTS

1 MINUTE WALK 🚶

- Pei Wei Asian Diner
- Panera Bread
- NYPD Pizza

3 MINUTE WALK 🚶

- Subway
- Butters Pancakes & Café

5 MINUTE WALK 🚶

- Chick-fil-a
- Jimmy John's
- Dickey's BBQ Pit

3 MINUTE DRIVE 🚗

- Firehouse Subs
- K O'Donnell's Bar & Grille
- Skeptical Chymist
- Dunkin'
- Corleone's
- Starbucks
- Jamba Juice

- Taco Bell
- Thai Express
- Grabbagreen
- Potbelly Sandwich Shop
- Wildflower Bread Company
- Hot Noodles, Cold Sake
- Arriba Mexican Grill
- Capriotti's Sandwich
- Senor Tacos
- Gyros Plus
- Ono Hawaii BBQ
- Streets of New York
- Boston Market
- Einstein Bros Bagels

- Café Rio Mexican Grill
- Smashburger
- Habenero's Mexican Grill
- Studio Movie Grill
- O.H.S.O Distillery
- Big City Bagels
- El Pollo Loco
- Wendy's
- Carl's Jr.
- Kneaders
- Burger King

5 MINUTE DRIVE 🚗

- Teharu Sushi
- Four Peaks
- Twin Peaks
- Peter Piper Pizza
- McDonald's
- Rubio's

SERVICES/RETAIL

1 MINUTE WALK 🚶

- Bank of America

5 MINUTE WALK 🚶

- EOS Fitness
- Dogtopia

3 MINUTE DRIVE 🚗

- Home Depot
- Costco

5 MINUTE DRIVE 🚗

- Wells Fargo
- Target
- Westworld of Scottsdale

AXIS / RAIN TREE

Amenities



AXIS / RAIN TREE

Corporate Neighbors



Morgan Stanley



SCOTTSDALE

Demographics

	10MIN	20MINS	30MINS
POPULATION	165,501	696,561	2,117,343
2023 POPULATION PROJECTION	178,661	751,199	2,272,968
NUMBER OF HOUSEHOLDS	74,503	300,346	850,566
EMPLOYEES (DAYTIME WORKERS)	191,987	487,870	1,388,237
AVG HOUSEHOLD INCOME	\$130,403	\$99,231	\$85,422
METRO PHOENIX AVERAGE HOUSEHOLD	\$81,724		

AXIS

R A I N T R E E



FOR MORE INFORMATION

BRYAN TAUTE

Primary Contact
602.735.1710
bryan.taute@cbre.com

CHARLIE VON A.

Primary Contact
602.735.5626
charlie.vona@cbre.com

WWW.AXISRAINTREE.COM

Trammell Crow Company

CBRE

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.