WESTGATE.

LIVE, WORK, PLAY



WEST ATE

THE TEAM



Owner & Manager

As an Arizona-based owner-operator, YAM Properties' knowledge of the Phoenix market goes deep. They know where prospective tenants and owner-users in the market for mid- to large-size space want to be, now and in the future.



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.

LOCATION

Strategically located just off the Loop 101 Freeway in Glendale, this master-planned, mixed-use development offers Class A office space in an amenity-rich campus.





Numerous retail, dining and services are located in the project – just steps away.



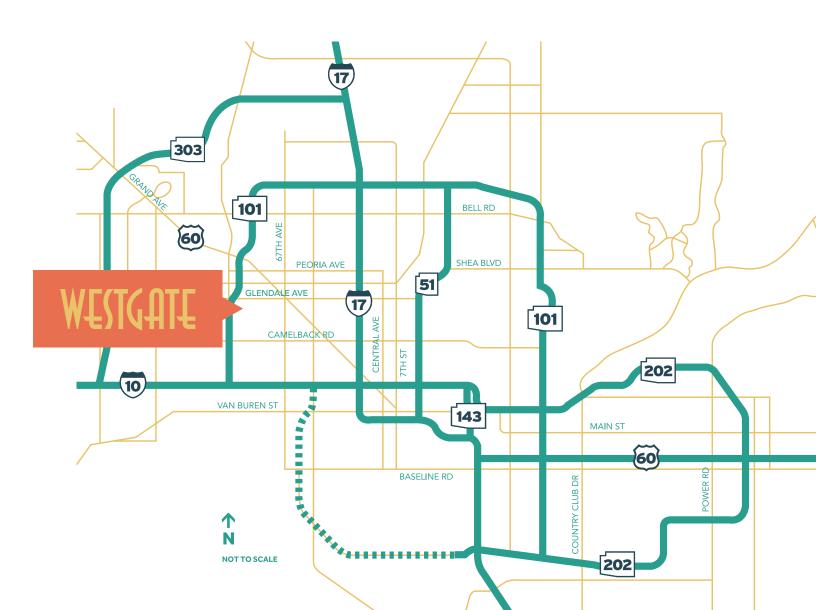


Two major sports teams' venues are located at Westgate – The NFL's Arizona Cardinals and the NHL's Arizona Coyotes.





Seven hotels are within a short ½ mile walk and one additional hotel scheduled to open in 2019.



200-ACRE CAMPUS



LIVE, WORK, PLAY



Westgate is a work environment that not only provides smart design and uncompromising service for your business, but also gives you a variety of options for your leisure time.















1 GLENDALE AVE **BRANDON LN** 1 2 COYOTES BLVD 101 MARYLAND AVE 5 NOT TO SCALE BETHANY HOME RD

AMENITIES

Tenant Parking / Lobbies

- 1. Exclusive Office Tenant Parking
- 2. Office Visitor Parking
- 3. West Building Lobby
- 4. East Building Lobby

Sports/Entertainment

- 1. Cabela's
- 2. AMC Theatres
- 3. Gallery Glendale
- 4. Gila River Arena
- 5. State Farm Stadium

Dining

- 1. Native Grill & Wings
- 2. Cracker Barrel
- 3. Gordon Biersch
- 4. Johnny Rockets

Fractured Prune Doughnuts

Chipotle

Bar Louie

Salt Tacos & Tequila

State Forty Eight Brewery

The Lola

Kabuki Japanese Restaurant

Whiskey Rose

RazzleberrieZ

IT'S SUGAR

Hot N Juicy Crawfish

Yard House

Buffalo Wild Wings

Snackland

Which Wich

Shane's Rib Shack

OPA Life Greek Cafe

Fresh Healthy Cafe

Cold Stone Creamery

Mama Gina's Pizzeria

McFadden's Restaurant

Saddle Ranch

Low Key Piano Bar

Fat Tuesday

5. Carl's Jr.

Hotel

1. Holiday Inn Express

Residence Inn

SpringHill Suites

Staybridge Suites

- 2. Aloft (coming soon)
- 3. Renaissance Glendale Hotel & Spa
- 4. Hampton Inn & Suites
 Home2 Suites by Hilton

Retail

1. Tanger Outlets

WE HIT EVERY TARGET



Building & Monument Signage Available



Walking Distance to Six Hotels



Up to 6/1,000 SF Parking



Well Capitalized Private Owner



Move-In Ready Suites



Steps Away from 20 Restaurants



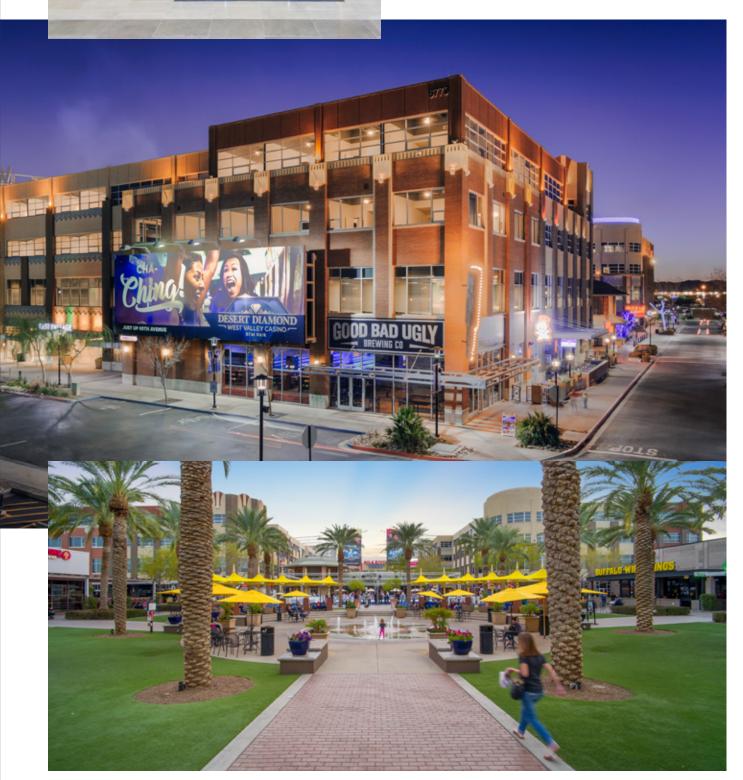
Large Block Space Available



Creative Space
Available



PROJECT PHOTOS









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