

WESTGATE

LIVE, WORK, PLAY



WESTGATE

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.



Leasing

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.



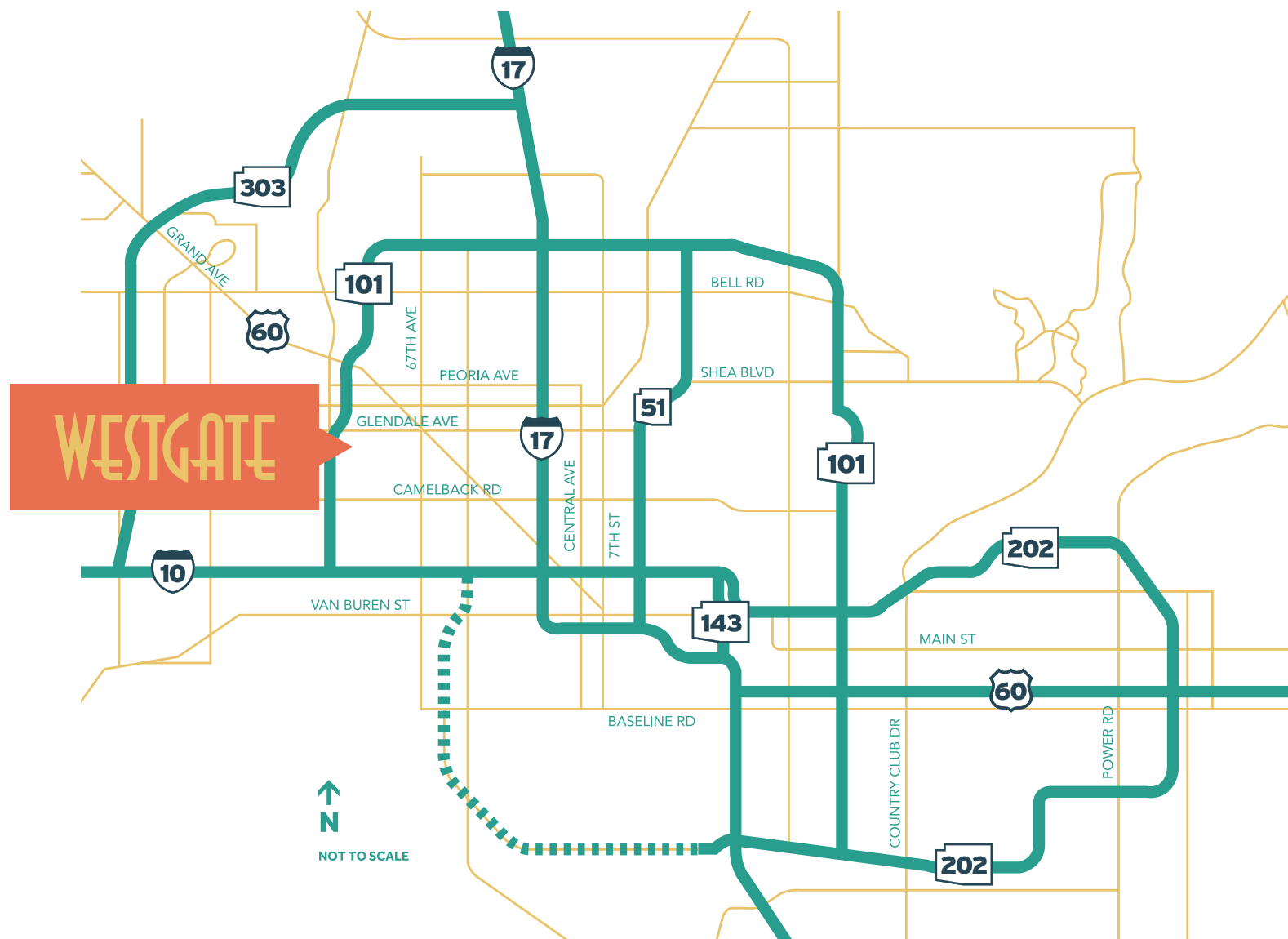
Numerous retail, dining and services are located in the project – just steps away.



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



State Farm Stadium

Gila River Arena

Renaissance Hotel

Westgate Lofts

Office Lobby Entrance

Entertainment District

New Development Site



NOT TO SCALE

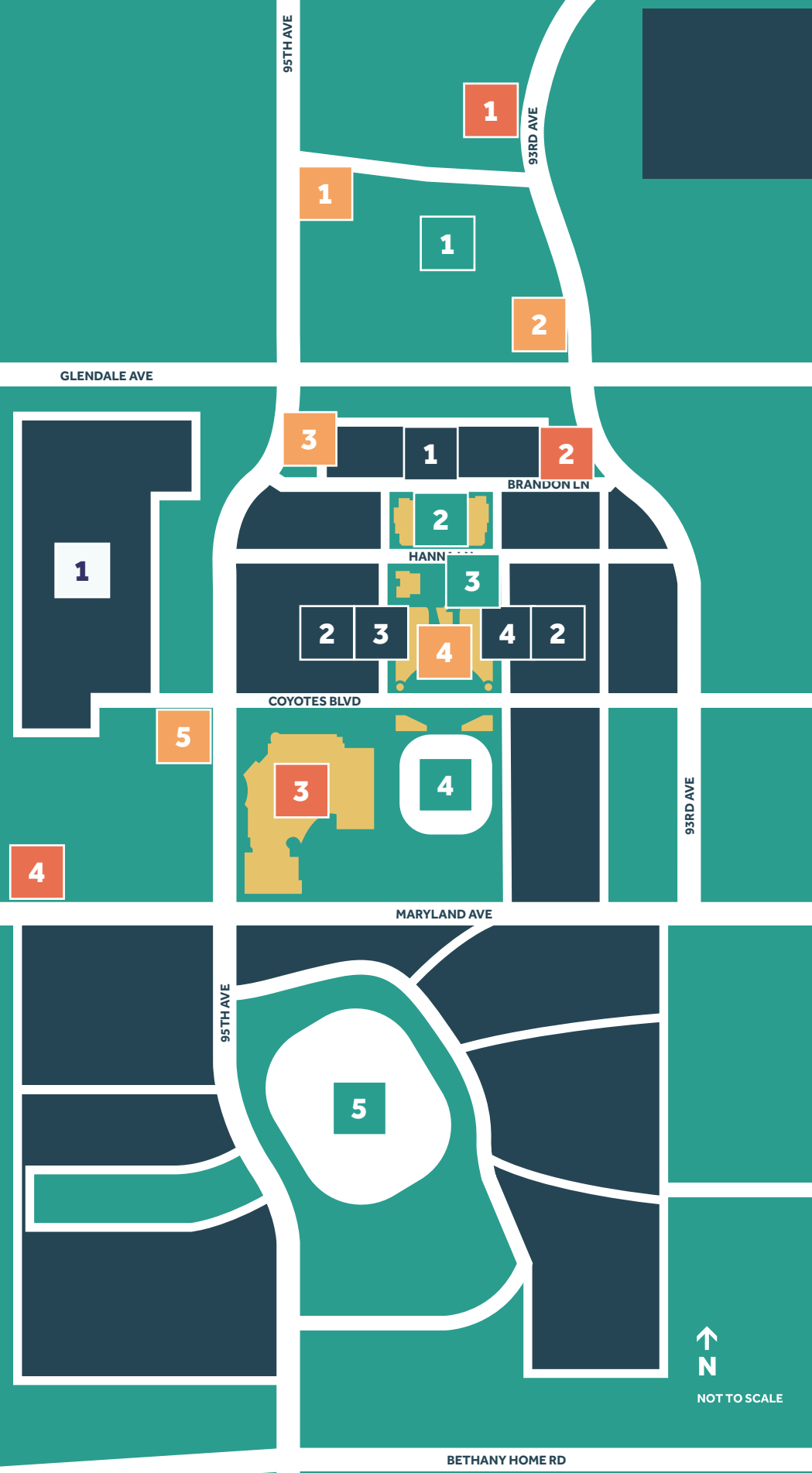
LIVE, WORK, PLAY

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.



AMENITIES

101



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NOT TO SCALE

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



WESTGATE

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