



# SKYSONG 1&2

Innovation. Technology. Imagination.



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

[www.skysong.com](http://www.skysong.com)



sky MARKET & DELI

Univ

# SKYSONG 1&2

totaling

**300,000** 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.



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# SKYSONG 1&2

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Mark Taylor

San Travesia  
Apartments

CHASE

FUTURE  
DEVELOPMENT

SKYSONG  
APARTMENTS

SKYSONG 2

SKYSONG 1

PARKING  
STRUCTURE

SKYSONG 3

HOTEL

SKYSONG 4

SKYSONG BLVD.

SKYSONG 5

RESTAURANTS

PAPAGO  
PLAZA  
RENOVATIONS  
PLANNED

SKYSONG 6

SKYSONG 7

Tempe Town Lake



Downtown  
Tempe

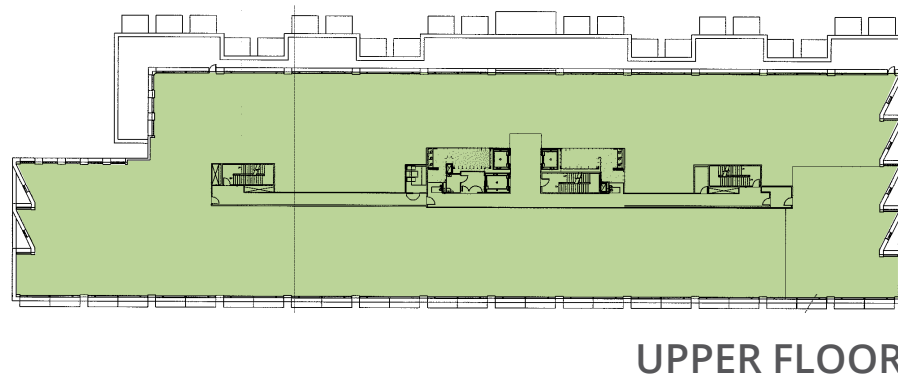
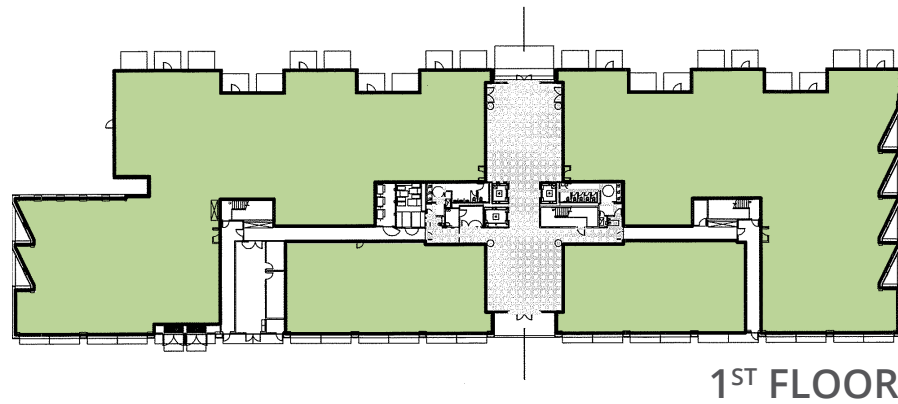


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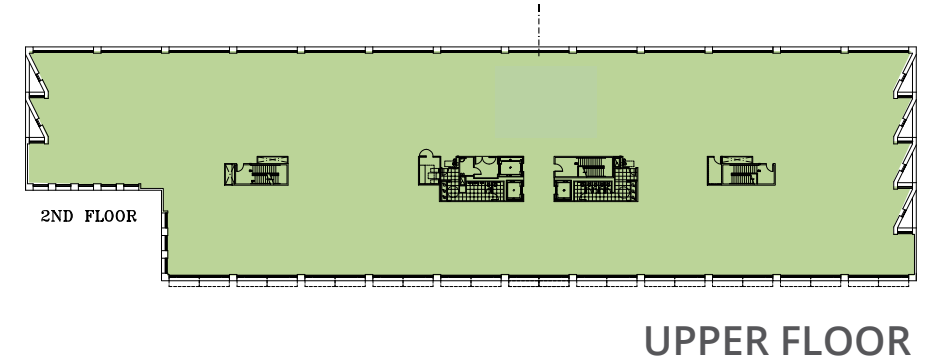
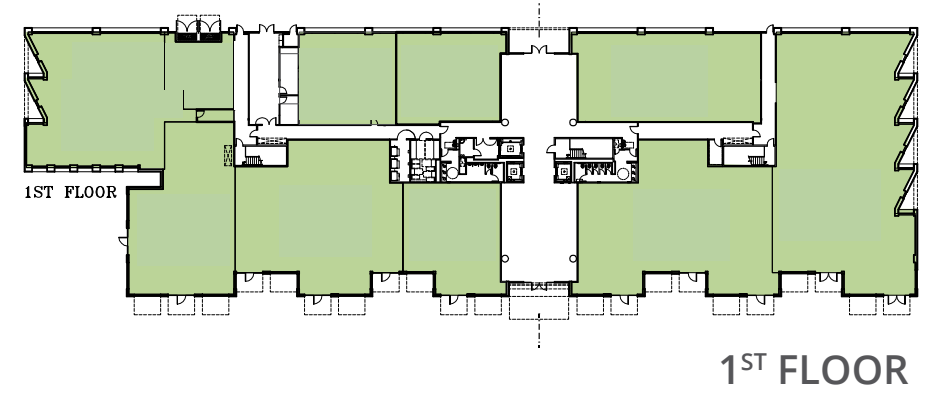
# FLOORPLANS



## SKYSONG 2 TYPICAL FLOORPLATE



## SKYSONG 1 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**

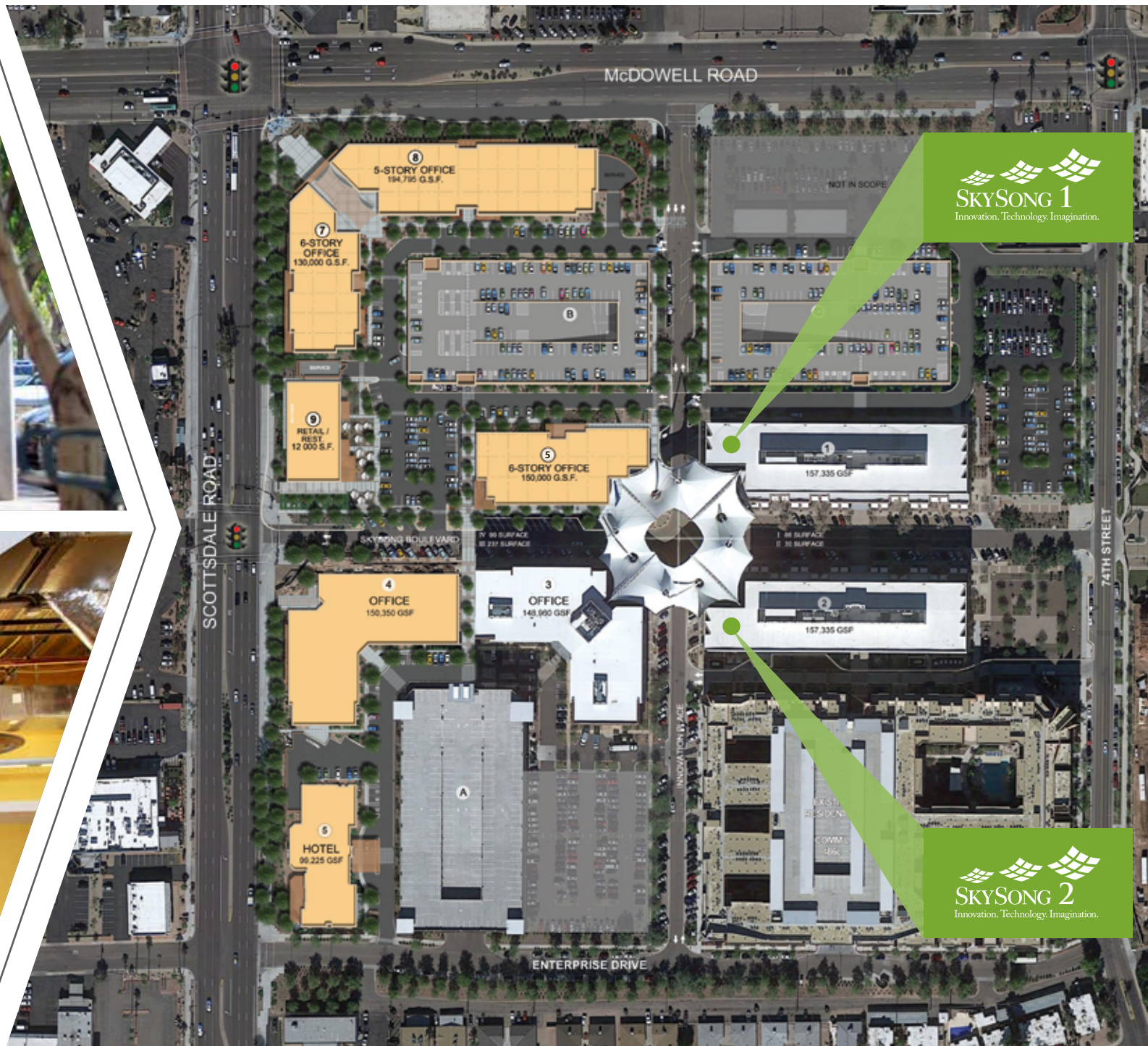


## ON-SITE AMENITIES

- 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

SKYSONG 6

SKYSONG 7

FUTURE DEVELOPMENT

RESTAURANTS

SKYSONG 4

SKYSONG 5

SKYSONG 1

CHASE

SKYSONG 3

SKYSONG 2

FUTURE DEVELOPMENT

SCOTTSDALE RD.

HOTEL



INNOVATION PL.

SKYSONG BLVD.

SKYSONG APARTMENTS

74TH ST.

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

SKYSONG APARTMENTS

SKYSONG 2

SKYSONG 1

FUTURE DEVELOPMENT

PARKING STRUCTURE

SKYSONG 3

HOTEL

SKYSONG 4

SKYSONG BLVD.

SKYSONG 5

11,000 SF RESTAURANT CENTER

WIFI ON CAMPUS

NORTH 74TH ST.



CHASE

INNOVATION PL.

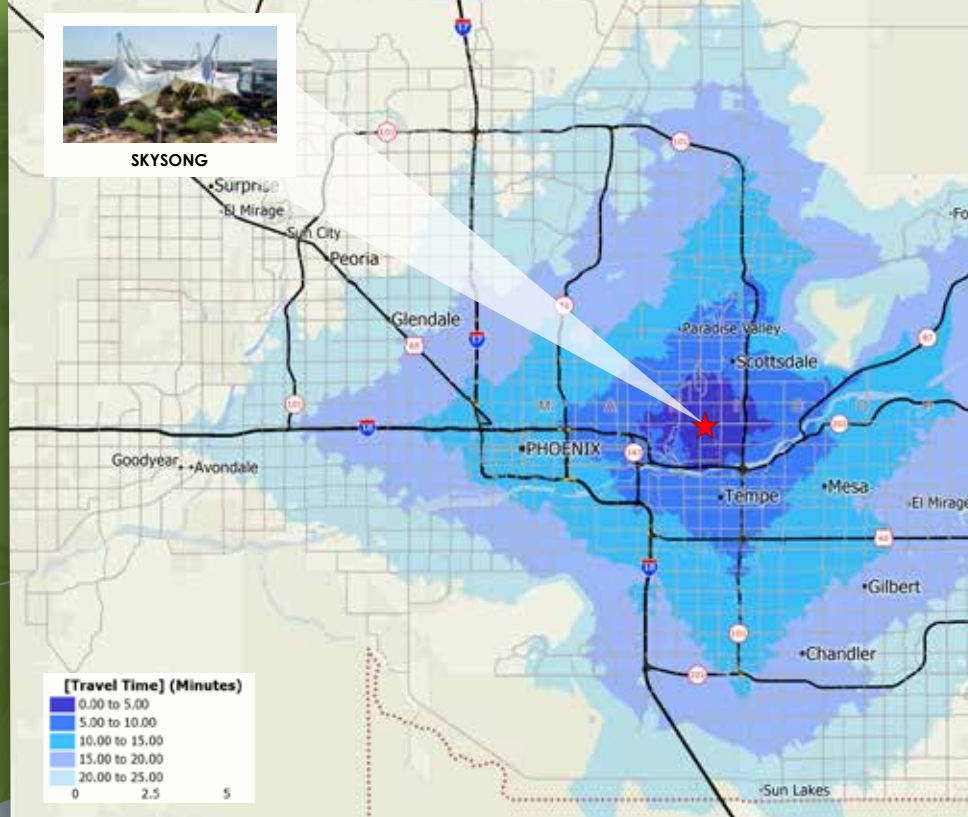
MCDOWELL RD.

SCOTTSDALE RD.

PAPAGO PLAZA



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** RENTS  
1301 N. Scottsdale Rd. | 325 Units **\$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

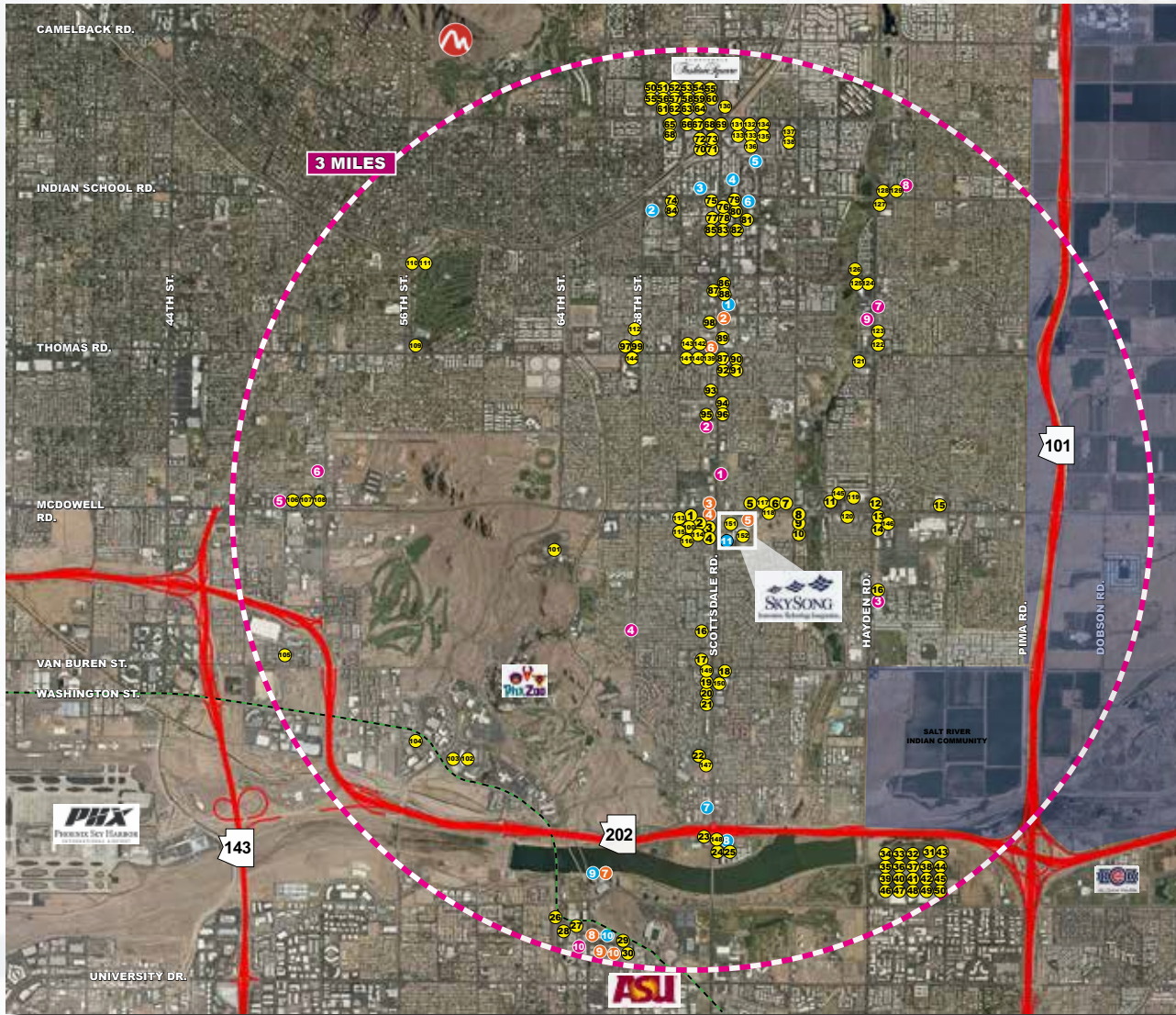
**OPTIMA SONORAN VILLAGE PHASE II** RENTS  
6801 E. Camelback Road | 283 Units **\$1,350**







# 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

## 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 Banki
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)

# 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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Real Estate Investment & Development



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Developed By:



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