

RIO 2100



RIO

21000

Tempe, Arizona

THE DEVELOPER



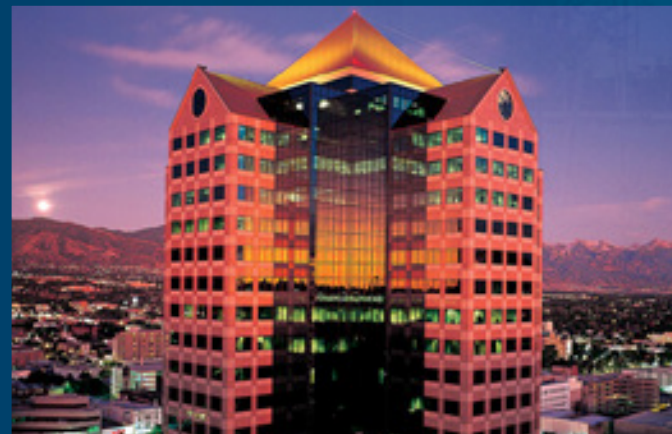
The Boyer Company is one of the largest full-service real estate development firms in the Western United States.

As such, The Boyer Company has developed over 34 million square feet of commercial space since 1972 with over \$1 billion of development currently in progress.

SAMPLE PROJECTS



101 TOWER



ONE UTAH CENTER



VISTA STATION

RIO 2100

THE LOCATION

Located at the major intersection of Loop 101 and Loop 202, RIO 2100 offers UNPARALLELED access to the entire Valley.

Freeway Access

Full diamond interchange at Loops 101 & 202

Tempe Marketplace


Adjacent to Tempe Marketplace featuring ±1.3 million SF of retailers and restaurants


Airport Proximity

Located 6 minutes from Phoenix Sky Harbor International Airport





 NORTH BOUND ROUTE

 EAST BOUND ROUTE

 SOUTH BOUND ROUTE

 TO TEMPE MARKETPLACE
0.1 MILES / 1 MINUTES

202

RIO
2100

FUTURE ROAD

TEMPE
MARKETPLACE

101

202

Cubs Way

Clark St

WRI

S McClintock Dr

S Industrial

S Perry Ln

S Smith Rd

S Clark Dr

S Rockford Dr

S River Dr

S Siesia Ln

S Price Rd

N Price Rd

N Evergreen Rd

E 5th St

E 6th St

Nevada

Utah

THE PROJECT

Rio 2100 is a 60-acre mixed-use development located directly adjacent to Tempe Marketplace and immediately southwest of the intersection of the Loop 202 and Loop 101 Freeways.

The park includes:

- Phase V – Four-story 165,000 SF Building
DELIVERY DECEMBER 2019
- Phase I - 100,000 SF Office – Fully Leased
- Benchmark Electronics Headquarters – 63,500 SF
- Freedom Financial Building 1 – 150,000 SF
- Freedom Financial Building 2 – 150,000 SF
- Hilton Garden Inn
- Homewood Suites
- The Cameron, a 350-unit luxury multifamily community – Under Construction
- Planned supporting retail buildings

SITE PLAN

**Harkins
Theatres**

RESIDENTIAL APARTMENTS
PARKING STRUCTURE

I
4-STORY
150,000 R.S.F. (150K GSF)

II
4-STORY
150,000 R.S.F. (150K GSF)

III
4-STORY
150,000 R.S.F. (150K GSF)

2-STORY OFFICE
60,000 G.S.F.

4-STORY OFFICE
174,000 G.S.F. / 184,000 R.S.F.

1-STORY OFFICE
15,000 R.S.F.

SHOPS & RESTAURANTS

NOT A PART

NOT A PART

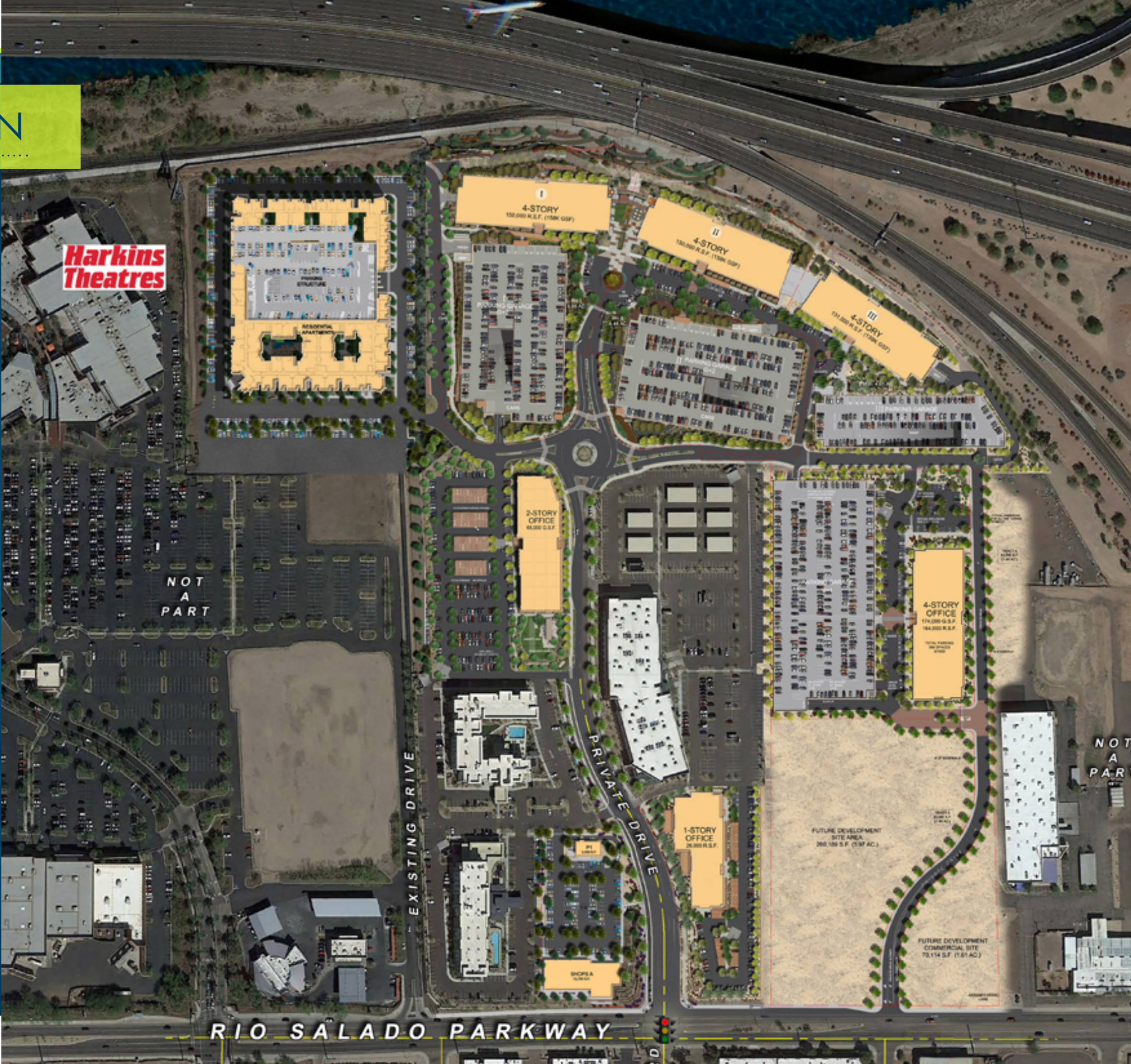
EXISTING DRIVE

PRIVATE DRIVE

RIO SALADO PARKWAY

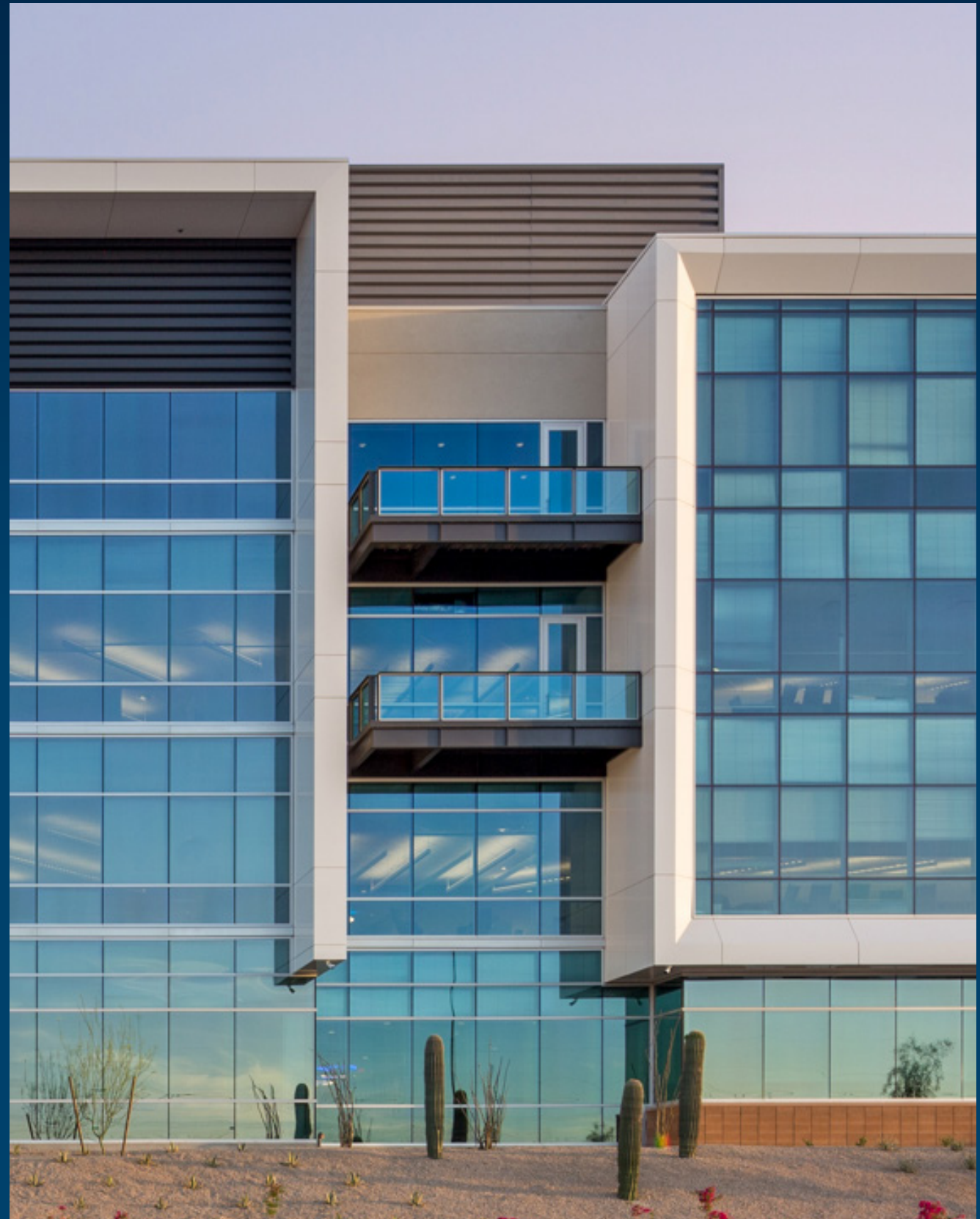
FUTURE DEVELOPMENT SITE AREA
260,100 S.F. (5.97 AC)

FUTURE DEVELOPMENT COMMERCIAL SITE
70,114 S.F. (1.61 AC)



RIO 2100

THE PROJECT





RIO 2100

WHY TEMPE

Tempe is a thriving environment for your business.

From Tempe Marketplace's diverse amenity base



An innovative, educated community

Just minutes away, Arizona State University is the one of the largest universities in the world. Companies benefit from the vast pool of highly skilled, educated and creative workforce nearby.

City of Tempe®

The City of Tempe offers a fresh, vibrant business environment attracting the next generation of employees.

Tempe is a workforce importer, with approximately 210,000 people employed in a city of 161,000 residents.



Bike around

Tempe has more than 175 miles of dedicated bike paths.



We wanted a place that was really attractive with a sophisticated workforce. The large, experienced pool in Tempe will help us grow.

- Mario Schlosser, CEO of Oscar

(Tempe) blew everybody away. It was unbelievable the volume of candidates and the quality of candidates we received. We had a unique advantage selecting which market to go into. We were able to do a dry run to see what it would be like to recruit in this market.

- Ian Siegel CEO of ZipRecruiter

We've found a great talent pool in the greater Phoenix area. We've been able to hire a lot of ambitious, smart people and we want to keep tapping into that market. This Tempe location is great.

- Mark Woolway, Zenefits VP of Development and Business Operations

We selected Phoenix for qualitative reasons. We looked at Denver and Salt Lake City before selecting Tempe. We believe the available workforce has a strong pool of experienced financial services workers. We want to be able to grow our West Coast presence, and can do that from Tempe.

- Andrew G. Arnott, president and CEO of the division of John Hancock Investments

46.3%

of Tempe's population
is 21-44 years old



no. 3

Metro Phoenix ranks third among the largest top 50 "tech talent" markets for growth, with Tempe the top performing submarket.

TEMPE



2,435

Apartment Units
Under Construction

2,402

Apartment Units
Delivered since 2015

Top 25 City for Young Professionals

– Niche.com

Most Innovative School

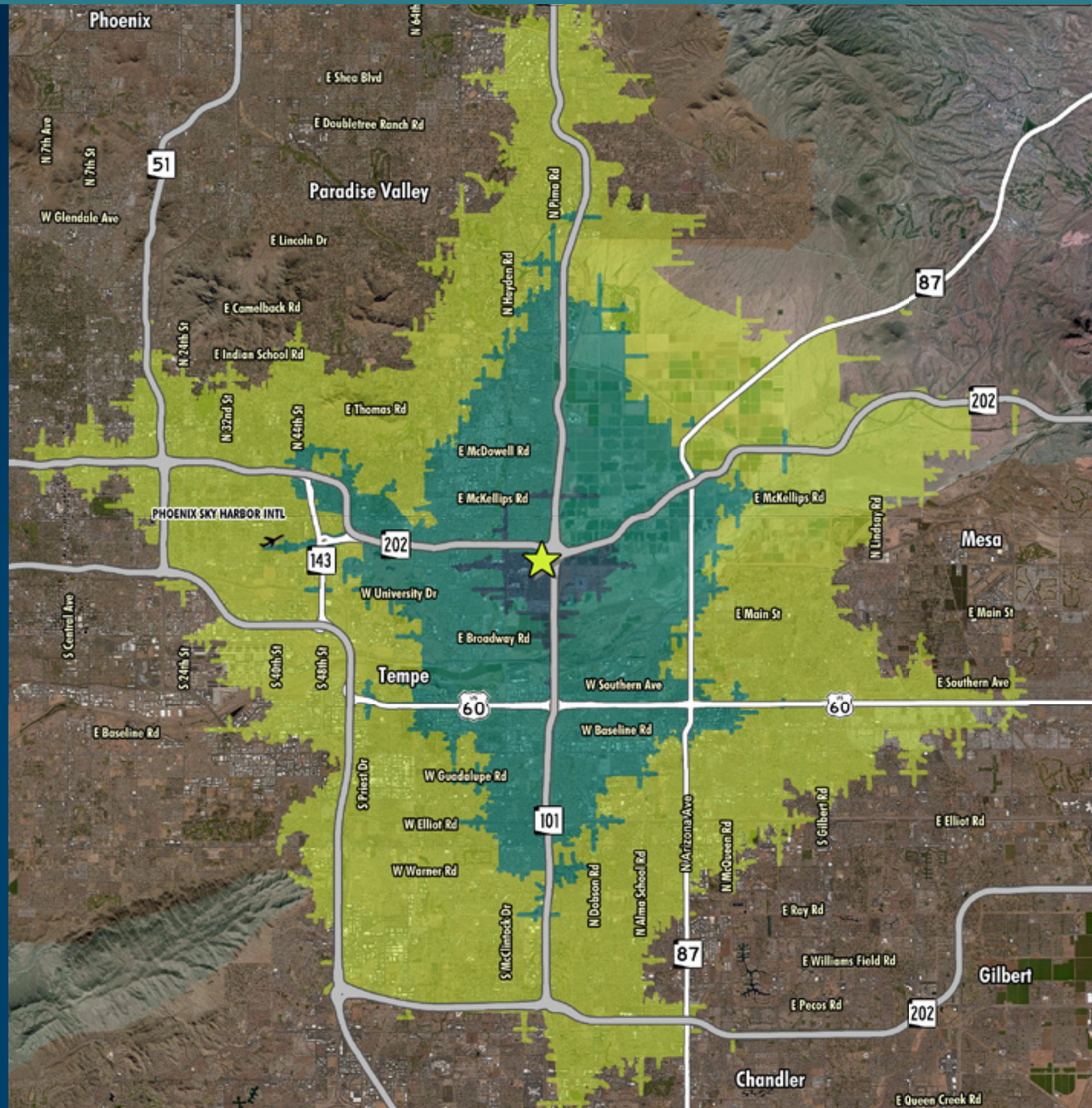


ASU ranked No.1 by
U.S. News & World Report

RIO 2100

DRIVE TIME MAP

DRIVE TIMES





RIO 2100

STAY IN TOUCH

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Developer



Leasing by

