

AXIS

R A I N T R E E

Trammell Crow Company

CBRE



AXIS

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.

RSP

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.

CBRE

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

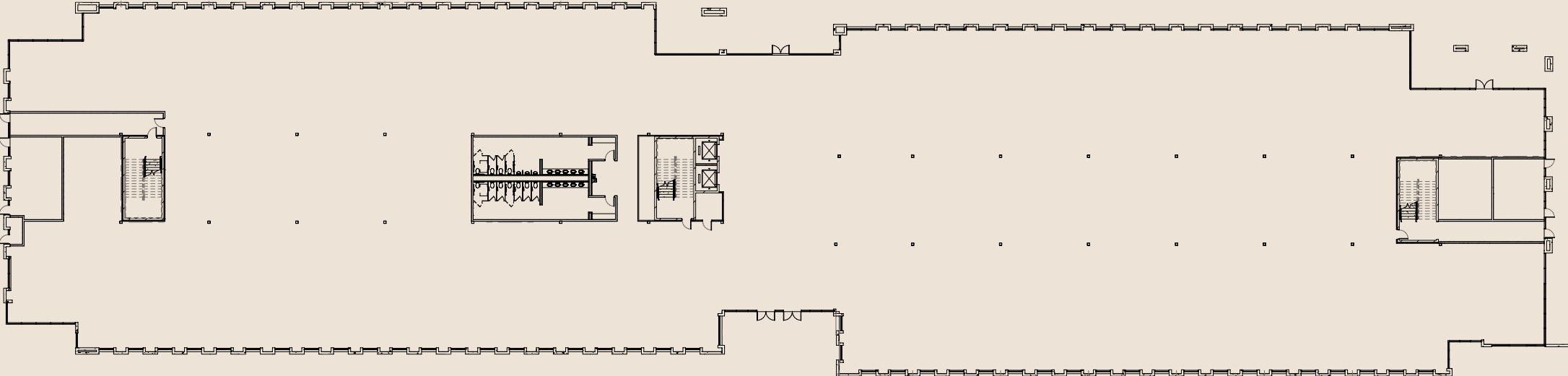
- ±175,000 SF
- 3 stories
- 5/1,000 parking ratio with parking garage
- Immediate 101 Freeway access
- Delivering Q4 2020



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











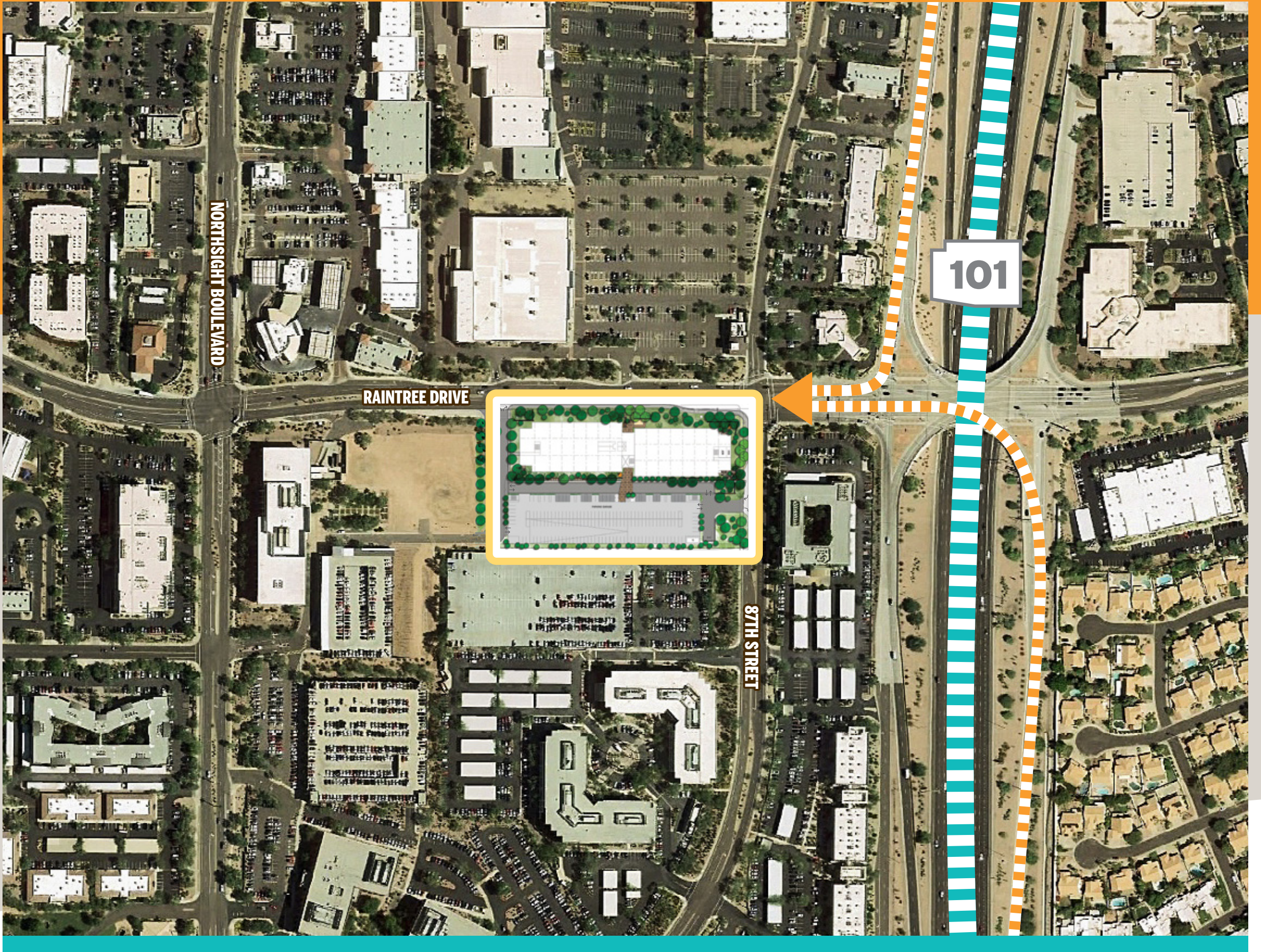


flat white.
COFFEE



COFFEE SHOP





AXIS / RAINTREE

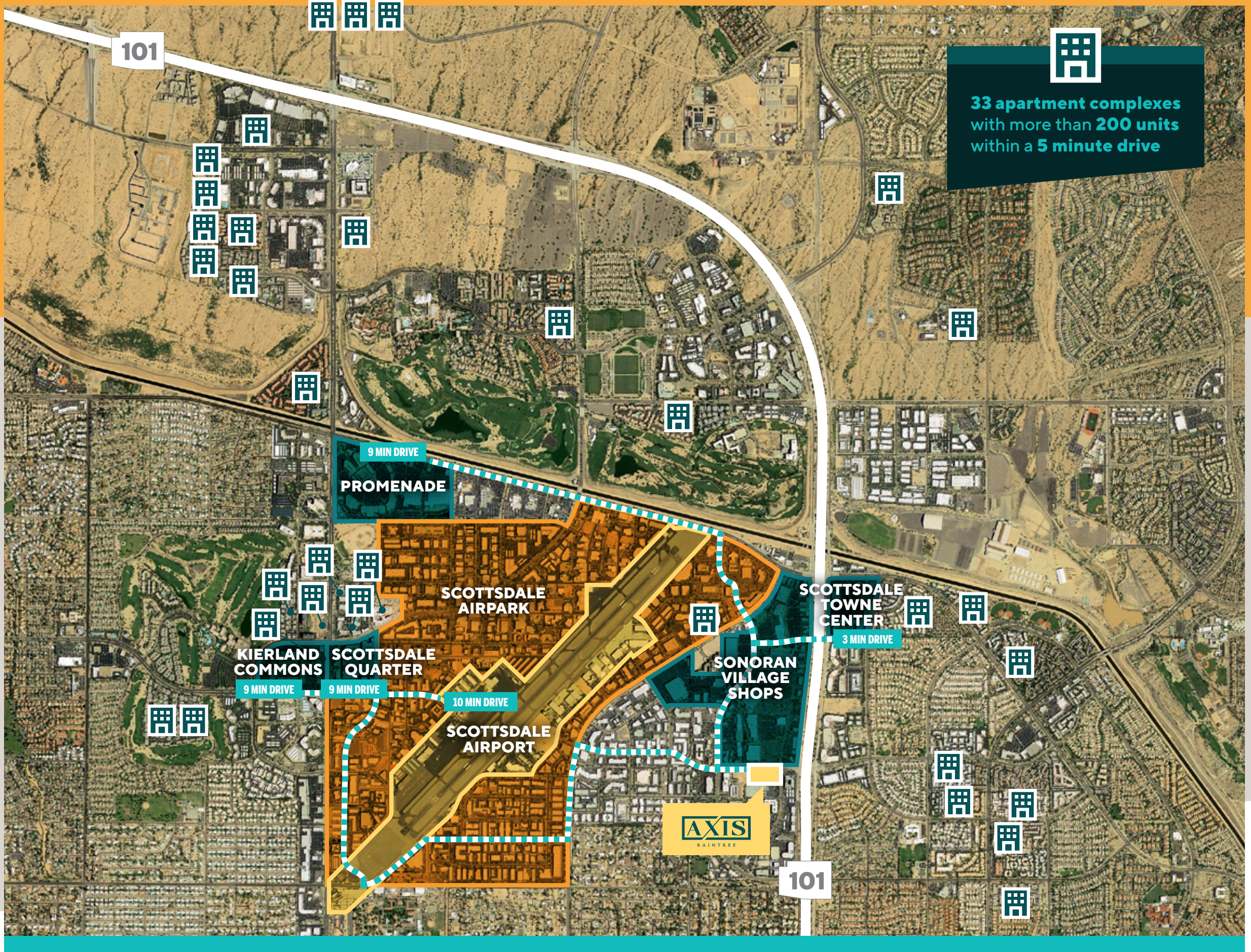
Location

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.





33 apartment complexes
with more than **200 units**
within a **5 minute drive**

9 MIN DRIVE
PROMENADE

9 MIN DRIVE
KIERLAND COMMONS

9 MIN DRIVE
SCOTTSDALE QUARTER

SCOTTSDALE AIRPARK

10 MIN DRIVE
SCOTTSDALE AIRPORT

SONORAN VILLAGE SHOPS

3 MIN DRIVE
SCOTTSDALE TOWNE CENTER



Notable Dining/Shopping Destinations & Urban Living Options

NOTABLE DRIVE TIMES

 **3 MINUTE DRIVE**
Scottsdale Towne Center

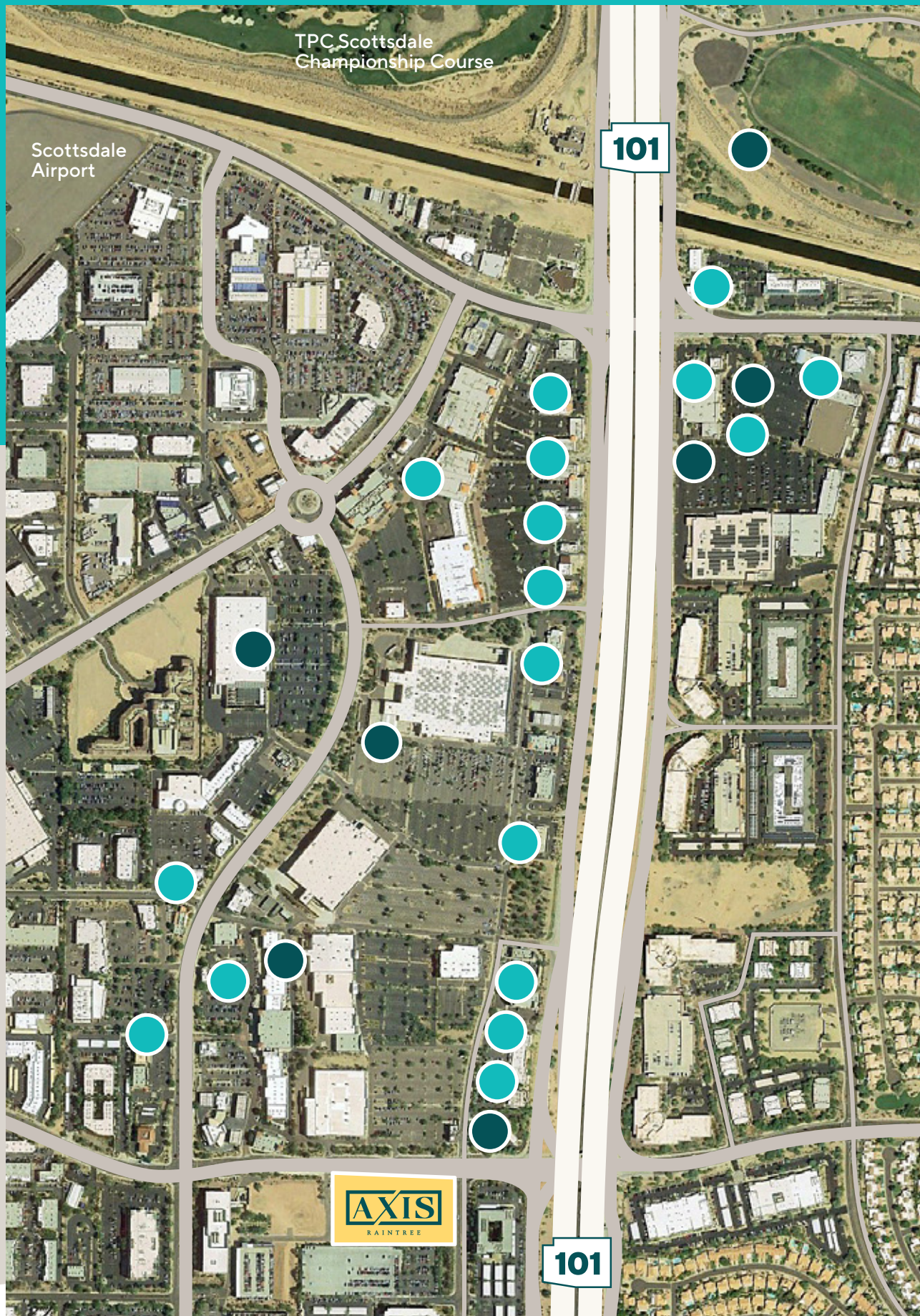
 **9 MINUTE DRIVE**
Scottsdale Quarter

 **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 Hawaiiin 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 / RAINTREE

Amenities



AXIS / RAIN TREE

Corporate Neighbors



Morgan Stanley



zelle



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
<hr/>			
METRO PHOENIX AVERAGE HOUSEHOLD	\$81,724		

AXIS

RAINTREE



FOR MORE INFORMATION

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Trammell Crow Company

CBRE

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