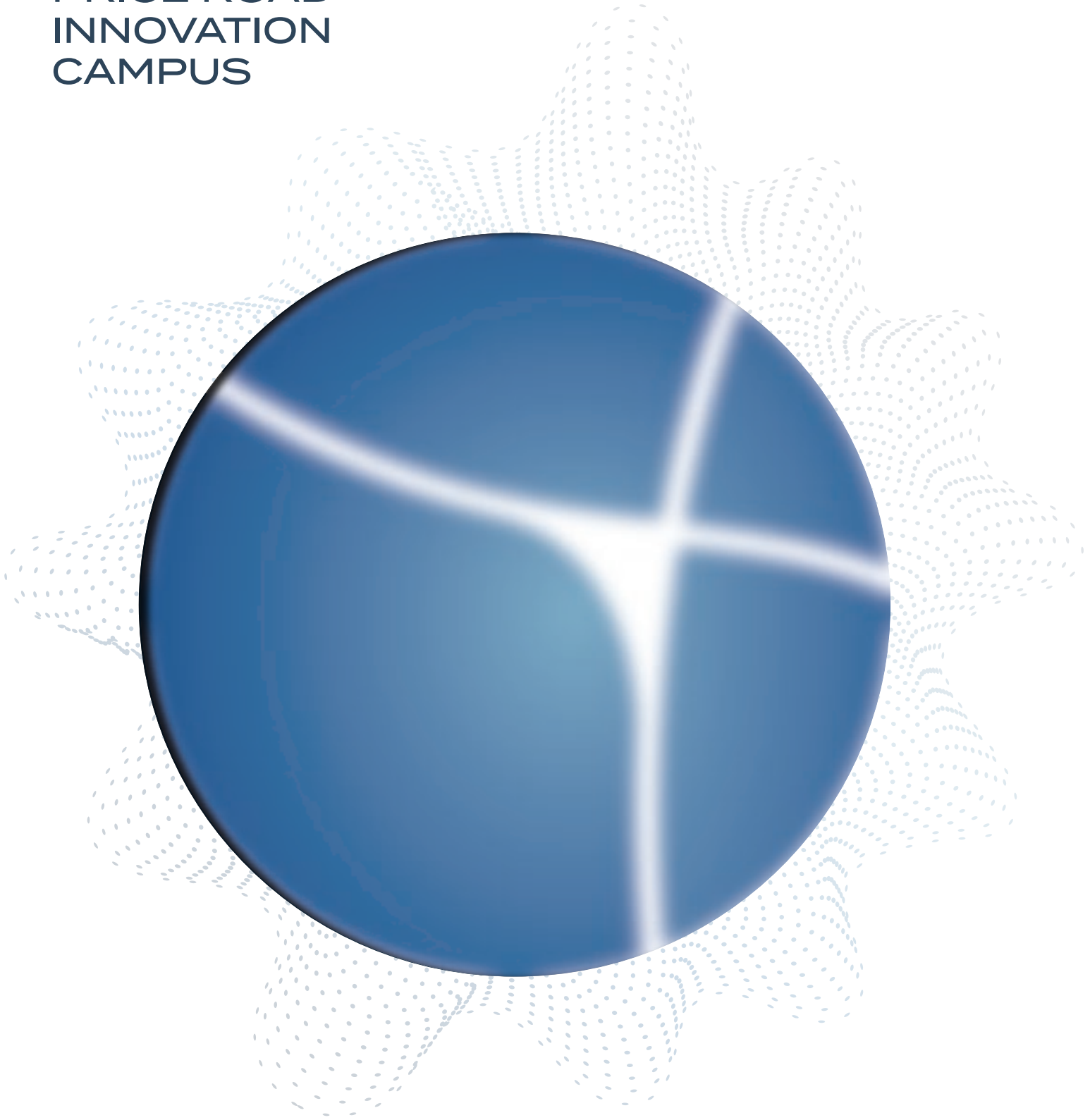


PRICE ROAD
INNOVATION
CAMPUS



3380 SOUTH PRICE ROAD, CHANDLER, AZ

THE CROSSROADS OF INNOVATION

Powerful & Limitless Potential



WELCOME TO PRICE ROAD INNOVATION CAMPUS

Southwest corner of Price Road and Dobson Road in Chandler, Arizona

A new high-tech flex campus is set to emerge in the Price Road Innovation Corridor, offering versatile solutions for various business needs including office, life science, advanced manufacturing, corporate headquarters, or research & development. Located in a prime infill area with easy access to Loop 101/202, the campus features robust infrastructure capable of delivering up to 150MW of power.

This combination of strategic location, adaptable spaces, and strong power capabilities makes Price Road Innovation Campus an attractive option for businesses seeking a modern, well-positioned, high-tech facility in one of the most sought-after submarkets in Metro Phoenix.



FLEX

- Can provide high-density office with up-to 100% office buildout
- Exclusive loading and exterior operational areas
- Ability to design and control your own environment
- Master planned development
- Robust new infrastructure to entire site
- Mixed-use configurations for office, industrial, manufacturing, R&D, and other operations available
- Abundant power to site ($\pm 150\text{MW}$) for heavy power operations
- Building identity on Price Road and/or Dobson Road
- “Blank canvas” that allows user-specific build-to-suit opportunities at center of site



HIGH TECH MANUFACTURING

- Modern office finishes
- Exclusive loading and exterior operational areas
- Building heights up to $\pm 47'$
- Building depth 150'+ available
- Grade-level, dock high positions and truck court areas
- Ability to have corporate office and manufacturing operations at one site
- Abundant power to site ($\pm 150\text{MW}$) for heavy power operations
- Building identity on Price Road and/or Dobson Road
- “Blank canvas” that allows user-specific build-to-suit opportunities at center of site



LIFE SCIENCES

- Building heights up to $\pm 45'$ to accommodate either single or two-story configurations
- Flexibility to provide increased floor loads on second levels
- Unique solutions for single tenant-specific loading and secured operation areas
- Option to provide multi-building or single-building solutions for user-specific office, lab, R&D, manufacturing requirements
- Abundant power to site ($\pm 150\text{MW}$) for heavy power operations
- Can accommodate redundant power requirements (generators)
- Ability to create user-specific floor plates and building envelopes
- Building identity on Price Road and/or Dobson Road
- "Blank canvas" that allows user-specific build-to-suit opportunities at center of site



OFFICE

- Class-A environment
- Building heights up to $\pm 45'$
- Flexibility to do all office or mixture of office and flex operations
- Excellent access with parking surrounding building(s)
- Options to provide user-specific build-to-suit at center of site
- Ability to create user-specific floor plates and building envelopes
- Can accommodate redundant power requirements (generators)
- Building identity on Price Road and/or Dobson Road
- "Blank canvas" that allows user-specific build-to-suit opportunities at center of site

APPROVED SITE PLAN



ALTERNATIVE SITE PLAN





PRICE ROAD INNOVATION CORRIDOR

CITY OF CHANDLER

Known as the "Community of Innovation", Chandler, Arizona is a one of the fastest growing urban centers in the nation built on innovation and technology. More than 30 companies on the 2023 Fortune 1000 list have locations in Chandler. Together, these companies have more than 35,000 employees in Chandler.

TOP INDUSTRIES

- Advanced manufacturing
- Aerospace & defense
- Bioscience
- Financial services
- High-end technology
- Semiconductor

LEADING EMPLOYERS

- Intel
- Wells Fargo Bank
- Bank of America
- Northrop Grumman
- NXP
- Avnet

CHANDLER EDUCATIONAL ATTAINMENT

93%	76%	45%
High School graduate	Partial college	Bachelor's or higher

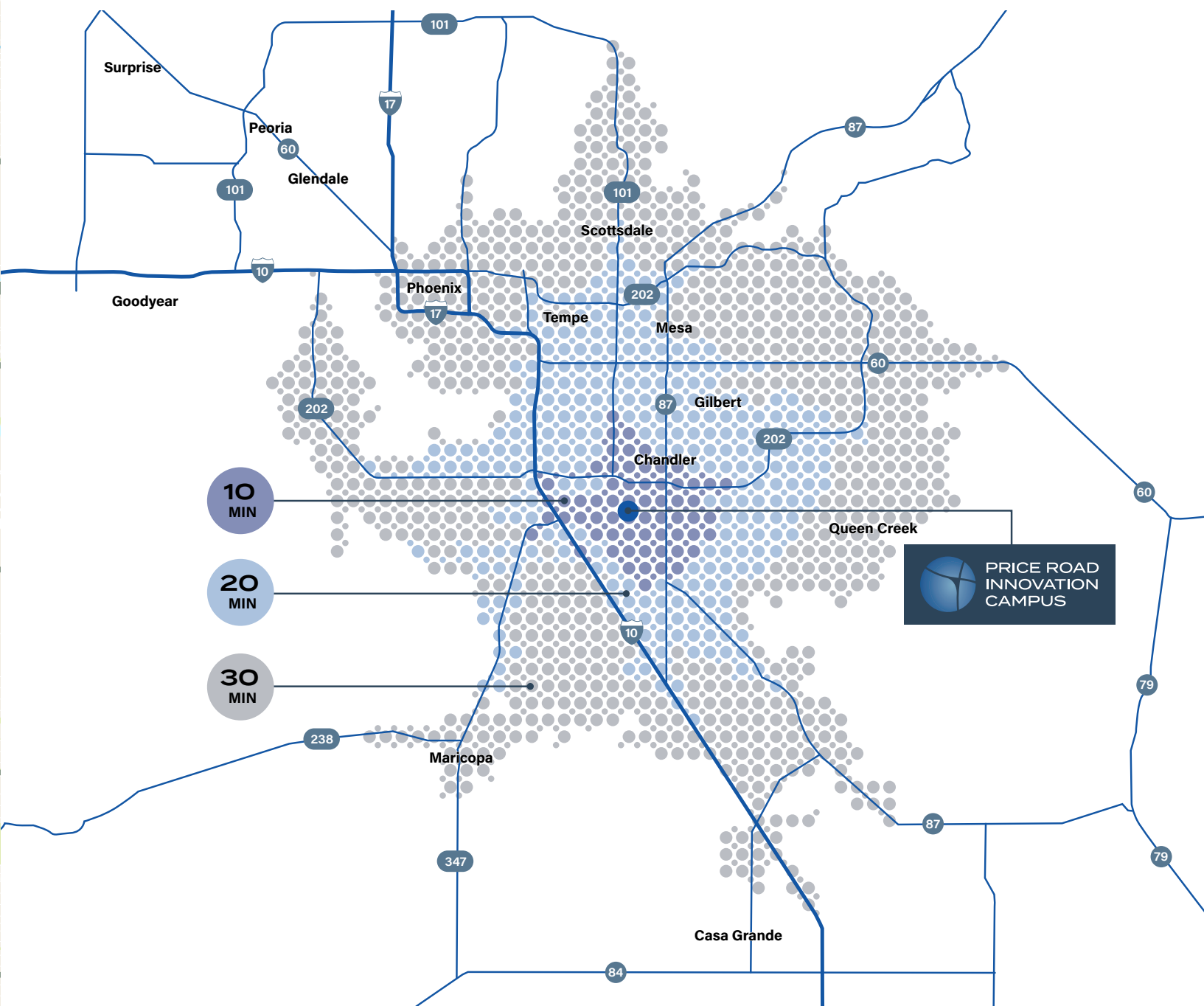
CHANDLER INCOME LEVELS

\$73K	\$90K	\$114K
Median disposable	Median household	Average household



NEARBY RETAIL AMENITIES

DRIVETIME MAP & DEMOGRAPHICS



	10 MIN	20 MIN	30 MIN
Total population	116,234	874,590	2,015,476
Labor force population	64,934	491,509	1,273,874
Median household income	\$108,257	\$97,368	\$89,219
College educated	62.2%	57.1%	51.5%

39%
of the Metro Phoenix population (±2M residents) live within a 30-minute commute

ARIZONA PUTS BUSINESS FIRST



THRIVING INNOVATION

With a surging innovation ecosystem and a \$3 million Arizona Innovation Challenge, Arizona attracts global corporations and forward-thinking start ups.



STREAMLINED REGULATION

Arizona has created a minimalist regulatory environment by cutting red tape and by repealing overly burdensome regulations.



SIMPLIFIED TAX SYSTEM

Arizona has among the lowest corporate and individual income tax rates in the nation, lowering your cost of doing business.



EXCEPTIONAL QUALITY OF LIFE

From an unsurpassed number of sunny days to snow skiing, Arizona's quality of life is second to none.



TOP TALENT

Poised and ready to meet your project needs, the state's workforce is abundant, talented and young.



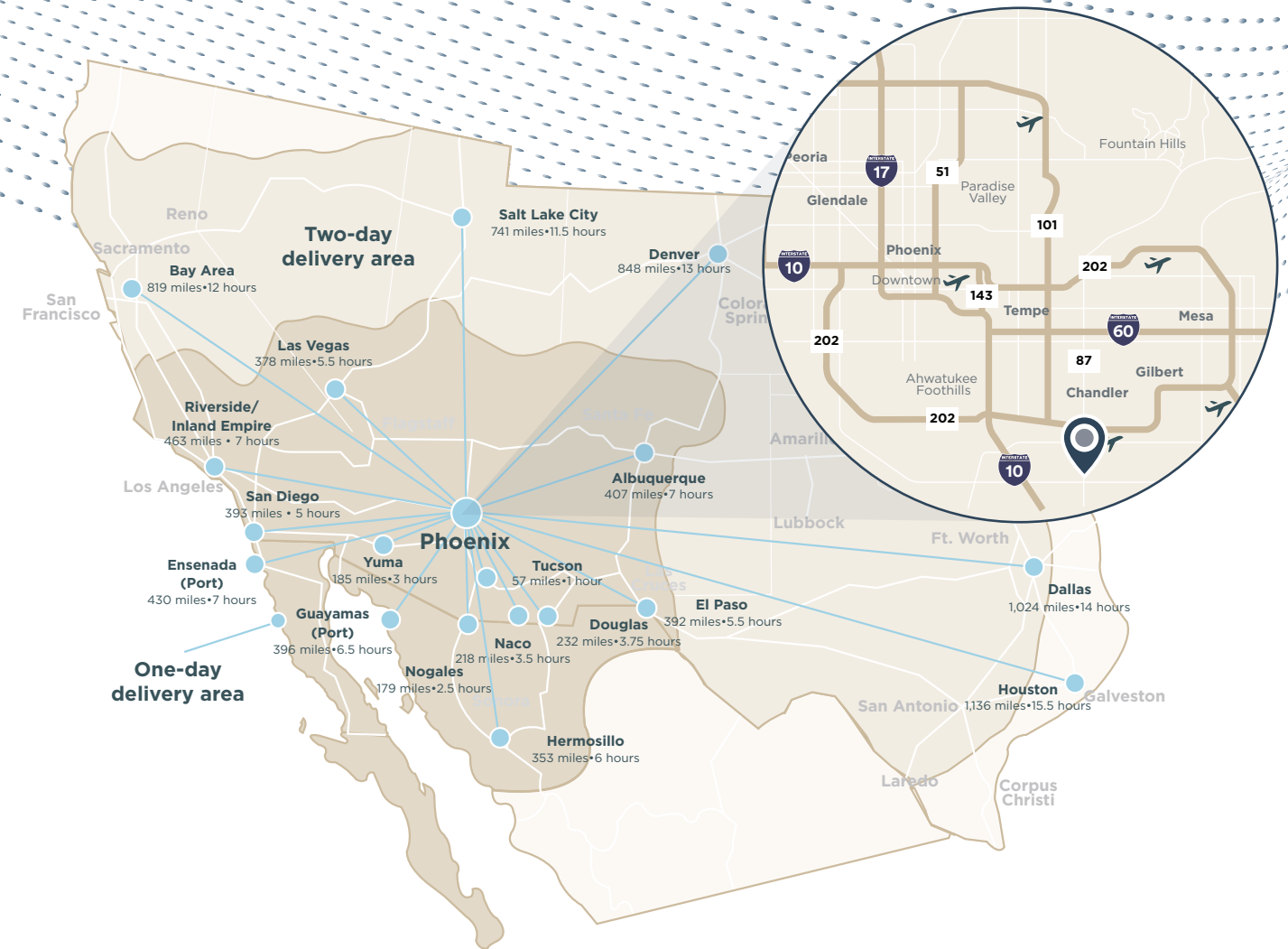
LOW COST OF DOING BUSINESS

Arizona ranks seventh lowest in average workers compensation costs, fifth lowest in property taxes, and second lowest in unemployment insurance tax.



ACCESS TO MAJOR WORLD MARKETS

Arizona is immediately accessible to three of the world's largest economies: California (#6), Texas (#11) and Mexico (#18).



EXCELLENT FREEWAY ACCESS TO LOOPS 101 & 202



PHOENIX SKY HARBOR AIRPORT IS AN APPROXIMATE 18-MINUTE DRIVE



ARIZONA STATE UNIVERSITY TEMPE CAMPUS IS AN APPROXIMATE 15-MINUTE DRIVE



STRONG, EDUCATED LABOR POOL IN SURROUNDING AREA



±14,500,000 POPULATION WITHIN A 5 HOUR DRIVE



±47,200,000 POPULATION WITHIN AN 11 HOUR DRIVE



PRICE ROAD INNOVATION CAMPUS



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