ALDEA CENTRE BUSINESS CENTRE

The Planned Unit Development (PUD) is located at the southwest corner of 99th Avenue and the Bethany Home Road Alignment in Phoenix, Arizona. Comprised of approximately 150 acres, the project is located in a dynamic, highly visible growth corridor centered around various major sports and entertainment facilities and a regional freeway corridor 1/4 mile to the east. The Loop 101 freeway has full access interchanges at Bethany Home Road, Glendale Avenue, and Camelback Road, providing superior access and visibility to the property.

The Business Centre will promote a variety of land uses, including commercial/retail, office, employment, back office/flex space, hospitality, and specialty residential. Novo Development has plans for two, 100,000 square foot, two-story office buildings.

The University of Phoenix Stadium, Jobing.com Arena, Westgate Center, and the Camelback Ranch - Glendale’s Spring Training facility for the Chicago White Sox and Los Angeles Dodgers - are all located within a short distance from the site.

Additionally, the Glendale Municipal Airport is located one mile to the west, providing opportunities for aviation-related needs for future businesses, tenants, residents and visitors of the site.
PLAN HIGHLIGHTS:

• Two, 100,000 SF Office Buildings Planned
• Build to Suit and Land Sites available from 4 to 50 acres.
• 24 acre Multifamily Site available for sale (divisible). Site entitled for 443 units
• Site has a planned 85 foot electronic billboard on north side of site for potential tenant advertising visible from Loop 101 freeway
PLANNED OFFICE BUILDINGS

BUILDING FEATURES:
- 2 story 100,000 SF
- Open two story lobby
- 5:1,000 SF parking (expandable)
- Efficient floor plans to accommodate large or smaller users
- Freeway visibility for corporate identity
- Preliminary site plan approval in place
**ALDEA CENTRE**

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**HOTELS**

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampton Inn - Glendale</td>
<td>149 rooms</td>
</tr>
<tr>
<td>Renaissance Hotel &amp; Spa</td>
<td>320 rooms + 100,000 SF of meeting space</td>
</tr>
<tr>
<td>Staybridge Suites</td>
<td>116 rooms</td>
</tr>
<tr>
<td>Holiday Inn Express</td>
<td>96 rooms</td>
</tr>
<tr>
<td>Comfort Suites</td>
<td>100 rooms</td>
</tr>
<tr>
<td>Residence Inn by Marriott</td>
<td>126 suites</td>
</tr>
<tr>
<td>Springhill Suites by Marriott</td>
<td>128 rooms</td>
</tr>
<tr>
<td>Courtyard by Marriott</td>
<td>120 rooms</td>
</tr>
<tr>
<td>Wigwam Resort</td>
<td>331 casitas &amp; suites</td>
</tr>
</tbody>
</table>

**NEARBY RESTAURANTS**

- Yard House
- Grimaldi’s Pizzeria
- Saddle Ranch Chop House
- BJ’s Restaurant and Brewhouse
- Fleming’s Prime Steakhouse
- Blu Burger Grille
- Gordon Biersch
- Claim Jumper
- Fired Pie
- In-N-Out Burger
- Cracker Barrel
- Paradise Bakery & Café
- Buffalo Wild Wings
- Starbucks
- Chipotle
- Kabuki Japanese Restaurant
- Numerous Fast Food in close proximity

**PROJECTED POPULATION 30-MINUTE COMMUTE**

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>2010</td>
<td>1,902,958</td>
</tr>
<tr>
<td>2020</td>
<td>2,210,605</td>
</tr>
<tr>
<td>2030</td>
<td>2,570,780</td>
</tr>
<tr>
<td>2040</td>
<td>2,845,408</td>
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</tbody>
</table>

![Map of Aldea Centre with nearby amenities and projected population growth](image-url)