



# AZUL

ARIZONA UNLIMITED

## The Center of It All

62-Acre Infill Development

52nd Street & McDowell Road in Phoenix







# PHOENIX

#1 Choice for

# BUSINESS

Phoenix, Arizona is the fifth-most populous metro area in the United States. A true renaissance city, Phoenix boasts a flourishing economy supported by a diverse array of industries, from manufacturing and healthcare to technology and real estate.

- ✓

Pro-Business Government and Low Taxes
- ✓

Easy Access to Major Markets
- ✓

Low Operating Cost
- ✓

Educated Workforce
- ✓

Low Risk of Natural Disasters
- ✓

Modern, Dependable Infrastructure
- ✓

Growing Population
- ✓

Exceptional Quality of Life

Pro-Business Climate

- Operating costs are up to 44% less than in California
- Lower inflation rate of 2.58%, compared to U.S. average of 3.27%
- Favorable tax policies, incentives, and programs that help drive business growth

Workforce & Education

- 50% of workforce has associates degree or higher
- 58% of the population is working age
- Arizona State University is top 10 nationwide for these programs:
  - Information & Technology Management
  - International Business
  - Supply Chain Management
  - Information Systems
  - Environmental Health Engineering
  - Elementary Teacher Education

Location & Access

- Accessible within 1-day to three of the largest North American economies: California, Texas, and Mexico
- Sky Harbor International Airport offers direct flights to over 120 domestic and 25 international destinations
- Efficient public transit and updated freeway for coast-to-coast connectivity





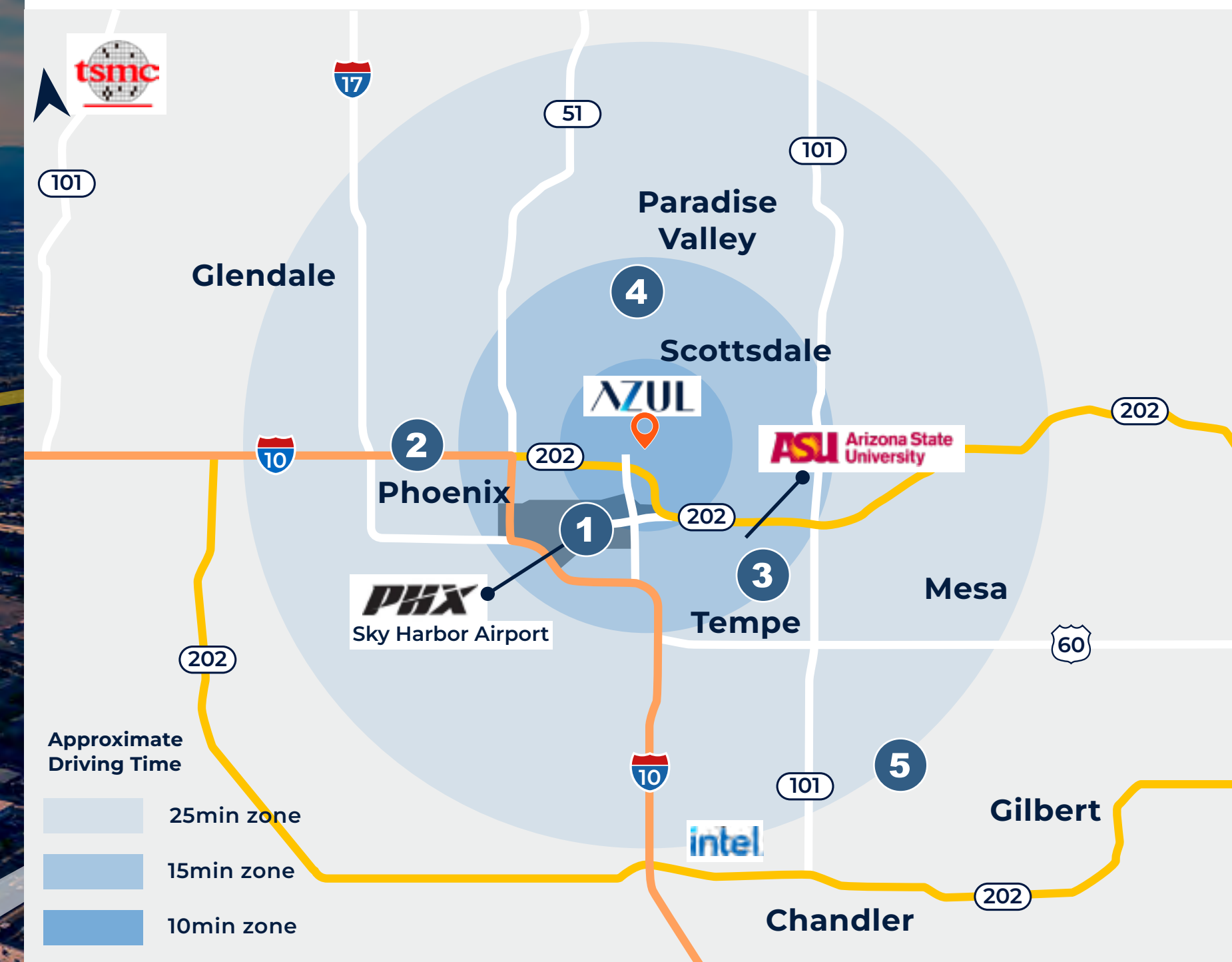
# WHAT MAKES THIS SITE LEGENDARY

Freeway Loop 202

3 min  
to Loop 202  
(Access to Freeway 101  
and ASU)

2 min  
to Loop 202  
(Access to Sky Harbor  
International Airport  
and Freeway I-10)

BE AT THE CENTER OF IT ALL



1	8 min	Sky Harbor International Airport Access to the world	4	15 min	Paradise Valley, Scottsdale & North Phoenix Access to professionals, first-class housing, world-class golf, dining & shopping
2	15 min	Downtown Phoenix Access to sports, art & culture	5	22 min	Mesa, Gilbert, Chandler & South Valley Cities Access to diverse workforce
3	16 min	ASU & Downtown Tempe Access to innovation & education			







## Corporate Headquarters

- Central, vibrant location
- Limitless amenity possibilities
- Highway frontage provides unparalleled brand exposure
- 85-ft high signage opportunity
- Located at a full diamond interchange
- Exceptional quality-of-life
- Abundant and diverse talent pool
- Fast-growing population
- Zero environmental risk



## Data Center Campus

- Dedicated substation power (286MW / 69kV)
- Ample water and natural gas
- Zoned data center
- Natural disaster-proof
- 2M+ buildable square feet
- 85' allowable height provides unparalleled branding opportunity
- Nearby data centers: Iron Mountain and QTS

Join these  
MAJOR EMPLOYERS





REDEFINE

# Workstyle







## Unlimited Possibilities for Dream Amenities

- On-Site Cafe/Restaurants/Bars
- Rooftop Lounge
- Ride-share Pickup Zone
- Shaded Walking/Running/Biking Trails
- 24/7 Fitness Centers
- Meditation Spaces
- Concert Stage Pavilion
- Community/Green Spaces
- Organic Garden
- Print Shop with 3D Printing
- Mothers'/Relaxation Rooms
- Daycare/Dog care

– Anything you can think of!



Iconic • Legendary • Memorable





# AZUL

## ARIZONA UNLIMITED

[ArizonaUnlimited.com](http://ArizonaUnlimited.com)

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