



RIO 2100



RIO

21000

Tempe, Arizona



DELIVERY 2017

THE DEVELOPER

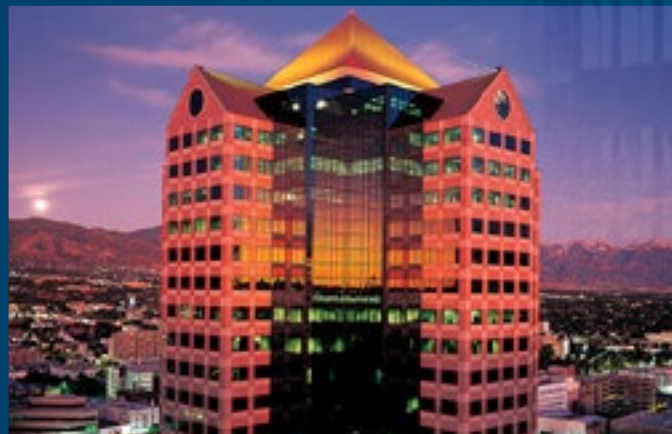


The Boyer Company is one of the largest full-service real estate development firms in the Western United States. As such, The Boyer Company has developed over 34 million square feet of commercial space since 1972 with over \$1 billion of development currently in progress.

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
DELIVERING 2017

TEMPE
MARKETPLACE

101

202

Curry Rd

N McClintock Dr

N 84th St

McClintock Dr

S McClintock Dr

S Industrial Ct

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 Price Rd

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E 6th St

Red Mountain Fwy

E Rio Salado Pkwy

Gubs Way

Clark St

Nevada
Utah

THE PROJECT

Rio 2100 is a 47 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 will include:

- Two-story $\pm 100,000$ SF office
DELIVERING MARCH 17
- Two planned four-story $\pm 160,000$ SF office buildings with structured parking
COMMENCING CONSTRUCTION IN NOVEMBER 16
- A planned two-story $\pm 65,000$ SF office
COMMENCING CONSTRUCTION IN NOVEMBER 16
- A Hilton Garden Inn & Homewood Suites
DELIVERING MARCH 17
- Planned supporting retail buildings
- A planned multifamily development

SITE PLAN



LOOP
202

MULTI-FAMILY
(Future)

Harkins
Theatres

26 Restaurants
in walking distance

DISTRICT

TEMPE
MARKETPLACE

HOMEWOOD
SUITES
UNDER CONSTRUCTION

Hilton
Garden Inn
UNDER CONSTRUCTION

RIO SALADO PARKWAY

M/F
(PHASE 2)

2 STORY OFFICE
(STARTING CONSTRUCTION MAY '18)

FUTURE HOTEL

LOOP
101

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



TEMPE



1,690

Apartment Units
Under Construction

1,698

Apartment Units
Delivered since 2015

3,166

Apartment Units Under Construction

3,442

Apartment Units Delivered
since 2015

WITHIN 5 MILES



source: CBRE Research, 2016 Scoring
Tech Talent + 2015 Tech-Thirty reports

no. 3

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

Top 25 City for Young Professionals

– Niche.com

Most Innovative School

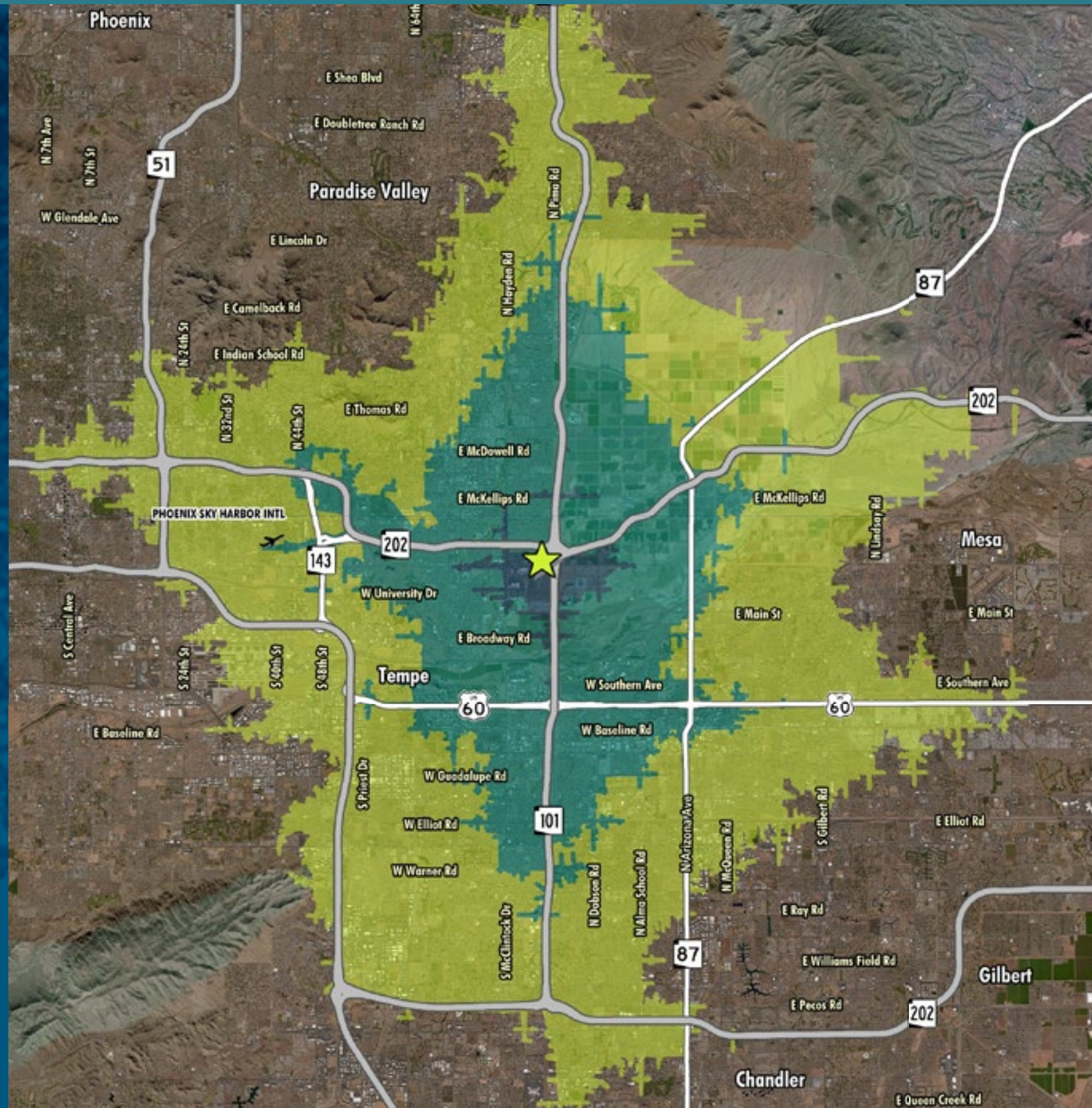


ASU ranked No.1 by
U.S. News & World Report

RIO 2100

DRIVE TIME MAP

DRIVE TIMES





RIO 2100

STAY IN TOUCH

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Leasing by



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