

Rivulon is a 250-acre development located at the corner of Gilbert Road and the AZ 202

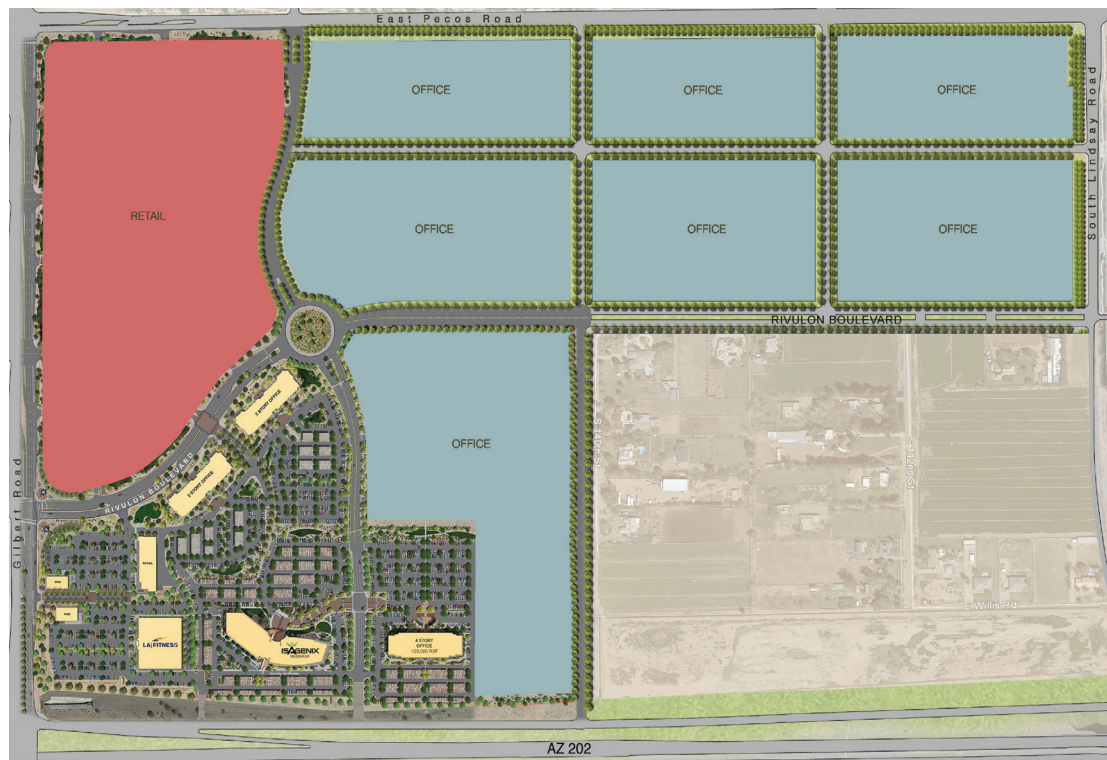
The premier business district will include approximately 3 million square feet of Class A office, 500,000 square feet of retail, and hotels. Rivulon will be designed with a holistic view of the site, ensuring a cohesive flow, compatibility of uses and sensitivity to the sustainability of resources. Rivulon is owned by a single developer, Nationwide Realty Investors, a financially strong organization with a proven track record of successful, mixed-use developments that bring positive and lasting change to the communities they serve.

Class A Office

Rivulon will include approximately 3 million square feet of Class A office space including single or multi-tenant buildings and build-to-suit opportunities. Office tenants will be in close proximity to a host of existing amenities on Gilbert Road and additional amenities coming to Rivulon including retail, fitness, dining, and hotels.

Retail /Restaurants

Rivulon will include opportunities for highly visible retail with landscaped views along a planned water feature – serving residents, tenants, and the surrounding areas. Traditional retail opportunities and boutique spaces will be available along with an assortment of restaurants including quick serve, casual, and formal dining options.



GILBERT, ARIZONA BY THE NUMBERS

TOP 5 FASTEST GROWING COMMUNITIES IN THE NATION

Population = **235,000**

37.2% of population is between **ages 20–44***

Median
age of
32.6

Median household
income over
\$80,000

2nd
safest city
in the U.S.

(Law Street Media)

22nd
best places to
live in the U.S.

(CNN/Money Magazine)

{ TOP PLACES TO LIVE AND LEARN }

(GreatSchools.org, 2010)

Jobs = **1.1 MILLION***

*Source: 2014 QCEW Employees & Non-QCEW Employees - EMSI 2014.2 Class of Worker



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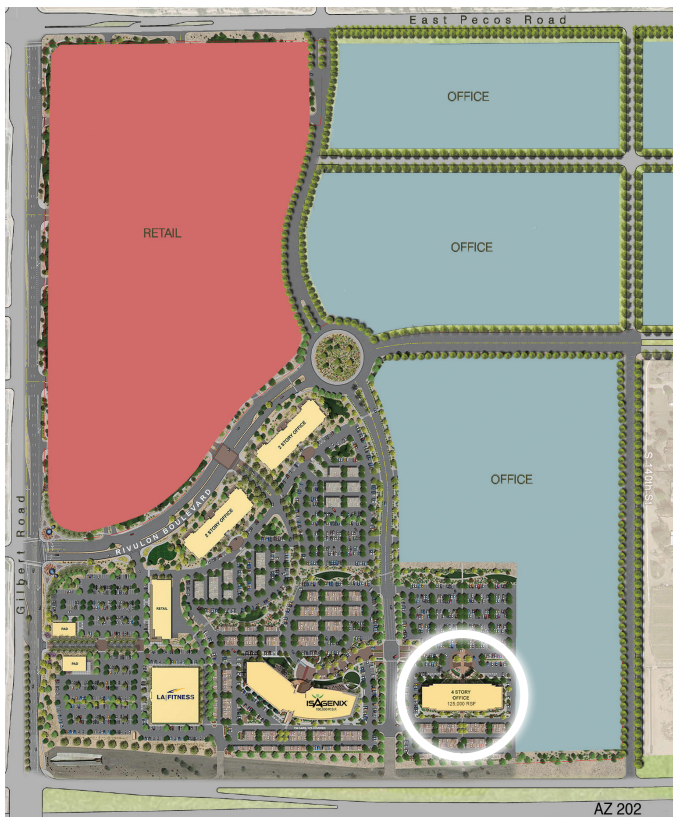
DE RITO PARTNERS



Gilbert Road & AZ 202

Leasing Opportunities

RIVULONSM

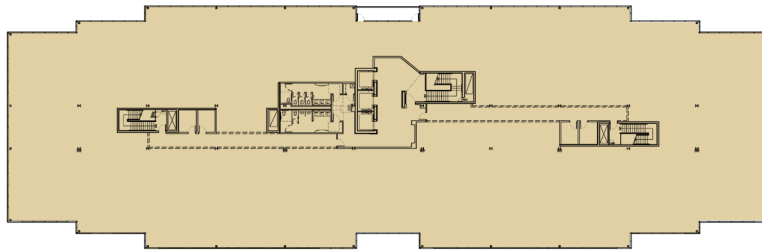


Class A office space in the nation's fastest growing community.

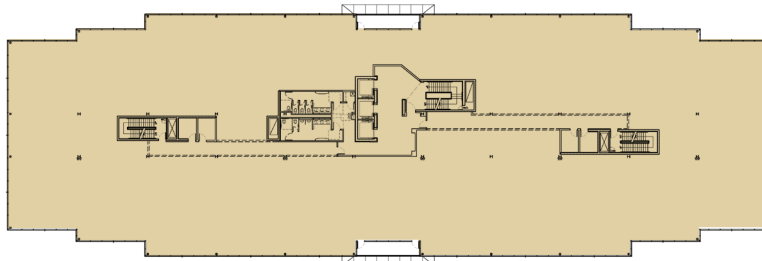
Located on 250 acres in Gilbert, Arizona, just eight miles southeast of Phoenix, Rivulon will include approximately 3 million square feet of Class A office space with an exceptional mix of retail, dining, and hotels. This 125,000 square foot, 4-story building is currently under development with anticipated completion in Fall 2015. Rivulon is owned by Nationwide Realty Investors, a financially strong organization with a history of developing mixed-use environments that bring positive and lasting change to the communities they serve.

Building Highlights:

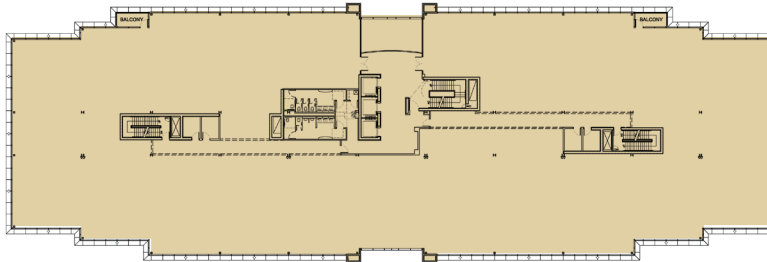
- Class A office space available
- 4-story, 125,000 RSF building
- Single or multi-tenant space in a range of sizes and configurations
- Zoned HVAC systems provide maximum comfort and space planning flexibility
- Key card access for maximum tenant security
- Ample surface and covered parking
- Prominent identity on the AZ 202
- Anticipated completion in Fall 2015



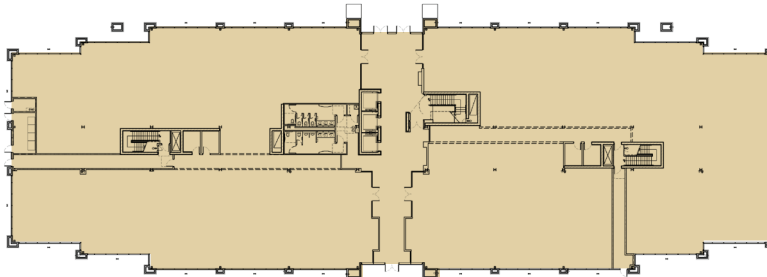
FOURTH FLOOR
31,459 R.S.F.



THIRD FLOOR
31,459 R.S.F.



SECOND FLOOR
31,189 R.S.F.



FIRST FLOOR
31,598 R.S.F.



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