



RIVERWALK AT TALKING STICK

THE NEW FLOW OF WORK & LIFE

An aerial photograph of a desert landscape, featuring large, rounded rock formations and a winding river. The image is overlaid with a semi-transparent teal color. The text is positioned on the right side of the image.

FLAGSHIP OFFICES

BUSINESS HOTELS

AAAA FOUR DIAMOND RATED RESORT

ARIZONA'S FIRST TOPGOLF



RIVERWALK FEATURES THE ENTIRE SPECTRUM OF MODERN WORKPLACES

Riverwalk at Talking Stick is an exclusive business and lifestyle community, fronting freeway 101, encompassing 2 million square feet of Class “A” multi-story and single-story office space and 600,000 SF of retail amenities. Created by award-winning developer, Alter, Riverwalk is sumptuously landscaped with green spaces and a signature interior waterway.

Riverwalk features the entire spectrum of modern workplaces – from trophy build-to suit headquarter buildings to multitenant midrises to flexible co-working environments. Our corporate tenants include new economy and Fortune 500 companies who choose Riverwalk because of its branded 18-hour experience, its access to the Valley’s highly educated workforce, and its central position in one of America’s fastest growing cities.

- + Ample parking **6/1,000** with covered spaces
- + Minutes from Sky Harbor international airport
- + Prominent signage
- + Walking distance to over **600** hotel rooms
- + Close to **70+** restaurants with a **5** minute drive



ENTERTAINMENT

- + Topgolf Riverwalk brings the global sports entertainment community to Scottsdale with a stunning **65,000 SF** showcase facility across three levels.

The \$400 million Riverwalk at Talking Stick redefines the corporate office campus by orchestrating an experience across every phase of live, work and play. Close to 10 million visitors come to the campus annually, drawn by some of the country's leading experiential and hospitality entertainment brands.

Topgolf Riverwalk brings the global sports entertainment community to Scottsdale with a stunning 65,000 SF showcase facility across three levels. Talking Stick Resort is a luxurious Four-Diamond campus, featuring a Vegas-style experience and includes a 100,000 square foot casino, one of the largest in Arizona. For families, OdySea Aquarium is the largest aquarium in the Southwest United States, spanning over 200,000SF, 30,000 animals and 500 different species in 50 exhibits. For baseball fans, Riverwalk delivers the ultimate Spring Training experience with Salt River Fields, offering a closeup view of the Arizona Diamondbacks and Colorado Rockies in the preseason, surrounded by some of the most beautiful mountain views in all the country.

OFFICE



Riverwalk at Talking Stick redefines the corporate office campus by orchestrating an experience across every type of workspace – from private offices to dynamic collaborative environments to training centers and networking hubs. The park will feature 1.5 million SF of Class A multi-story and single-story office space, 600,000 SF of stylish retail space and two upscale business hotels totaling 600 rooms.

Riverwalk's blue-chip tenants include technology leaders GlobalTranz , Nextiva and ChargePoint along with lifestyle brands like ICE. All of our residents and visitors benefit from Riverwalk's lush environment fronting the Loop 101 with expansive views of Red Mountain, Camelback Mountain, the Superstition Mountains, Four Peaks and the McDowell Mountains.

RETAIL



Scottsdale boasts the best shopping in Arizona with more than 2,500 luxury retailers, one-off boutiques, and upscale malls. Old Town Scottsdale is home to dozens of gift shops, Native American jewelry stores and Scottsdale Fashion Square, the Southwest's largest shopping destination. And in north Scottsdale, Scottsdale Quarter and Kierland Commons delight shoppers with high-end stores in sunny outdoor settings.

Riverwalk is a unique opportunity for big-box retailers and boutiques because of its marquee position and its tenants who draw 15,000 people a week to the campus.

- + **The Pavilions at Talking Stick** is an outdoor shopping center featuring 81 stores and family entertainment options.
- + **The Block at Pima Center** is strategically located along the Loop 101 Freeway with unparalleled visibility to over 180,000 cars per day.

HOTEL



Riverwalk is one of the only corporate campuses with upscale hotels geared for business travelers and luxury vacationers alike. Our luxury lodgings straddle smart business hotels that support work and networking as well as Four-Diamond resorts with Vegas-style entertainment and championship golf.

The Hampton Inn & Suites Scottsdale-Riverwalk features 101 spacious and well-decorated rooms for business travelers and tourists.

Talking Stick Resort is a luxurious Four-Diamond Scottsdale estate featuring 496 deluxe rooms for business and vacation travel. Play in style at the 240,000 square foot casino, one of the largest in Arizona.

RIVERWALK AT TALKING STICK

Riverwalk creates a sumptuous campus experience by orchestrating blue-chip corporate offices, upscale retail and resort-level entertainment that remove the walls between work and life.

Nextiva

Building under development

Building under development

ICE

Building under development

Building under development

7580 North Dobson

7530 Dobson

7500 North Dobson



SCOTTSDALE

Scottsdale, Arizona is located in the beautiful Sonoran Desert at the foot of the scenic McDowell Mountains. It is bordered by Phoenix to the West, the Tonto National Forrest to the North, the McDowell Mountains to the East, and the Salt River to the South.

Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. Scottsdale's vibrant Old Town is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.

McDowell Sonoran Preserve, in the city's northern reaches, is the largest urban wilderness area in the United States and features more than 60 miles of trails through diverse and scenic desert terrain.

Sky Harbor International Airport is just 15 minutes away from site and easily accessible via Loop 101 mile of The Shops at Riverwalk.

- + 2016 Daytime Population in the immediate trade zone **156 000**
- + 2016 Average Household income in Scottsdale, Arizona **\$118,000**
- + Total Employees in trade zone **108,000**
- + Two full-diamond interchanges and visibility to many cars daily **180,000/day**
- + Existing freeway pylon signage dedicated to retail users **40' Tall**



THE DEVELOPER

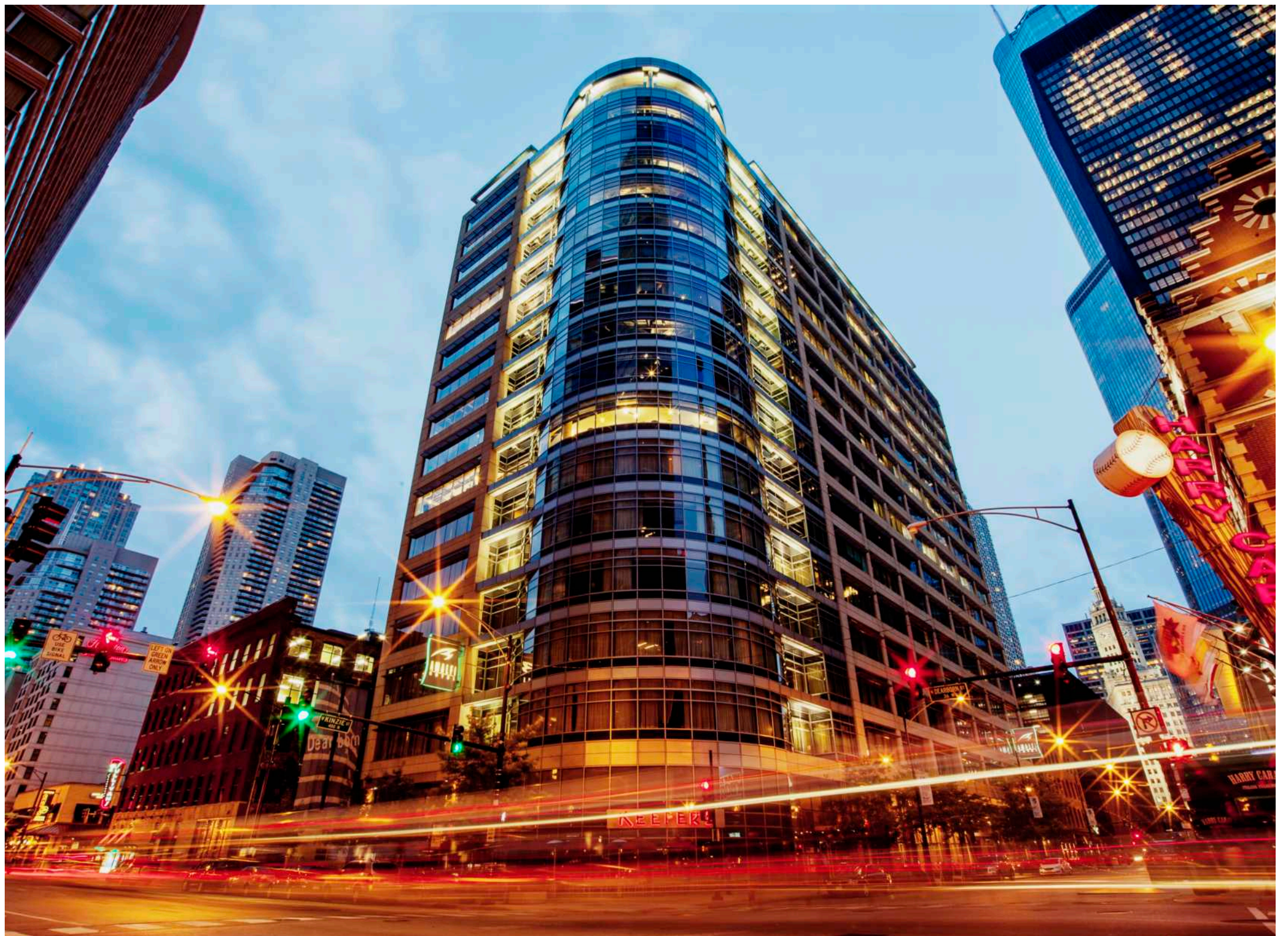
Alter is one of the country's most celebrated corporate real estate development firms with five vertically integrated affiliate companies.

The firm, founded by William A. Alter in 1955, has developed close to 100,000,000 SF of speculative projects for its own portfolio and build-to-suit facilities for corporate users, including Google, Salesforce and GE. This year, the company has 2,500,000 SF of space permitted and ready for development in markets across the nation.



- + Founded in 1955
- + Developed **100 million SF** of commercial real estate
- + 25 markets
- + Developer of the year







LEASING CONTACTS

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