



WESTGATE

ENTERTAINMENT DISTRICT

6770 N. SUNRISE BLVD. | GLENDALE, AZ



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Executive Summary

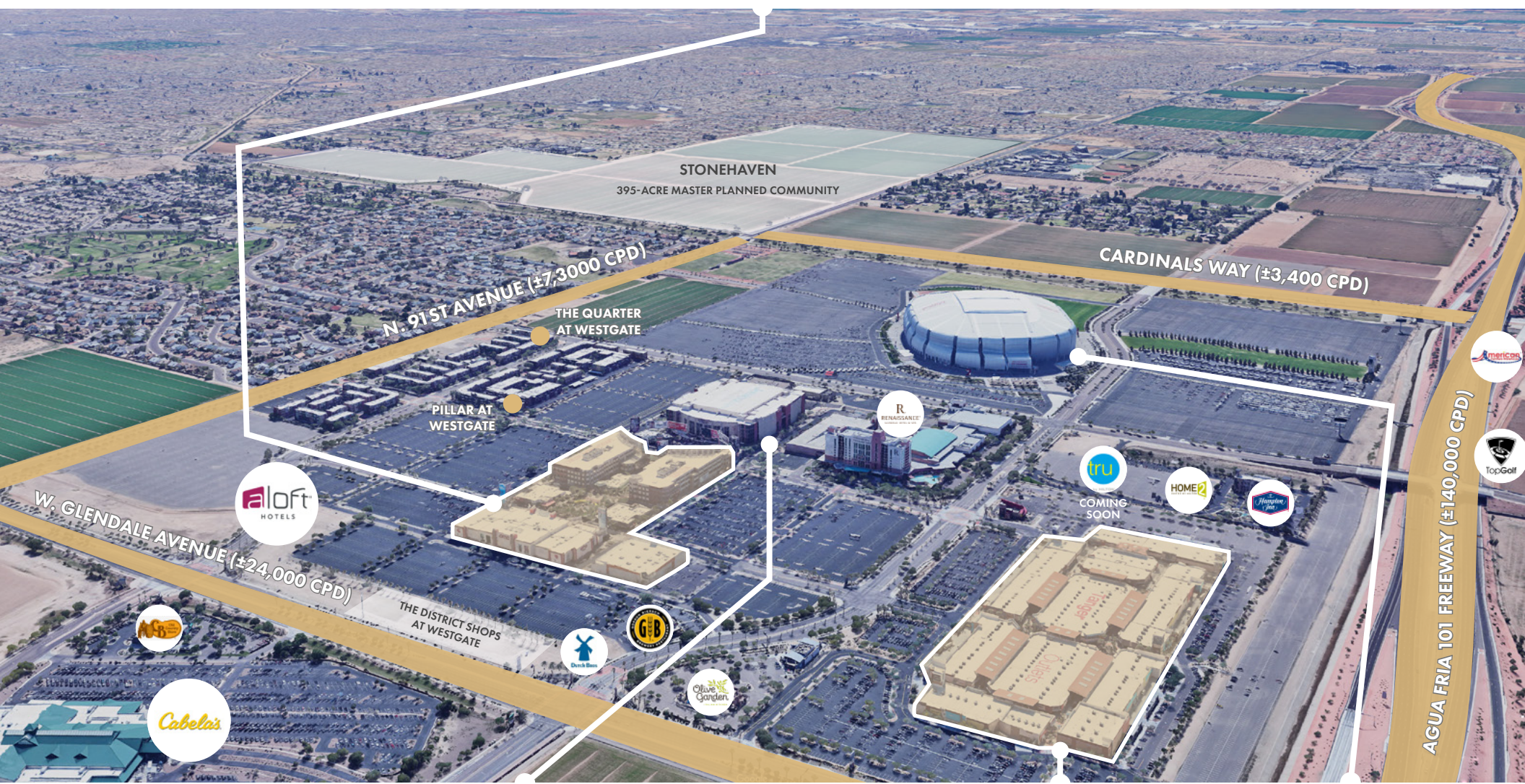
Ideally situated in the heart of the Phoenix MSA's sports, entertainment and retail district, **Westgate Entertainment District** ("Westgate") anchors a six-square-mile district located on the 101 Loop in Glendale, Arizona. Westgate benefits from the massive, magnetic draw created by the **Gila River Arena** (19,000-seat, acclaimed concert venue and home to NHL's Arizona Coyotes hockey team), the **State Farm Stadium** (72,200-seat home to the NFL's Arizona Cardinals), **Tanger Outlets** (±400,000 square feet, 100 Stores), **Cabela's** (±160,000 square feet) and **Topgolf**. The **Desert Diamond Casino** recently opened in an interim facility about one mile north of Westgate, and will continue construction for the next several years with an estimated \$400 million project cost.

Totaling ±533,116 square feet in size, Westgate is anchored by high-performing, first tier tenants **AMC Theatres** (20 screens, ±\$460,000/screen), **Dave & Buster's**, **Yard House** (among the best in the chain), **Saddle Ranch**, **Buffalo Wild Wings** (reportedly the #1 location in the country!), **Kabuki**, **Bar Louie** and a synergistic mix of other national, regional and local retailers and restaurants creating a local and larger regional draw to Westgate.

Included in the owned project are **76** premium "loft" multi-family units, and ±159,026 square feet of office space leased to credit tenants including **Terminix**, **The Harvard Drug Group**, **DeVry**, **Stars Alliance**, **Ring/Amazon** and **Lockheed Martin**.



WESTGATE ENTERTAINMENT DISTRICT



**GILA RIVER
ARENA**

**Tanger
Outlets**



**State Farm
STADIUM**



Property Highlights

FLAGSHIP ENTERTAINMENT, RETAIL, MIXED-USE OPPORTUNITY

- **Trophy Southwest Asset** – Westgate presents a tenant with an uncommon opportunity to lease space at one of Arizona’s most significant properties at competitive rates. Westgate is peerless in the western U.S. in terms of amenities, scope and gravitas within its trade area.
- **Ideally Situated in the Heart of Glendale’s Sports, Entertainment and Retail District** – Westgate benefits from its strategic location in the center of the following high-volume demand generators:
 - » **Gila River Arena** – Directly adjacent to Westgate, Gila River Arena is a **19,000-seat** venue that is home to the NHL Arizona Coyotes and is also host to numerous concert and entertainment events throughout the year.
 - » **State Farm Stadium** – Located directly across Maryland Ave. from Westgate, the State Farm Stadium is home to the NFL’s Arizona Cardinals. The stadium seats **63,400**, expandable to **72,200** (standing room of at least **78,600**), and also hosts college football’s annual Fiesta Bowl. In addition, the stadium hosts the College Football Playoff National Championships and Semi-Final Playoff games, has hosted two Super Bowls (2008 and 2015), the 2015 NFL Pro Bowl, the 2017 NCAA Final Four, and numerous other high profile sport events.
 - » **Tanger Outlets** – Located directly across North 95th Avenue, the Tanger Outlets, featuring Saks Off 5th, Nike, Levi’s, H&M and over 100 other outlet stores, provides a significant regional draw to this immediate trade area ideally complementing the dining and entertainment tenants at Westgate.

- » **Cabela's** – Located directly across Glendale Avenue, this ±160,000-square-foot sports and recreation megastore generates significant regional traffic to this immediate trade area providing an additional complementary benefit to Westgate.
- » **Spring Training Baseball** – Nine major league baseball teams host spring training within 10 miles of Westgate including the Los Angeles Dodgers and Chicago White Sox in Glendale.
- **Dominant, Point of Destination, Institutional Quality Center** – Anchored by high-performing, first-tier tenants AMC Theatres, Dave & Buster's, Yard House, Saddle Ranch, Buffalo Wild Wings, Kabuki, Bar Louie and a synergistic mix of other national, regional and local retailers and restaurants create a local and larger regional draw to Westgate.
- **Highly Maintained** – Westgate's functional site plan with easily accessible surface parking and its clean, contemporary architecture, structural signage and high-quality construction make it a standout among centers of this type and vintage.
- **A Redefined Workplace** – Westgate offers a workplace designed around a lifestyle with the best amenity bases in the Phoenix area. Perched outside office windows include Bellagio-style fountains, umbrella-covered seating and over 25 eateries to satisfy any taste bud.
 - » Tenants can find large, flexible floor plates to accommodate full-floor or multi-tenant layouts as well as any of the new alternative officing concepts.
 - » A generous parking ratio of 5/1,000 square feet is standard, with availabilities to 7/1,000 square feet.
 - » Modern, upscale finishes throughout the lobby and common areas are impressive for tenants, clients and guests.





RAPIDLY EXPANDING TRADE AREA AND DEMOGRAPHICS

- **Destination Location Serving a Fast-Growing, Trade Area** – More than 339,607 residents with average household incomes exceeding \$56,550 within a 5-mile radius, and more than 1,214,426 residents with average household incomes exceeding \$60,284 within a 10-mile radius. More than 76,000 employees work within a 5-mile radius of Westgate.
 - » **Tremendous Multi-Family Density with New Product on the Horizon** – Within a 5-mile radius of the property, there are upwards of 14,700 apartments units at 95.1 percent occupancy with ±2,842 units either in the construction, lease up or planning phases, a nearly 20 percent increase to this rapidly growing trade area.
- **Direct Highway Accessibility** – Westgate is well positioned and directly accessible from the 101 Loop (140,000 CPD), the primary freeway encircling the Phoenix MSA to the west, north and east, and ultimately to the south as well.
- **Extensive Future Amenity Growth** – The West Valley boom is no longer on the horizon; it's happening now. By 2020, Glendale will boast a Desert Diamond Casino expansion and many other amenities coming to the trade area.
 - » **Desert Diamond Casino** – The Tohono O'odham Gaming Enterprise broke ground on their **\$400 million, 75,000-square-foot**, expansion of Desert Diamond Casino in late 2017 (Phase 1 opened in 2015). The project is expected to employ approximately 1,000 people and will eventually include a resort and spa.
 - » **Topgolf** – Global sports entertainment leader, Topgolf, opened its fourth location in Arizona. Topgolf is located on 13 acres along the northwest corner of Loop 101 and Cardinals Way. The 65,000-square-foot, three-story complex offers more than 100 climate-controlled hitting bays, a restaurant and multiple bars, private event spaces and a rooftop terrace with a firepit.

- **Glendale Housing Boom** – The West Valley has recently seen a surge in housing development and there is more on the way, with four new residential projects recently approved in Glendale demonstrating the viability of the trade area and the future growth of consumer base.
- **Douglas Ranch Master Plan** – The largest master planned community in Arizona ($\pm 33,810$ acres), Douglas Ranch will feature more than 111,000 homes.
 - » The community is divided into 27 separate planning areas and will include a 300-acre central park, a university, ± 50 million square feet of commercial and office space, 22 golf courses, $\pm 150,000$ jobs, a light rail and the addition of the I-11 freeway.



Area Overview

Glendale / West Valley

- Glendale rose from humble roots to become a vibrant city in the West Valley of the Phoenix Metro area, with a current population of over 247,440 residents and a projected growth at a rate of $\pm 1.46\%$.
- The West Valley is seeing plenty of growth with the addition of top-tier retailers opening locations, such as Topgolf and the development of the Desert Diamond Casino. The casino, that opened in a temporary facility late 2015, is slated to fully open in 2020 with 400 rooms, 100,000 square feet of commercial space adding another 1,000 jobs to the West Valley.
- More than 50 percent of metro Phoenix future commercial growth is expected to happen in the West Valley, per the Greater Phoenix Economic Council. In the last 12 months, there were over 2,610 residential units under construction in the West Valley and roughly 6,600 new residential units planned for construction within 5-miles of Westgate. In 2017, Glendale issued ± 174 building permits for single-family homes, nearly triple the amount from 2014.



*Source: For more information please visit: <https://www.maricopa.gov> and http://en.wikipedia.org/wiki/Maricopa_County,_Arizona



- The city boasts approximately 1,600 rooms, ranging from 4- and 5-star luxury properties to modest and boutique-style accommodations. Eight hotels, including the future development of Desert Diamond Casino, are within walking distance of Westgate and offer sports fans and event attendees easy access to accommodations during their stay.
- Luke Airforce Base contributes more than \$650 million in direct and \$2.17 billion in indirect economic impact each year to Arizona's economy.
 - » Expanding F-35 Program creates a tremendous opportunity to maximize capital investment and is growing operations at the base. The base population includes 8,000 active duty military personnel and Department of Defense civilian employees and 6,700 family members.

*Source: For more information please visit: maricopa.gov and wikipedia.org/wiki/Maricopa_County,_Arizona

Over the past 12 months, Glendale home values have gone up $\pm 8.6\%$ and Zillow predicts they will rise $\pm 2.8\%$ within the next year. Overall in metro Phoenix, seven-figure home sales are up more than 30% compared with last year.



DEMOGRAPHICS

2017 Estimated Population
 2022 Projected Population
 2017 Median Age
 2017 Estimated Households
 2022 Projected Households
 2017 Average Household Income
 2022 Projected Household Income

GLENDALE CITY

$\pm 247,440$
 $\pm 266,043$
 ± 33
 $\pm 85,067$
 $\pm 91,245$
 $\pm \$66,573$
 $\pm \$74,191$

PHOENIX / METRO

$\pm 4,732,910$
 $\pm 5,168,956$
 ± 36
 $\pm 1,718,173$
 $\pm 1,870,719$
 $\pm \$77,596$
 $\pm \$87,502$

MARICOPA COUNTY

$\pm 4,310,918$
 $\pm 4,704,476$
 ± 36
 $\pm 1,577,074$
 $\pm 1,715,209$
 $\pm \$78,763$
 $\pm \$88,715$

*Source: CBRE Location Analytics & Mapping, 2018

New Future Developments

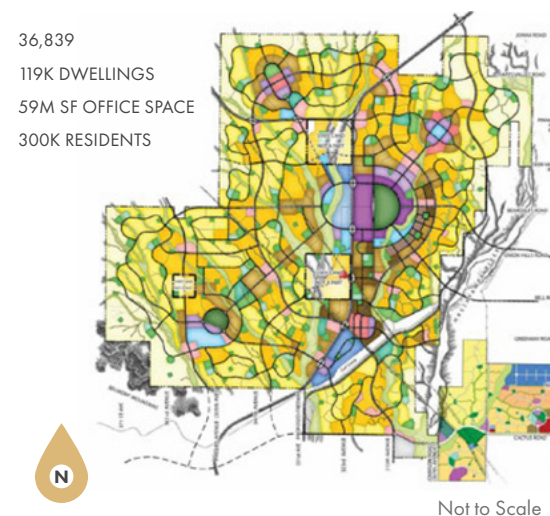
DOUGLAS RANCH

- The largest master planned community in Arizona (±33,810 acres), Douglas Ranch will feature ±111,000 homes and more than 300,000 residents.
- Expected to take 25-50 years to complete. The community is divided into 27 separate planning areas and will include a ±300-acre central park, a university, ±50 million square feet of commercial and office space, 22 golf courses, ±150,000 jobs, a light rail and the addition of the I-11 freeway.

Learn more by visiting: WWW.DOUGLASRANHAZ.COM

STONEHAVEN

- StoneHaven is a proposed 395-acre, master-planned, development by John F Long Properties, located in west Glendale, just southeast of the State Farm Stadium and Westgate Entertainment District. Project features include interconnected parks, trails and an open space system to encourage active and healthy lifestyles and promote alternative modes of transportation for StoneHaven residents. Five different residential lot sizes will range from 4,000 square feet up to 7,000 square feet, with a variety of housing product types, within each lot size, to meet the diverse needs of the anticipated community. At build-out, it is anticipated that StoneHaven will contain up to 1,365 residential units with a projected population of 3,898 residents.
- There will be an estimated 32.9 acres of commercial land within the development that will support retail opportunities to the community and residents in StoneHaven.



MARBELLA RANCH

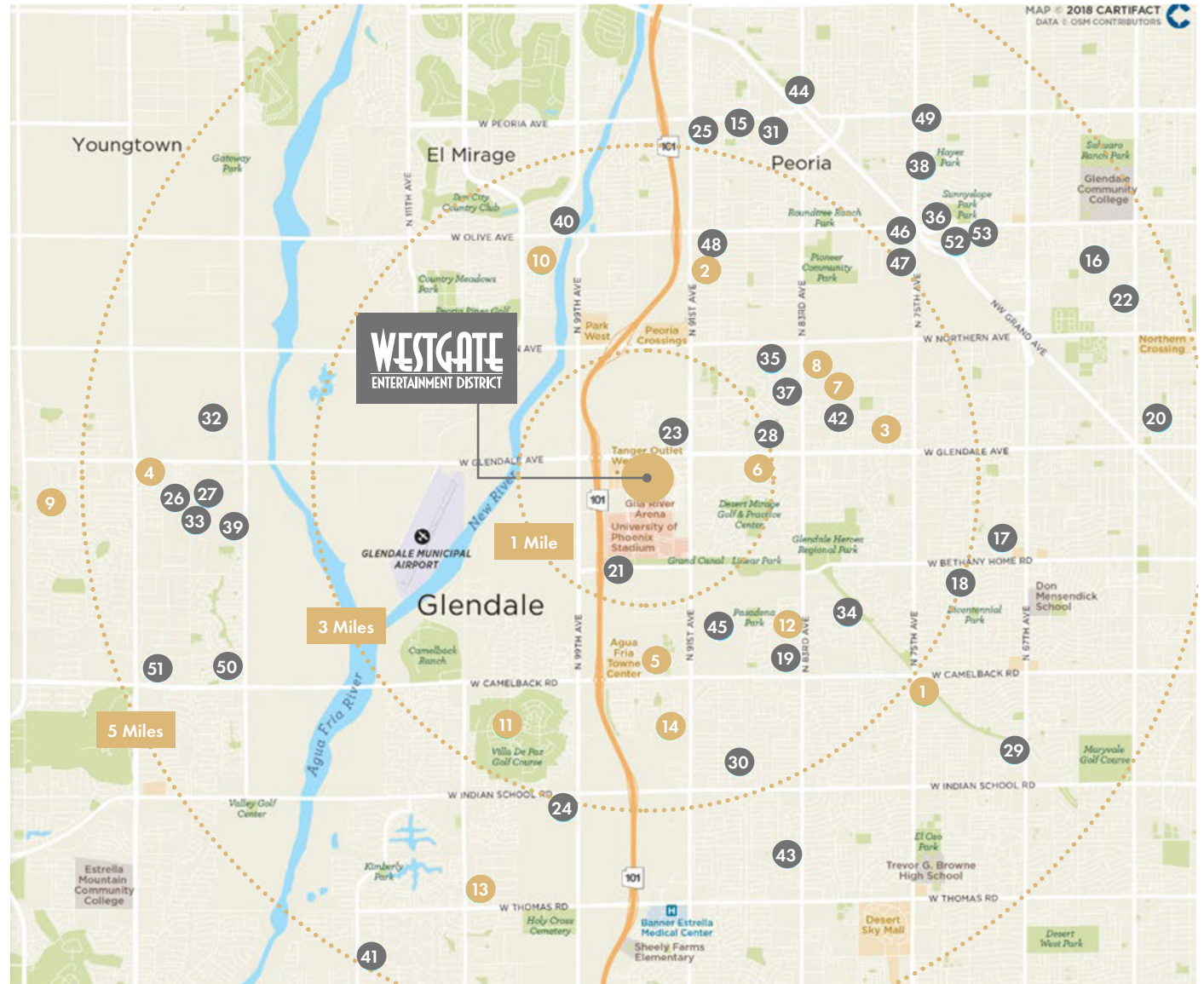
- Marbella Homes, co-owned by Brian Hegardt and John Wittrock, plans to build ±1,200 homes across the ±252-acre property. The development is near both the Solare Ranch and Capistrano South neighborhoods and three miles from the Glendale Loop 101 Entertainment District, which includes the State Farm Stadium, home to the Arizona Cardinals, and Gila River Arena.
- Current developers slotted to build within the development include KB Homes, Lennar & Meritage Homes.

UNDER CONTRSCTION

1. Sonoran Pine Ranch
2. Crosspointe
3. Parkside
4. Solare Ranch
5. Copper Cove
6. Traditions at Catania
7. Topaz
8. Auburne
9. Luke Ranch Estates
10. Olive Park
11. Deswest
12. Tesoro (Glendale)
13. Avalon Estates
14. Western Enclave

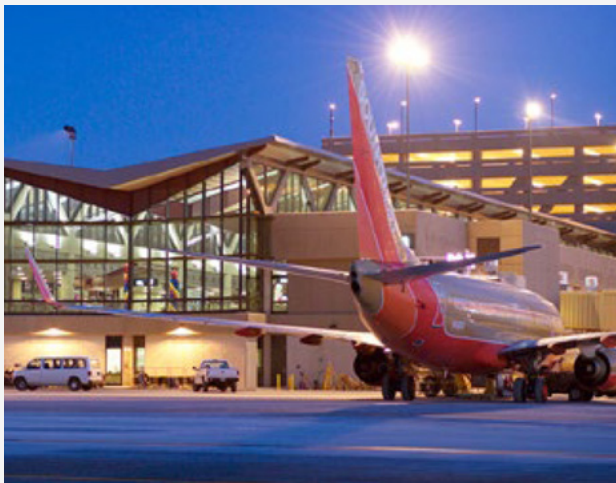
PLANNED

15. Acacia Village
16. Alice park
17. Bethany Home Villa Condos
18. Bethany Rose North
19. Camelback Villas
20. Catlin Court Town Homes
21. cbd101
22. Cyprus Gardens
23. District at Zanjero Condos
24. Entomo
25. F & R Luxury Townhomes
26. Falcon Ridge
27. Falcon View
28. Garden Grove
29. Heatherbrae Estates
30. La Bella Vida
31. Madison Street Lofts
32. Marbella Ranch
33. Maryland Estates
34. Missouri Cove
35. Northern Place
36. NWC 73rd Ave. & Olive
37. Orangewood Ranch
38. Par Estates
39. Riverside Estates
40. Riverwalk Village
41. San Villagio
42. Signature at Orangewood Estates
43. Solace
44. Stone Street Village
45. StoneHaven
46. SW Grand & Olive Avenues
47. SW Grand & Olive Avenues Condos
48. Townley Park
49. Victoria Village
50. Villas at Camelback West
51. Vineyards at Tuscany Village
52. West Pointe Esates II
53. West Pointe Village



Phoenix Metro / Maricopa County

- According to a Moody's report, Phoenix's job projected growth rate will be 3.1 percent annually through 2019. Experts say Phoenix has become a landing spot for business because of a talented workforce, available real estate and a diversified economy.
- Current residential growth for the metro includes approximately 42,000 units (proposed and under construction) with an estimated housing unit growth of $\pm 8\%$ by 2022.
- Major employers of the Phoenix metropolitan area include: the State of Arizona, Banner Health, Walmart Stores, Inc., Fry's Food, Wells Fargo, City of Phoenix, U.S. Postal Service, Arizona State University, Intel Corp., and Bank of America.
- The area is widely known for its subtropical desert climate and mild winters, having over 300 days of sunshine a year, a variety of outdoor recreation activities, and its proximity to the Grand Canyon National Park.
- The Phoenix-Metro major airport is Sky Harbor International Airport. Serving more than 43 million passengers; it is one of the top ten busiest airports in the U.S. by passenger count.



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

ANNUAL FLIGHTS

$\pm 434,252$ (2018)

ANNUAL VISITORS

$\pm 44,943,686$ (2018)

The airport's current 326-foot-tall (99-meter) air traffic control tower began operations on January 14, 2007. The tower stands just east of the Terminal 3 parking garage, and houses the Phoenix TRACON. This is Sky Harbor's fourth control tower.

Source: <https://www.skyharbor.com/About/Information/AirportStatistics>

TOP TOURIST ATTRACTIONS

- Camelback Mountain
- Musical Instrument Museum
- Desert Botanical Garden
- Heard Museum
- Roosevelt Row
- South Mountain Park & Preserve
- Phoenix Art Museum
- Heritage Square Dining
- Taliesin West
- Old Town Scottsdale
- Sonoran Desert
- Grand Canyon National Park
- Sedona/Verde Valley
- TPC Scottsdale
- Lake Powell
- Four Corners
- Annual Santa Cruz County
- Horse Races





CHASE FIELD

STADIUM CAPACITY

±48,519

ANNUAL VISITORS

±2,134,375 (2017)

The venue was completed in 1998 and has primarily been the home of the Arizona Diamondbacks MLB team. In 2001, the stadium played host to Games 1, 2, 6, and 7 of the 2001 World Series between the Diamondbacks and the New York Yankees.

*Source: <http://www.baseball-almanac.com/teams/dbacks3.shtml>

STATE FARM STADIUM

STADIUM CAPACITY

±78,6000

SUPER BOWLS

XLII & XLIX

State Farm Stadium is home to the NFL's Arizona Cardinals. The stadium hosts college football's annual Fiesta Bowl, College Football Playoff National Championships and Semi-Final Playoff games, has hosted two Super Bowls (2008 and 2015), the 2015 NFL Pro Bowl, the 2017 NCAA Final Four, and numerous other high profile sport events.



Phoenix Metro / Maricopa County (continued)

- The county’s population is about 4.3 million, ranking it fourth among the nation’s most populated counties, and the 12th largest metro area in the U.S.
- Maricopa County is Arizona’s most populous county, encompassing well over half of the state’s residents.
- The county is currently home to 13 Fortune 1,000 companies: ON Semiconductor Corporation, Taylor Morrison Home Corporation, Swift Transportation Company, Amkor Technology, Inc., Republic Services, Inc., Insight Enterprises, Inc., Avnet, Apollo Group (which operates the State Farm Insurance), Freeport-McMoRan, Sprouts Farmers Market, Inc., PetSmart, Pinnacle West, and First Solar.

ZILLOW HOUSING ZESTIMATES

**GLENDALE
HOME VALUE**

\$225,000

**PHOENIX METRO
HOME VALUE**

\$246,800

**MARICOPA COUNTY
HOME VALUE**

\$254,600

*Source: www.zillow.com

TOP RETAIL ATTRACTIONS

- Arizona Center
- Arizona Mills
- Arrowhead Towne Center
- Chandler Fashion Center
- CityScape Phoenix
- Collier Center
- Desert Ridge Marketplace
- High Street
- Mill Avenue District
- Outlets at Anthem
- Prescott Gateway
- Scottsdale Fashion Square
- Scottsdale Quarter
- Tanger Outlets
- Westgate Entertainment District



Douglas Ranch Development

WESTGATE
ENTERTAINMENT DISTRICT

Gila River Arena

State Farm Stadium

5 Miles

10 Miles

Property Overview

Property Specifications

PROPERTY DESCRIPTION

Located nine miles northwest of Downtown Phoenix in Glendale, Arizona, Westgate Entertainment District (Westgate) is a premier ±533,116-square-foot destination retail/mixed-use center incorporating retail, dining, entertainment, office and multi-family elements in a multi-level setting. The Westgate offering is comprised of five multi-tenant retail buildings, two 5-story, mixed-use buildings, three single tenant restaurants, one ground-leased Dutch Bros. pad, single-tenant AMC and Dave & Buster's buildings along with ±30.1 acres of vacant land. The retail and entertainment uses consist on the level 1/ground floor with some retail on level 2 of the mixed-use Buildings E & G. Fountain Park and WaterDance Plaza create central visitor elements that host well attended events throughout the year. The supporting parking lots for the center are located on the outer edges along 95th Avenue and 93rd Avenue, along with two underground parking levels beneath Building E & G, providing approximately 3,186 surface parking stalls and 58 motorcycle spaces.

The retail portion of Westgate includes restaurants such as Yard House, Buffalo Wild Wings, Saddle Ranch Chop House, McFadden's Restaurant and Saloon, Salt Tacos y Tequila, Kabuki Japanese Restaurant, Bar Louie, Johnny Rockets and The Lola Cocktail Lab & Eatery. A Dave & Buster's and a 20-screen AMC Theater round out the strong anchors.

PROJECT LOCATION

Westgate Entertainment District is situated on the southeast corner of West Glendale Avenue and 95th Avenue. The address is 6770 N. Sunset Boulevard, Glendale, Arizona. The property is less than one-half mile east of Highway 101 (Aqua Fria Freeway).



WEBSITES

Property – westgateaz.com

Residential – theloftsatwestgate.com



TOTAL LAND AREA

±76.7 Acres

ZONING

The property has PAD zoning.

NUMBER OF BUILDINGS

Thirteen (13) – Multiple Buildings/Some Connected.

NUMBER OF LEVELS

Five (5) for Building E & G including one-level underground garage and single level for most of the retail buildings.

TOTAL PARKING SPACES

Approximately 3,186 parking stalls for property use, providing a parking ratio of ±6.1 per 1,000 SF of GLA.

- ±89 Building E Garage
- ±88 Building G Garage
- ±45 Motorcycle Spaces (not included in ratio count)

Total ±4,059 including Parking Lots 1-10

INGRESS/EGRESS

Ingress and egress is available to the site via Glendale Avenue, 95th Avenue, 93rd Avenue and Maryland Avenue. Glendale Avenue at Westgate is the primary east/west arterial and frontage street having a dedicated width of ±100 feet and is improved with three lanes of traffic in each direction and a center landscaped median. Westgate has approximately 2,500 linear feet of frontage on Glendale Avenue between 95th and 91st Avenue. 93rd Avenue and 95th Avenue at Westgate are north/south feeder streets that have a dedicated width of ±80 feet. Each street is improved with two lanes of traffic leading into property and four lanes leading out. Additional street improvements include concrete curbs, gutters and sidewalks, and street lighting.

SECURITY

On-site security service is provided on a contract basis with a third-party vendor.

UTILITIES

The site is within the jurisdiction of Maricopa County and Glendale, and is provided all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the tenants.

ELEVATORS/VERTICAL CONVEYANCE

The development is equipped with two escalators and 10 elevators with multiple stairways accessing the various project levels. AMC Theater and SALT both have their own interior elevators.

HVAC SYSTEMS

Building E & G: The HVAC system is a centralized Condenser Water Loop with three cooling towers, VFD controlled pumps, and fully automated controls. The landlord-supplied condenser water feeds tenant installed heat pumps within each tenant suite that provide both cooling and heating.

YEAR BUILT

Westgate was completed in phases per the below completion dates.

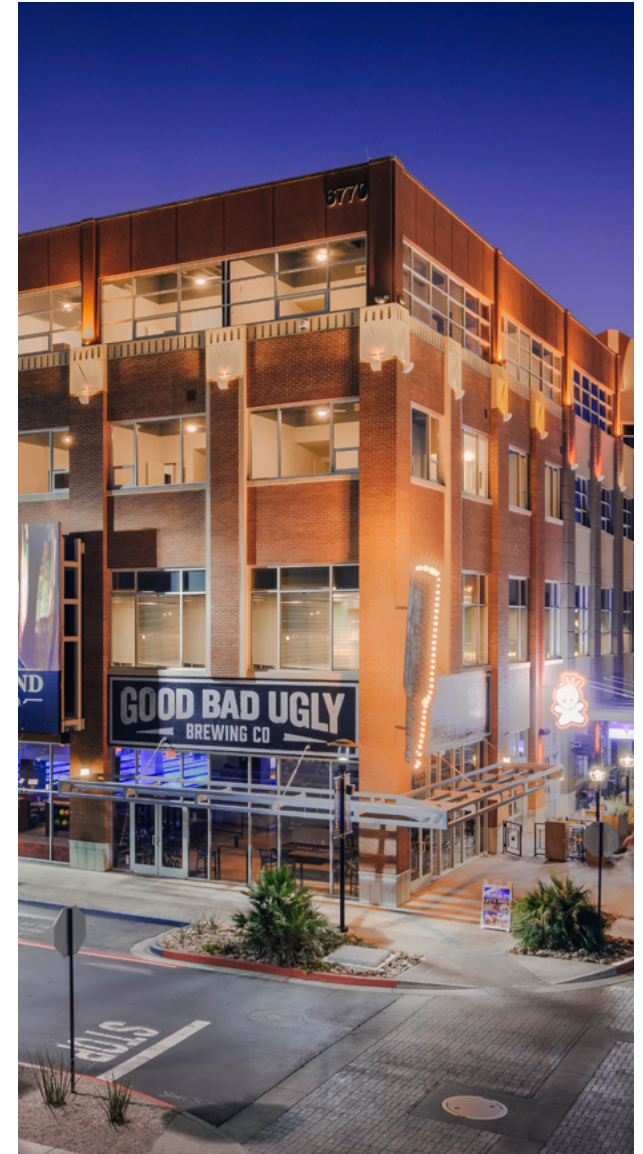
AMC Theater	2006
Retail & Office Buildings A thru I	2006
Dave & Buster's	2015
The Lofts	2018 (Shell 2006)
Retail Pads	2018-2019

HARDSCAPE FEATURES

Throughout the pedestrian walkways and common areas are attractive water features, stone pavers, lighting, and finish work that reflect the upscale nature of the project.

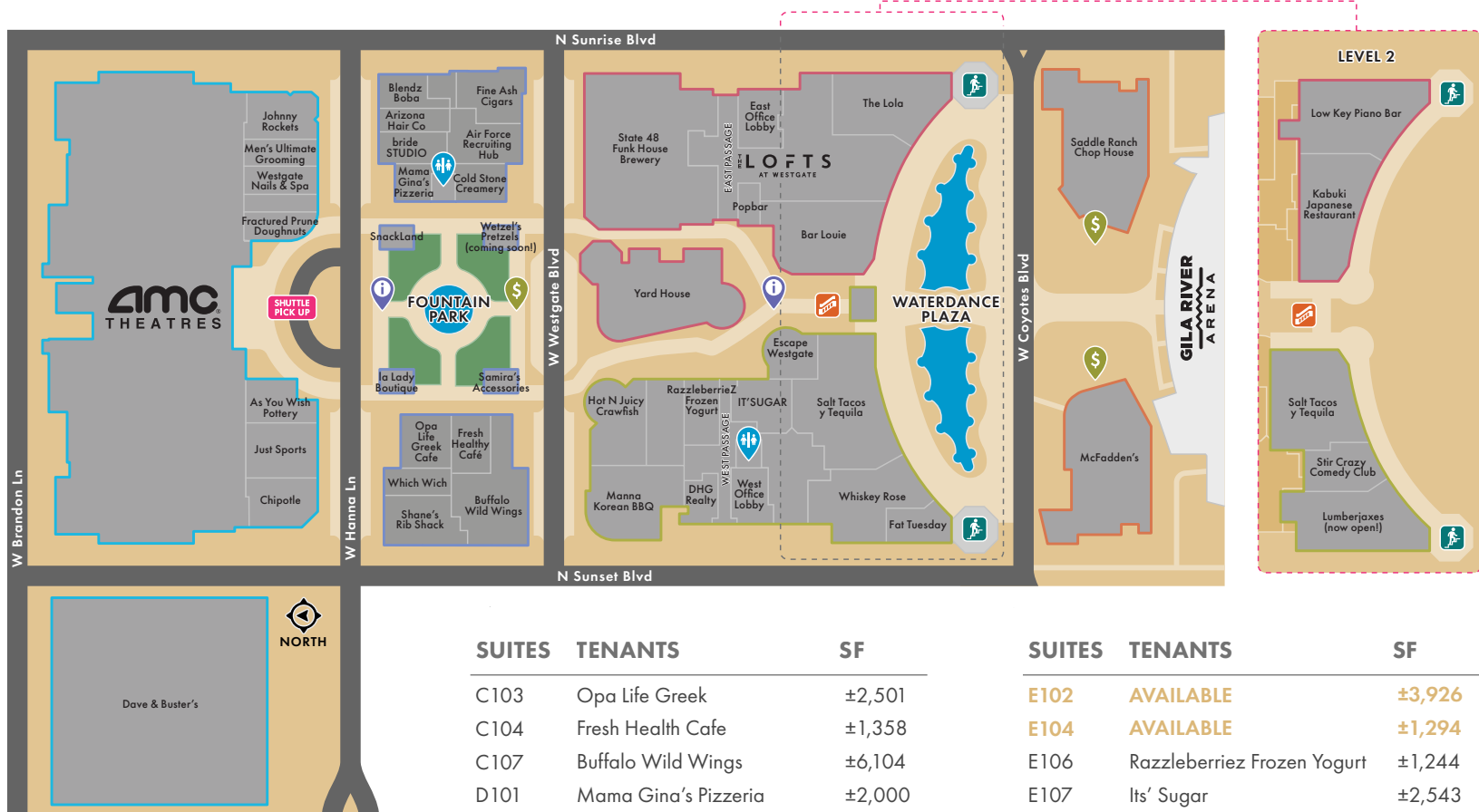
PARKING DESCRIPTION

The parking is made up of mostly surface parking that surrounds all sides of Westgate with 2 underground parking levels for tenants in Buildings E & G. Westgate also benefits from additional parking in connection with the arena and stadium per the amended and restated mixed-use development agreement with the City of Glendale.





WESTGATE ENTERTAINMENT DISTRICT



SUITES	TENANTS	SF
A101	Chipotle	±2,550
A103	Just Sports	±3,386
A109	As You Wish	±2,117
AMC	AMC Theatre (20 Screens)	±77,730
B101	Fractured Prune	±1,463
B102	AVAILABLE	±1,492
B105	Westgate Nails	±1,229
B107	Men's Ultimate Grooming	±1,229
B109	Johnny Rockets	±2,904
C101	Which Wich	±2,904

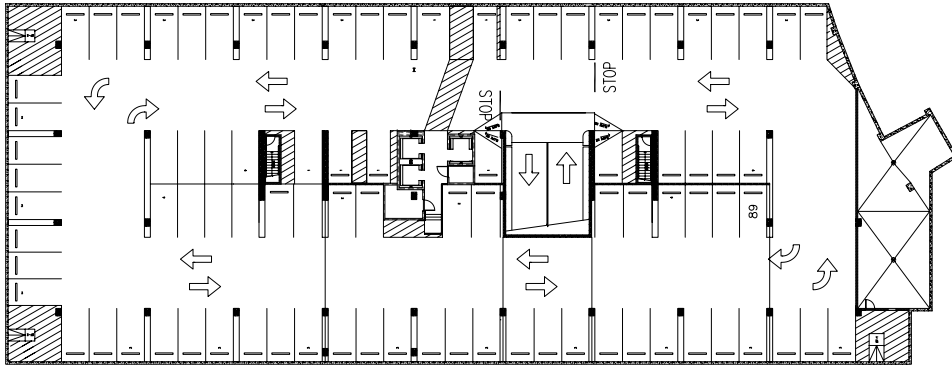
SUITES	TENANTS	SF
C103	Opa Life Greek	±2,501
C104	Fresh Health Cafe	±1,358
C107	Buffalo Wild Wings	±6,104
D101	Mama Gina's Pizzeria	±2,000
D103	Bride Studio	±1,072
D103B	Arizona Hair Company	±1,019
D103	Blendz Boba Tea Lounge	±2,409
D107	Fresh Ash Cigars	±2,492
D109	USAF Recruiting Center	±3,050
D111	Cold Stone Creamery	±1,500
DNB	Dave & Buster's	±40,000
DSA100	Caramba Mexican Food	±1,800
DSA130	Jersey Mike's Subs	±1,441
DSA140	Aspen Dental	±3,600
E100	Mania Korean BBQ	±4,939
E101	Hot N Juicy Crawfish	±3,926

SUITES	TENANTS	SF
E102	AVAILABLE	±3,926
E104	AVAILABLE	±1,294
E106	Razzleberriez Frozen Yogurt	±1,244
E107	Its' Sugar	±2,543
E108	Escape Westgate	±2,773
E109	Salt Tacos y Tequila	±14,429
E110	Wiskey Rose Saloon	±5,370
E113	Fat Tuesday	±2,496
E206	Stir Crazy Comedy Club	±3,038
E207	LumberjAxes	±7,682
F101	The Yard House	±10,000
G109	The Lola	±5,565
G111	Restaurant Coming Soon	±5,886
G207	Low Key Piano Bar	±9,202
TOTAL AVAILABLE RETAIL SF		±6,712
TOTAL RETAIL SF		±313,514

MAP KEY



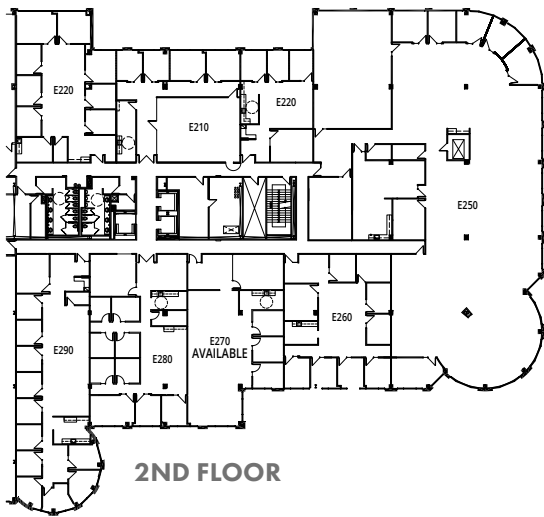
BUILDING E FLOOR PLANS



BUILDING E

Levels	Type
Garage	Parking
1st Floor	Retail
2nd Floor	Office
3rd Floor	Office
4th Floor	Office

GARAGE



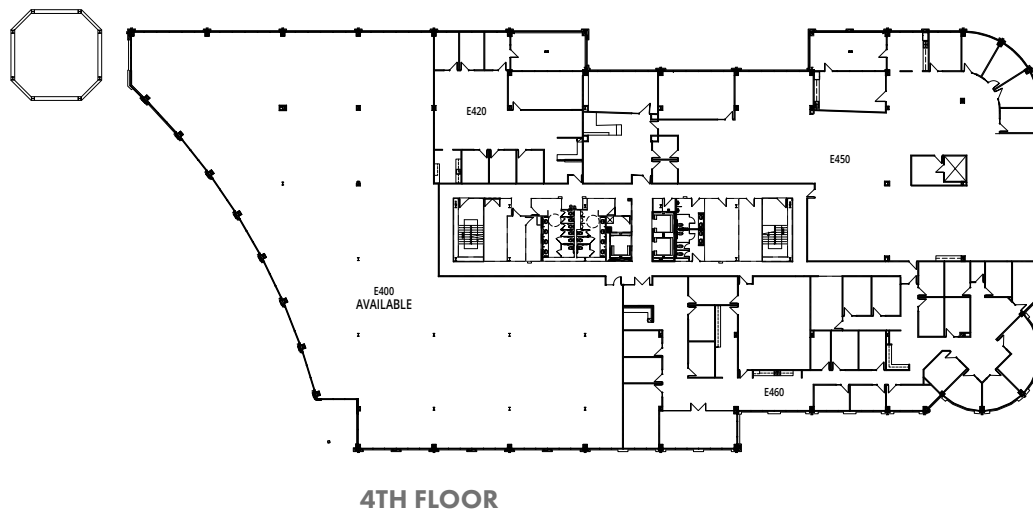
2ND FLOOR



3RD FLOOR

BUILDING E FLOOR PLANS

SUITES	OFFICE TENANTS	SF
E200	BBB Industries	±2,521
E210	Western Maricopa Coalition	±2,502
E220	Envoy Mortgage	±1,469
E250	Cardinal Health	±13,106
E260	Union Home Mortgage	±2,582
E270	Union Home Mortgage	±2,701
E280	Day & Zimmermann Group	±3,014
E290	GPAC	±3,431
E300	Proliant	±4,884
E305	AVAILABLE	±4,937
E315	Lockheed Martin	±2,034
E320	My Home Group	±7,655
E325	Bowman Consulting Group	±4,040
E330	DeVry/Carrington College	±14,325
E333	Driggs Title Agency	±2,506
E335	Academy Mortgage	±1,469
E355	AVAILABLE	±2,509
E365	Evergreen Moneysource	±2,961
E400	Sargent & Lundy	±20,198
E420	William Ryan Homes	±3,512
E450	Ring/Amazon	±13,065
E460	Stars Alliance	±10,805
E470	AVAILABLE	±9,781
G200	Terminix (ServiceMaster)	±32,800
TOTAL AVAILABLE OFFICE SF		±17,227
TOTAL OFFICE SF		±168,807



Retail Tenant Overview



Entertainment



AMC THEATERS

www.amctheatres.com

AMC is the largest movie exhibition company in the U.S., in Europe and throughout the world with approximately 1,000 theatres and 11,000 screens across the globe. AMC has propelled innovation in the exhibition industry by: deploying more plush power-recliner seats; delivering enhanced food and beverage choices; generating greater guest engagement through its loyalty program, website and smart phone apps; offering premium large format experiences and playing a wide variety of content including the latest Hollywood releases and independent programming. AMC operates among the most productive theatres in the U.S. top markets, having the #1 or #2 market share positions in 22 of the 25 largest metropolitan areas of the U.S., including the top three markets (NY, LA, Chicago). Through its Odeon subsidiary AMC operates in 14 European countries and is the #1 theatre chain in UK and Ireland, Italy, Spain, Sweden, Finland and the Baltic States.

Ownership: NYSE: AMC
Revenue: \$4 B
Market Capitalization: \$2 B
S&P: B+
Employees: 3,194
Locations: 1,000
Headquarters: Leawood, KS



DAVE & BUSTER'S

www.daveandbusters.com

Founded in 1982 and headquartered in Dallas, Texas, Dave & Buster's Entertainment, Inc., is the owner and operator of 105 venues in North America that combine entertainment and dining and offer customers the opportunity to "Eat, Drink, Play and Watch," all in one location. Dave & Buster's offers a full menu of "Fun American New Gourmet" entrées and appetizers, a full selection of alcoholic and non-alcoholic beverages, and an extensive assortment of entertainment attractions centered around playing games and watching live sports and other televised events. Dave & Buster's currently has stores in 36 states and Canada.

Ownership: NYSE: PLAY
Revenue: \$1 B
Market Capitalization: \$2 B
Employees: 13,983
Locations: 105
Headquarters: Dallas, TX

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Entertainment (continued)



ESCAPE WESTGATE

www.escapewestgate.com

Escape Westgate offers realistic and immersive escape room games backed with Hollywood-style gaming and special effects. Escape Westgate is designed for small groups of friends, families, co-workers or strangers to challenge their problem-solving skills in a fun, interactive escape room. Each Escape Westgate experience has its own officially licensed movie theme, thrilling adventure, storyline, and escape challenge. It's filled with puzzles, hidden objects and clues to help groups solve missions and escape before the 60-minute clock runs out. Officially licensed, movie-themed games include Terminator 2 Escape, Bill & Ted's Excellent Escape Room and The Lost Tomb.

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ



LOW KEY PIANO BAR

www.lowkeypianobar.com/westgate

Low Key is an all request dueling piano bar with an original modern twist. Low Key features a full-service kitchen with an amazing selection of fresh American-style cuisine. Experience-seekers will enjoy world class entertainers and a fantastic (borderline famous!) drink menu. EAT IN. ROCK OUT.

Ownership: Private

Locations: 2

Headquarters: Tempe, AZ



Terminator 2: Judgment Day, T2, THE TERMINATOR, ENDOSKELETON, & any depiction of Endoskeleton are trademarks of Studiocanal S.A.S. All Rights Reserved. © 2018 Studiocanal S.A.S. © All Rights Reserved. Bill & Ted's Excellent Adventure characters & images™ & © 1989, 2018 Creative Licensing Corporation. All Rights Reserved.

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Entertainment (continued)



LUMBERJAXES

www.axethrowingphx.com

LumberjAxes, Phoenix's first competitive axe throwing venue, opened its second valley location at Westgate Entertainment District. LumberjAxes, based out of Pittsburgh, was the first to bring the popular entertainment experience to the Valley when it opened its original Tempe location in February 2018, initiating the axe throwing craze locally. Unique to Glendale, this 7,500-square-foot venue offers a full-service bar serving signature cocktails and local bottled beer, food service in partnership with neighboring Bar Louie and hours to accommodate a late-night crowd. LumberjAxes welcomes visitors over 13 years old of all axe-throwing skill levels with axe coaches on-hand for each session to ensure proper technique and safety. LumberjAxes' expert staff aims to provide the ultimate axe-throwing experience for groups of friends, families, private parties, team-building events and leagues. LumberjAxes is a member of the National Axe Throwing Federation.

Ownership: Private

Locations: 6

Headquarters: Pittsburgh, PA



STATE 48 BREWERY & BOWLING

www.state48brewery.com

A locally owned and family run operation with five breweries spanning Arizona, State 48 Funk House Brewery at Westgate is a craft-beer haven that produces unique takes on classic beer styles. This is a friendly, communal meeting place rich with games, bowling and a fresh, scratch-made menu.

Ownership: Private

Locations: 5

Headquarters: Surprise, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Entertainment (continued)



STIR CRAZY COMEDY CLUB

www.stircrazycomedyclub.com

Stir Crazy Comedy Club is a small, intimate venue with a classy lounge feel in the heart of Westgate Entertainment District above Whiskey Rose. Showcasing national touring comedians you've seen on Comedy Central, the Tonight Show, Letterman, etc.

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ



Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink



BAR LOUIE

www.barlouie.com

Founded in downtown Chicago in 1990 and headquartered in Addison, Texas, Bar Louie is an award-winning collection of neighborhood bars with a lively, social atmosphere. With more than 132 locations across the U.S., Bar Louie is growing through both franchise and corporate openings. Known for its signature handcrafted martinis and cocktails, Bar Louie also features a scratch menu of shareable plates, burgers, and sandwiches served every day until close.

Ownership: Private
Locations: 132
Headquarters: Addison, TX



BUFFALO WILD WINGS

www.buffalowildwings.com

Buffalo Wild Wings, Inc., founded in 1982 and headquartered in Minneapolis, is a growing owner, operator and franchisor of Buffalo Wild Wings® restaurants featuring a variety of boldly-flavored, made-to-order menu items including its namesake Buffalo, New York-style chicken wings. The Buffalo Wild Wings menu specializes in 21 mouth-watering signature sauces and seasonings with flavor sensations ranging from Sweet BBQ™ to Blazin'®. Guests enjoy a welcoming neighborhood atmosphere that includes an extensive multi-media system for watching their favorite sporting events. Buffalo Wild Wings is the recipient of hundreds of "Best Wings" and "Best Sports Bar" awards from across the country. There are currently more than 1,250 Buffalo Wild Wings locations in 10 countries. As of February 5, 2018, Buffalo Wild Wings, Inc. operates as a subsidiary of Arby's Restaurant Group, Inc.

Ownership: NASDAQ: BWLD
Revenue: \$2 B
Market Capitalization: \$2 B
S&P: BB
Employees: 4,000
Locations: 1,250
Headquarters: Minneapolis, MN

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



CHIPOTLE MEXICAN GRILL

www.chipotle.com

Chipotle started with the idea that food served fast did not have to be a typical fast food experience. Today, Chipotle continues to offer a focused menu of burritos, tacos, burrito bowls, and salads made from fresh, high-quality raw ingredients, prepared using classic cooking methods and served in an interactive style allowing people to get exactly what they want. Chipotle seeks out extraordinary ingredients that are not only fresh, but that are raised responsibly, with respect for the animals, land, and people who produce them. Chipotle prepares its food using real, wholesome ingredients, without the use of added colors, flavors or other additives typically found in fast food. Chipotle opened with a single restaurant in Denver in 1993 and now operates more than 2,400 restaurants.

Ownership: NYSE: CMG

Revenue: \$4 B

Market Capitalization: \$9 B

Employees: 68,890

Locations: 2,400

Headquarters: Denver, CO



COLD STONE CREAMERY

www.coldstonecreamery.com

Cold Stone Creamery delivers the Ultimate Ice Cream Experience® through a community of franchisees who are passionate about ice cream. The secret recipe for smooth and creamy ice cream is handcrafted fresh daily in each store, and then customized by combining a variety of mix-ins on a frozen granite stone. Headquartered in Scottsdale, Arizona, Cold Stone Creamery is owned by parent company Kahala Brands™, one of the fastest-growing franchising companies in the world, with a portfolio of 22 quick-service restaurant concepts. The Cold Stone Creamery brand operates approximately 1,500 locations in over 28 countries.

Ownership: Private

Locations: 1,500

Headquarters: Scottsdale, AZ



Food & Drink (continued)



DUTCH BROS. COFFEE

www.dutchbros.com

Dutch Bros. Coffee was founded in 1992. Today, Dutch Bros. Coffee is the country's largest, privately held, drive-thru coffee company, with over 290 locations in seven states and over 7,500 employees. With its loyal customer base, Dutch Bros. Coffee continues to grow, and, wherever it does, the love and smiles grow also.

Ownership: Private

Employees: 7,500

Locations: 290

Headquarters: Grants Pass, OR



FAT TUESDAY

www.fattuesday.com

Fat Tuesday, a sister concept of New Orleans Original Daiquiris, was launched in 1984 with the opening of the first retail unit in Atlanta, Georgia. Fat Tuesday units generally have fun food items to complement the featured frozen specialty drinks. The concept has grown into an international phenomenon with over 20 retail units throughout the U.S., Mexico, Puerto Rico and Honduras in cities such as Miami, Key West, Las Vegas, Cozumel, San Juan and Roatan. It has proven to be marketable in all types of environments and it has few demographic and geographic boundaries.

Ownership: Private

Locations: 69

Headquarters: Mandeville, LA



FRESH HEALTHY CAFÉ

www.freshrestaurants.com

FRESH is constantly searching the world for the healthiest ingredients for their menu. Other healthy restaurants may have a flashy name but at FRESH, the company focuses on quality and health. Pure and premium is the best way to describe FRESH's food and drinks. To top it off, the company serves all food and drinks in ecofriendly cups and containers so you and the environment can look and feel great.

Ownership: Private

Locations: 28

Headquarters: Burnaby, BC

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



HOT N JUICY CRAWFISH

www.hotnjuicycrawfish.com

Spicy. For some people it's their taste buds doing the tango, for others it's watery eyes, but for Hot N Juicy Crawfish it's a lifestyle. The founders of Hot N Juicy Crawfish grew up loving seafood and fun. They made several trips to Vegas to enjoy the amazing culinary diversity and the non-stop entertainment that the city is so acclaimed for. But something was missing amongst all the glitz, glamour, and gambling: something that they could not live without... CRAWFISH. Not just any crawfish, but the kind of crawfish that will keep you awake at night thinking about when you can get some more, the kind that doesn't need pretense, special occasion, or utensils. That was the last straw, and how Hot N Juicy Crawfish was born.

Ownership: Private

Locations: 13

Headquarters: Las Vegas, NV



JOHNNY ROCKETS

www.johnnyrockets.com

Founded in 1986, Johnny Rockets is a world-renowned, international restaurant franchise that serves top quality, fresh and innovative food. Its chef-inspired menu includes everything from burgers handcrafted with Certified Angus Beef® and tasty chicken sandwiches cooked-to-order, to signature vegetarian options like the Garden Black Bean Burger®, crispy fries and rich, delicious shakes and malts. With more than 400 franchise and corporate locations in 32 countries, Johnny Rockets guests can find friendly service, upbeat music and a relaxed, fun atmosphere around the globe.

Ownership: Private

Locations: 380

Headquarters: Lake Forest, CA



Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



KABUKI JAPANESE RESTAURANT

www.kabukirestaurants.com

Kabuki Japanese is owned by Kaizen Dining Group, a team of restaurant R&D professionals who truly love food, from all cultures. From a ramen bar to a modern Japanese restaurant, the company is on a mission to create the best-in-class.

Ownership: Private

Locations: 18

Headquarters: Las Angeles, CA



THE LOLA

www.thelolaaz.com

The Lola offers fresh, made-from-scratch foods including family-style shareables, rustic salads, decadent desserts, craft cocktails and event calorie-conscious options. Expect to find bright colors and playful plating at this pioneering destination unique to the West Valley.

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



MCFADDEN'S RESTAURANT AND SALOON

www.mcfaddensglendale.com

McFadden's is a franchisee partnership based on the legendary saloon in New York, NY for the last 35 years. McFadden's has maintained its traditional Irish essence while establishing itself as a respected restaurant, after work meet up destination, and the ultimate party bar at night. The venue appeals to a diverse crowd, including families, sports fans, and club hoppers. Enjoy one of 17 draft beers, or kick back with a glass of wine on one of two outdoor patios, complete with private bar and lounge seating. Late night party revelers can enjoy resident DJs every Wednesday-Saturday night. The impressive location, just steps from the Gila River Arena and the State Farm Stadium, offers expansive space that will treat sports fans to an unprecedented viewing experience. With over 50 HD TVs and a 150" projection screen, patrons enjoy a front row seat to all their favorite sporting events.

Ownership: Franchisee

Locations: 14

Headquarters: New York, NY



SADDLE RANCH CHOP HOUSE

www.thesaddleranch.com

Saddle Ranch Chop House was founded in September 1999. Saddle Ranch Chop House is a destination restaurant where guests stay long after their plates have been cleared to enjoy a one-of-a-kind entertainment experience with friends and family. Every Saddle Ranch Chop House has a large outdoor patio with stone campfire pits where guests can roast their own s'mores or enjoy a glass of wine by the fire. Inside each Saddle Ranch is a large, oval-shaped bar in the center of the dining room and, of course, their signature mechanical bull providing endless entertainment to diners. Serving up homestyle cooking and down-home hospitality, staff will make your group feel like you are dining at a close friend's table.

Ownership: Private

Locations: 5

Headquarters: Los Angeles, CA



SALT TACOS Y TEQUILA

www.saltglendale.com

From Mexico to Central America, SALT has successfully infused various types of dishes! Visit the company for a different yet satisfying eating experience.

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



SHANE'S RIB SHACK

www.shanesribshack.com

Shane's Rib Shack is a true American rib shack, known for its slow-cooked ribs, hand-chopped chicken and pork, and many southern sides to complement each plate. The original shack was founded in 2002, in McDonough, Ga. by Shane Thompson, who started the restaurant with his grandfather's secret BBQ sauce. Since becoming a franchised restaurant in 2004, Shane's Rib Shack has grown to become the country's fastest-growing fast-casual barbecue concept. In 2011, Shane's Rib Shack was recognized by Fast Casual Magazine's 2011 Top 100 Movers and Shakers, and in 2010, Shane's was recognized by "Inc. Magazine 5,000," as one of the fastest-growing, private companies in America. Shane's Rib Shack currently operates 70 locations.

Ownership: Private

Locations: 70

Headquarters: McDonough, GA



WHICH WICH

www.whichwich.com

Which Wich® Superior Sandwiches was founded in Dallas in late 2003 by restaurant entrepreneur, Jeff Sinelli. The national sandwich franchise chain is best known for its customizable sandwiches, creative ordering system, and personalized sandwich bag. In 2014, QSR named Which Wich one of their "2014 Best Franchise Deals" and Forbes listed Which Wich as one of their 2014 "30 Best Franchises to Buy." Which Wich is also the recipient of the 2015 Nation's Restaurant News MenuMasters "Healthful Innovations" award. Which Wich currently has 500 locations open or in development in 40 states and 12 countries.

Ownership: Private

Locations: 500

Headquarters: Dallas, TX



WHISKEY ROSE SALOO

www.whiskeyroseaz.com

Whiskey Rose is family owned and operated restaurant. The company serves the best urban western food in the valley. After dark Whiskey Rose is one of the Valley's favorite night spots. Swing by and check it out!

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Food & Drink (continued)



YARD HOUSE

www.yardhouse.com

Yard House is the modern American gathering place, where food and beer lovers unite. With an endless fleet of tap handles featuring the best American craft and import beers, each Yard House location offers 100+ draft brews and an array of crafted cocktails. The company's globally-inspired menu features more than 100 made-from-scratch favorites, from salads, street tacos and grilled burgers to seafood, steaks and ribs. Each Yard House has a distinct vibe with custom artwork, a classic and current rock soundtrack of 10,000 songs, and glass-enclosed keg room housing up to 3,000 gallons of fresh, quality beer. Founded in Long Beach, CA, in 1996, Yard House now has 71 restaurants across 24 states and is open daily for lunch, dinner, happy hour and late-night dining. Yard House was purchased by Darden Restaurants in 2012 for \$585 million.

Ownership: NYSE: DRI

Revenue: \$7 B

Market Capitalization: \$11 B

S&P: BBB

Employees: 178,729

Locations: 71

Headquarters: Irvine, CA

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Specialty



arizona hair co

ARIZONA HAIR COMPANY

www.arizonahairco.com

Arizona Hair Co has salon locations throughout the Phoenix Valley with amazing hair stylist talent. The company is a full-service family hair salon, offering cuts, color, perms, braiding, special occasion styles, waxing, and conditioning treatments.

Ownership: Private

Locations: 19

Headquarters: Tempe, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Specialty (continued)



AS YOU WISH

www.asyouwishpottery.com

As You Wish first opened its doors in Scottsdale, Arizona in 1995. As one of the first paint-your own pottery studios in the nation and the first in Arizona, As You Wish quickly became one of the premier studios in the country. As You Wish is a family owned and operated business.

Ownership: Private

Locations: 9

Headquarters: Scottsdale, AZ



IT'SUGAR

www.itsugar.com

Founded in 2006, IT'SUGAR is a modern-day playground dedicated to immersing its customers in content that they just can't keep to themselves. IT'SUGAR was created to satisfy a universal sweet tooth and provide a variety of bold merchandise with tongue-and-cheek attitude. As the place where candy-obsessed come to indulge in the sights, smells and tastes of their favorite sweets and get immersed in the brand's irreverent voice and fun-loving nature, IT'SUGAR is a different kind of specialty store. Dedicated to bringing out the child in every adult, the brand mixes unique product and merchandise with mega-sized humor and attitude. IT'SUGAR is one of the world's largest and fastest-growing specialty candy retailer with 100 locations across the United States and abroad.

Ownership: Private

Employees: 1,000

Locations: 100

Headquarters: Atlantic City, NJ



Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Specialty (continued)



POPBAR

www.pop-bar.com

Popbar's secret is simplicity itself. Freshness and high-quality ingredients are the main contributors to the unique taste and quality of Popbar. Unlike mass-produced ice cream that can sit in a warehouse or grocery store for months, popbars are made fresh daily in our popLab, for everyone to see.

Ownership: Private

Locations: 31

Headquarters: New York, NY



U.S. AIR FORCE

U.S. AIR FORCE

www.airforce.com

The mission of the U.S. Air Force is to defend the United States of America and its global interests— to fly, fight and win in air, space and cyberspace. The U.S. Air Force trains for almost every imaginable contingency from terror attacks to global war to catastrophe relief.

Ownership: Government

Headquarters: Washington, DC

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office Tenant Overview



Office Tenants



ACADEMY MORTGAGE CORP.

www.academymortgage.com

Founded in 1988, Academy Mortgage is one of the nation's largest and most respected independent mortgage lenders. Academy's mission is to be first in delivering the dream of sustainable homeownership by inspiring hope and building prosperity in the lives of our employees, builders, realtors, and the communities the company serves. Academy is headquartered in Salt Lake City, Utah, has over 260 branch offices across the country, and is licensed to originate loans in 49 states and Washington, D.C.

Ownership: Private

Locations: 260

Headquarters: Salt Lake City, UT

DAY & ZIMMERMANN

www.dayzim.com

Founded in 1901, Day & Zimmermann is a family-owned company with a workforce of more than 42,000. It specializes in construction and engineering, staffing and defense solutions for leading corporations and governments around the world. Operating from more than 150 worldwide locations with \$2.4 billion in revenue, Day & Zimmermann is currently ranked as one of the largest private companies in the U.S. by Forbes. Headquartered in Philadelphia, Pennsylvania, our first work was to develop "Betterment Reports" that helped modernize American factories. Today, the company is still in the business of betterment—maintaining the nation's power infrastructure, protecting American freedoms and driving technological advancements around the world.

Ownership: Private

Employees: 42,000

Locations: 150

Headquarters: Philadelphia, PA

DEVRY UNIVERSITY & CARRINGTON COLLEGE

www.devry.com

DeVry University and Carrington College have an educational agreement in place to help Carrington graduates continue their education towards the completion of their degree. Carrington graduates may have already completed some of the courses required to earn a bachelor's degree. Those course credits can be applied toward a bachelor's degree at DeVry.

Ownership: Private

Locations: 50

Headquarters: San Jose, CA

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office (continued)



ENVOY MORTGAGE

www.envoymortgage.com

Founded in 1997, Envoy Mortgage is an independently owned, full-service mortgage lender headquartered in Houston, TX. As a Fannie, Freddie and Ginnie approved seller/servicer, Envoy branches offer a full menu of loan products with locations across the U.S. In addition to the retail channel, Envoy operates its nationwide Correspondent Lending Division from Monroe, Louisiana and an in-house servicing operation at the Houston headquarters. Licensed in 49 states, Envoy branches provide outstanding customer service by offering a full menu of loan products with the tools, expertise and technology needed to support all functions of the mortgage process.

Ownership: Private

Locations: 115

Headquarters: Houston, TX



EVERGREEN HOME LOANS

www.evergreenhomeloans.com

Headquartered in Bellevue, Washington, Evergreen Home Loans is a full-service direct lender with regional offices throughout the Western U.S. For three decades, Evergreen has served local neighborhoods with affordable home loan products while focusing exclusively on home lending. A+ rated by the Better Business Bureau and a proud member of the Washington Mortgage Bankers Association and Mortgage Bankers Association, Evergreen offers a full range of loan products including FHA and VA, Conventional, Jumbo, USDA loans, refinancing, and construction financing programs.

Ownership: Private

Locations: 63

Headquarters: Bellevue, WA



GPAC

www.gopac.com

GPAC is a family owned executive search firm filling key positions with companies nationwide. As one of the largest staffing firms in the nation, GPAC has 300+ team members with expertise in the entire search and placement process, regardless of industry. GPAC is competitive, client focused, and delivers the right solutions at the right time. Over the last three decades, it has built lasting relationships with thousands of people by listening, understanding, and executing results.

Ownership: Private

Employees: 150+

Locations: 6

Headquarters: Sioux Falls, SD

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office (continued)



HARVARD DRUG (CARDINAL HEALTH)

www.cardinalhealth.com

The Harvard Drug Group is a longstanding corporation with an iconic brands portfolio. The company began much like independent pharmacies did, as a family business. Over nearly half a century and several acquisitions later, the family business evolved into what is now one of the nation's largest suppliers of prescription and OTC medications and related products. The Harvard Drug Group is a subsidiary of Cardinal Health (NYSE: CAH). Cardinal Health is a \$103 billion health care services company that improves the cost-effectiveness of health care. Cardinal Health helps pharmacies, hospitals, ambulatory surgery centers, clinical laboratories and physician offices focus on patient care while reducing costs, enhancing efficiency and improving quality. The company employs nearly 35,000 people worldwide and is ranked #26 on the Fortune 500. The Harvard Drug Group helps customers compete in a dynamic healthcare marketplace. By offering affordable and safe branded, generic and OTC products to healthcare providers, the company achieves its mission, "to drive value for pharmaceutical partners and consumers."

Ownership: NYSE: CAH
Revenue: \$132 B
Market Capitalization: \$22 B
S&P: BBB+
Employees: 35,000
Locations: 488
Headquarters: Dublin, OH



LOCKHEED MARTIN

www.lockheedmartin.com

Headquartered in Bethesda, Maryland, Lockheed Martin is a global security and aerospace company that employs approximately 100,000 people worldwide and is principally engaged in the research, design, development, manufacture, integration and sustainment of advanced technology systems, products and services.

Ownership: NYSE: LMT
Revenue: \$51 B
Market Capitalization: \$98 B
S&P: BBB+
Employees: 100,000
Locations: 9
Headquarters: Bethesda, MD



MY HOME GROUP

www.myhomegroup.com

My Home Group is the fastest-growing Real Estate Brokerage in Arizona, and the second fastest in the U.S. MHG is in the business of building businesses. Founded in 2005, MHG has since given thousands of agents the platform to grow a real business through a culture of accountability and a collaborative environment. Today, MHG is the #1 fastest-growing residential real estate brokerages in the country, the 2nd fastest in the nation, and has been named "A fastest-growing company" by Inc 500 five years in a row. With over 13,000 transactions closed each month and upwards of \$3 billion in commissions paid in the first quarter of 2019, MHG is slated to dramatically change the industry as a whole. The end result is consistent, impressive growth and outstanding, simplified customer service.

Ownership: Private
Employees: 1,995
Locations: 38 exclusively in Arizona
Headquarters: Scottsdale, AZ

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office (continued)



PROLIANT

www.proliant.com

Proliant (formerly PayDay USA) was initially formed in 1993 in Atlanta, GA. The company evolved from a well established CPA firm whose clients had a need for payroll services. What began as only a few clients grew into a national company with offices throughout the U.S. and more planned in the future. With more than 3,000 clients in all 50 states, Proliant has experienced phenomenal growth and expansion. The company attributes success to its customizable, cost-efficient product offering that is always paired with personal service - a quality that is rare in today's market.

Ownership: Private

Employees: 3,000

Headquarters: Atlanta, GA



RING INC./AMAZON

www.lockheedmartin.com

Ring Inc. manufactures video doorbells for homes. Its video doorbell lets users answer from anywhere in the world using Smartphone and Android devices. Ring is on a mission to reduce crime in neighborhoods. With affordable solutions that work on any home, Ring is committed to offering smart security that's accessible to everyone. Ring lets you stop crime before it happens. In 2018, Amazon.com Inc. agreed to buy connected-doorbell startup Ring Inc. for about \$1 billion.

Ownership: NYSE: AMZN

Revenue: \$178 B

Market Capitalization: \$751 B

S&P: AA

Employees: 1,300

Headquarters: Santa Monica, CA



SARGENT & LUNDY

www.sargentlundy.com

Sargent & Lundy specializes in professional services for electric power and energy-intensive clients. The company offers nuclear power, power delivery and consulting services. Sargent & Lundy has served customers throughout the U.S. for more than 125 years and has provided comprehensive services for complex power generation and power transmission projects. This top-ranked design firm has an established record of accomplishments, including the design of 958 power plants, totaling 140,667 MW for clients in public and private sectors worldwide..

Ownership: Private

Employees: 1,000

Locations: 250+

Headquarters: Chicago, IL

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office (continued)



STAR ALLIANCE



STARS ALLIANCE

www.starsalliance.com

Pacific Gas & Electric (Diablo Canyon), STP Nuclear Operating Company (South Texas Project), TXU Electric (Comanche Peak), and Ameren UE (Callaway) joined in alliance together. After a series of changes, some of these members broke off to form the subgroup of STARS - Strategic Teaming and Resource Sharing. The STARS Alliance, as it is known today, was formed in 2012 to support its member companies and their goal to bring excellence to nuclear power plant operations. The alliance consists of four companies with seven nuclear reactors across four states.

Ownership: Private

Locations: 4

TERMINIX

www.terminix.com

Terminix, a subsidiary of ServiceMaster Global Holdings, Inc. is one of the largest pest control companies in the world, operating in 47 states in the U.S. and 22 countries around the world. ServiceMaster Global Holdings, Inc. is a leading provider of essential residential and commercial services, operating through an extensive service network of more than 8,000 company-owned locations and franchise and license agreements. The company's portfolio of well-recognized brands includes American Home Shield (home warranties), AmeriSpec (home inspections), Furniture Medic (furniture repair), Merry Maids (residential cleaning), ServiceMaster Clean (janitorial), ServiceMaster Restore (disaster restoration) and Terminix. The company serves residential and commercial customers through an employee base of approximately 13,000 company employees and a franchise network that independently employs an estimated 33,000 additional people.

Ownership: NYSE: SERV

Revenue: \$3 B

Market Capitalization: \$7 B

S&P: BB Employees: 33,000

Locations: 13,000

Headquarters: Memphis, TN

UNION HOME MORTGAGE

www.unionhomemortgage.com

Union Home Mortgage Corp offers a variety of loan options as well as industry knowledge to help each client understand their options and choose the best loan program for their individual needs. The company believes that the dream of homeownership should be accessible for everyone. Whether you are a first-time homebuyer, a veteran, or have a constricted budget, the company's Loan Officers work with each client to align them with the best loan for their unique financial situation. Union Home Mortgage Corp offers a variety of loan options and work to keep borrowers educated as they move through the loan process.

Ownership: NYSE: Private

Locations: 221

Headquarters: Strongsville, OH

Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

Office (continued)



WESTMARC

www.westmarc.org

WESTMARC – the Western Maricopa Coalition – is a public/private partnership of 15 communities, the business community and the educational sector in the West Valley. To ensure that members receive the greatest benefit possible, it hosts five annual events that draw regional leaders across numerous industries, WESTMARC supports six issue committees that focus on specific economic development and workforce needs for the region.

Ownership: Private

Locations: 1

Headquarters: Glendale, AZ



Sources: <https://www.standardandpoors.com/>, <https://finance.yahoo.com/>, <https://www.bloomberg.com/>

