

THE QUAD

6200-6390 E Thomas Rd, Scottsdale


CITY OFFICE REIT



THE VISION



WHERE ALL THINGS COME TOGETHER

Created to inspire community, The Quad is a place where companies, people, lifestyle and collaboration come together. A park feel promotes interaction between individuals through indoor and outdoor community spaces. Your office space is not just between your four walls at The Quad, it is the entire project.



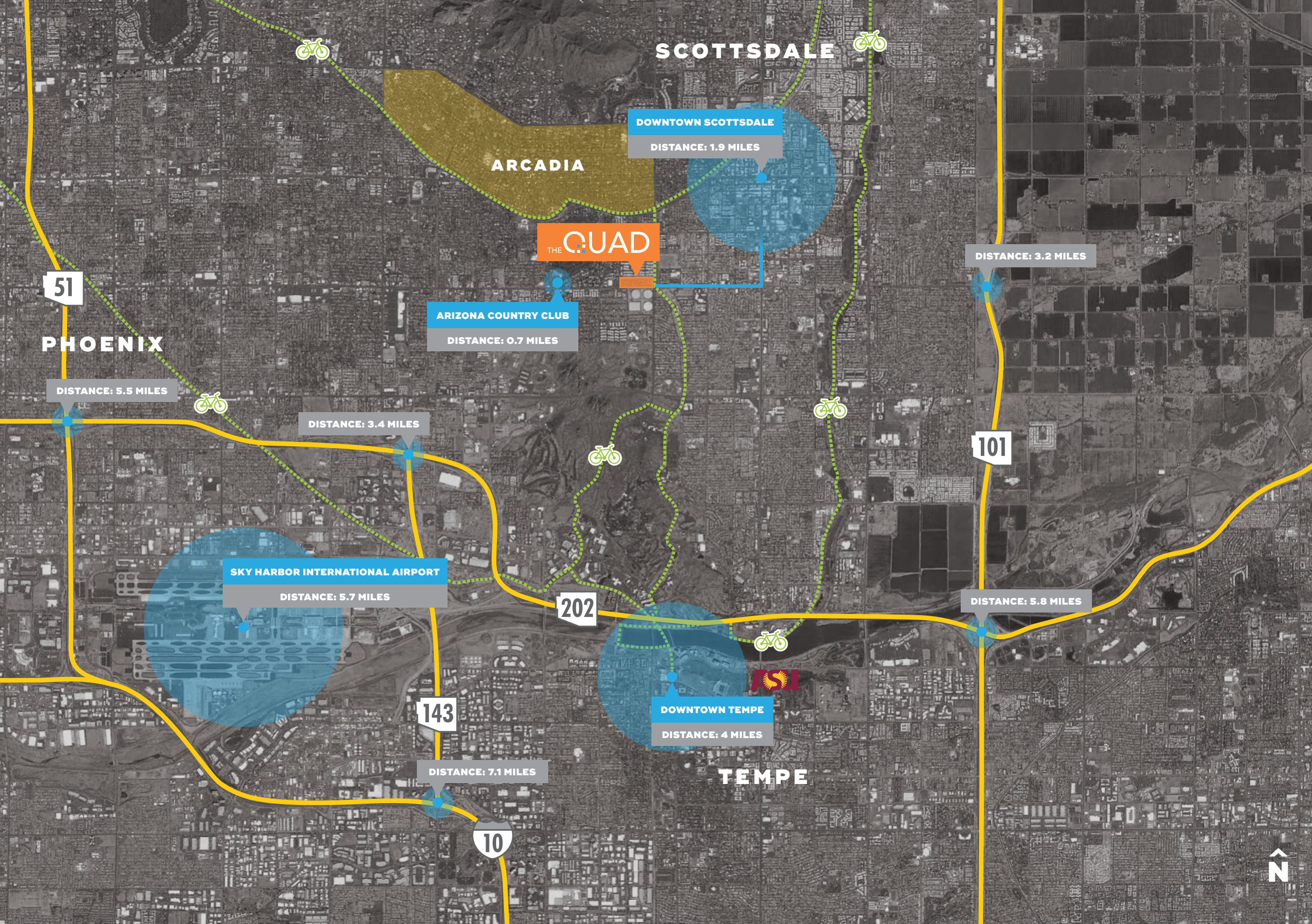
FOURTEEN FREESTANDING BUILDINGS



166,606 RSF TOTAL PROJECT SIZE



4.5:1,000 PARKING RATIO WITH
1.5:1,000 COVERED

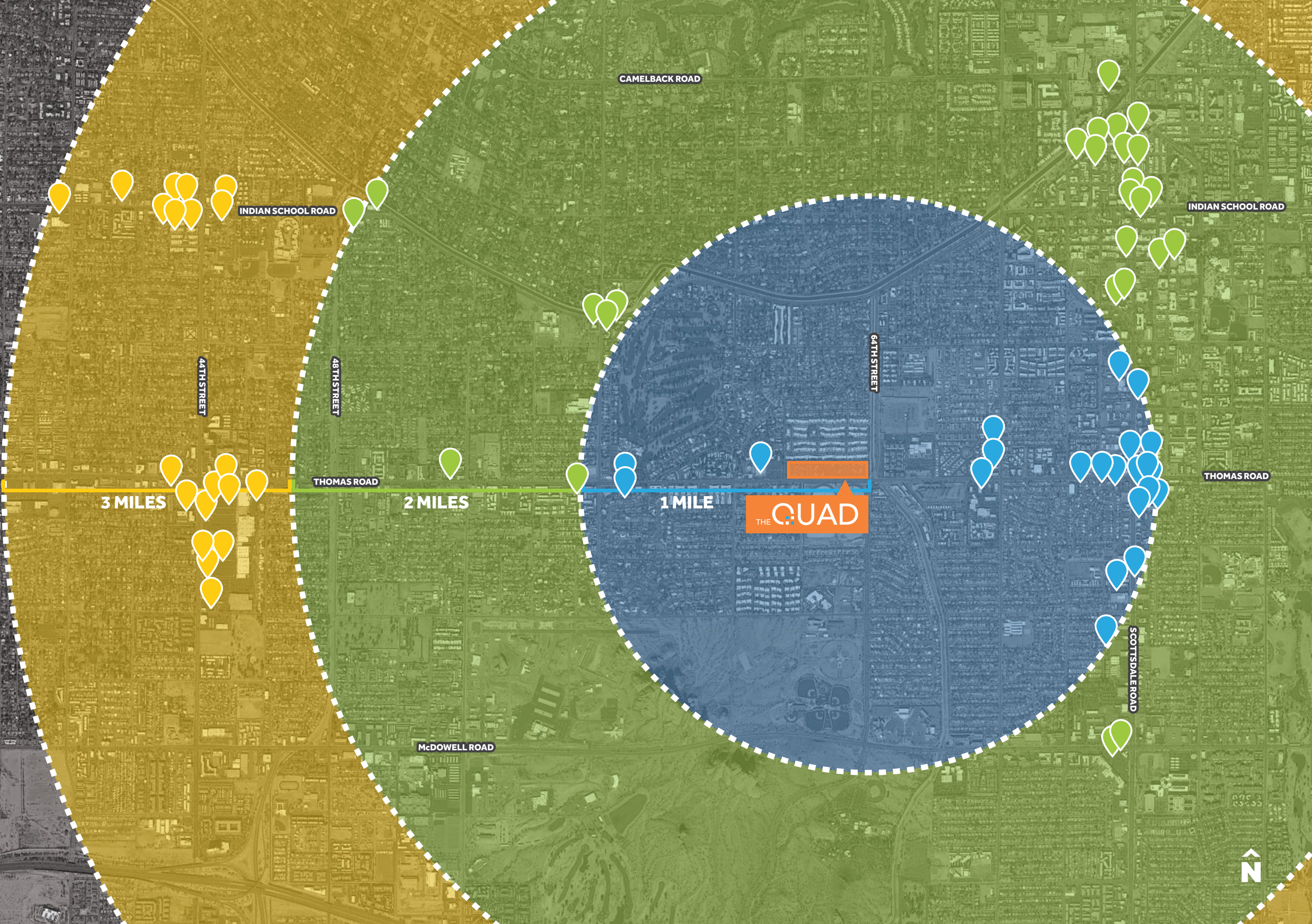


THE LINK



THE PERFECT LOCATION

Ideally located in the heart of the valley, The Quad is within minutes of Downtown Scottsdale and Downtown Tempe. The unique location allows employers to attract millennial workers that prefer to live and play in these two areas. The location is also approximately three miles from both the 101 and 202 freeways.



AMENITIES



1 MILE

- D'Lite
- Chipotle
- Jamba Juice
- Einstein Brothers
- YouFit Health
- Smashburger
- Starbucks
- Oregano's
- Subway
- LoLos Chicken & Waffles
- DeFalcos
- Wendy's
- Taco Bell
- Boston Market
- Atlas Bistro
- McDonalds
- LA Fitness
- DQ
- Bei Sushi
- Ranch House Grille
- Walgreens
- Fry's
- Tacos Jalisco
- Echo Coffee
- Burger King
- Panda Express
- Smoothie King

2 MILES

- Chop Shop
- Starbucks
- Jimmy John's
- Daily Dose
- Panera
- The Mission
- Loco Patron
- Cartel Coffee
- Breakfast Club
- Cold Beer & Cheeseburgers
- Sip Coffee & Beer House
- Goldwater Brewing Co
- Gelato Spot
- Herb Box
- Olive and Ivy
- Barrio Queen
- Sauce
- Zoes Kitchen
- AZ 88
- PF Changs
- Culinary Dropout
- Fry's
- Cowboy Ciao
- Montauk
- Diego Pops
- Grimaldi's
- RNR
- Arcadia Tavern
- OHSO Brewery
- Kitchen 56
- Di Vito's Pizza
- Zoyo
- The Great Australian Bakery

3 MILES

- The Vig
- Jimmy John's
- Starbucks
- Taco Bell
- Five Guys
- Applebees
- Chipotle
- IHOP
- McDonald's
- Raising Cane's
- Schlitzky's
- Papa Johns
- Kneaders
- Souper Salad
- Dough Bird
- Wildflower Bread Co
- Pita Jungle
- Chick Fil A
- The Attic
- Over Easy
- Rubios
- Tee Pee
- Pei Wei
- Pure Barre
- Even Stevens
- SmashBurger
- Sacks Sandwicherie
- Genuine Concepts
- Einstein Brothers
- Papago Brewing Co
- Dutch Bro's Coffee
- MOD Pizza

LEVEL OF EDUCATION
DOWNTOWN SCOTTSDALE



BACHELOR'S DEGREE

PERCENTAGE OF POPULATION BY AGE DOWNTOWN SCOTTSDALE



AGE 25-34

MULTIFAMILY DEVELOPMENT
DOWNTOWN SCOTTSDALE



1,235
MORE UNDER CONSTRUCTION

SCOTTSDALE RANKINGS



"4th Best City for Millennials"
Gogobot



"Top 10 Tech-Savvy Community"
Center for Digital Government



"Top 10 Food Cities"
Livability.com



"5th Safest City in the U.S."
Law Street Media



"Top 100 Best Places to Live"
Livability.com



"Top 20 American Thriving Cities"
Daily Beast

DEMOGRAPHICS

WHY SOUTH SCOTTSDALE

"We couldn't think of a better place to expand our world-class sales team given the deep talent pool and enormous popularity of Groupon in the area,"

– Darren Schwartz
Groupon - SVP of Sales

"Old Town Scottsdale has a lot going on that is, decidedly, not old. In fact, its food, nightlife and shopping options, as well as the many festivals that take place there, are perfect for a millennial crowd on the lookout for all things new and trendy."

– Gogobot Research

THE QUAD

ANOMALIE

PITCH the | james | agency

Acronis Opendoor

3engineering

PCA skin®

ONEDIGITAL

REMARKABLE HEALTH



THE QUAD COMMUNITY



DIVERSE TENANT ROSTER

Blurring the lines between tenant space and community space, the Quad is proud to be the home of tenants from all different industries. With regular community events and networking opportunities, the Quad continues to set the standard for a new and improved tenant community.



PITCH RESTAURANT



CANAL ACCESS



THE Q: TENANT AMENITY SPACE



GAME LAWNS



ON-SITE FITNESS CENTER WITH SHOWERS & LOCKERS

THE QUAD

The Quad offers 165,000 square feet of modern, top to bottom renovated office space. Amenities include on-site restaurant - Pitch, which opened fall '17, an on-site fitness center with showers and lockers, and The Q, a tenant amenity space equipped with state of the art audio visual equipment and a catering kitchen.





TENANT COMMUNITY



MORE THAN A PLACE TO WORK

Blur the line between tenant space and community space. Regular community events will be held to promote the interaction between tenants. Events include bocce ball tournaments, community networking and industry-focused training.



QUAD- WORKING



A COMMUNITY OF TENANTS

The myriad of outdoor spaces and community spaces encourage interaction between quads. This allows companies to develop relationships, share ideas and network.

WORKSPACE

MODERN WORKSPACE

Match the feel of your space with the culture of your office. Create an environment that will allow your company to flourish through collaboration.



THE Q



TENANT AMENITY SPACE

The Quad includes an approximately 2,300 SF tenant amenity space that is available to all tenants to hold networking or training events. The space includes state of the art audio visual equipment, a catering kitchen and bar.

RIDE YOUR BIKE TO WORK

BIKE FRIENDLY

With multiple bike parking areas, a dedicated connection to the Cross-Cut Canal multi-use pathway and excellent proximity to the additional trails, The Quad is heaven for cyclists. On-site shower facilities make it easy to freshen up and recharge after the commute.

PET FRIENDLY

In the spirit of Arizona's relaxed culture and today's blending of work & personal life, The Quad is proud to offer a pet friendly environment. Each quad has its own fenced dog park area.

...OR BRING YOUR DOG

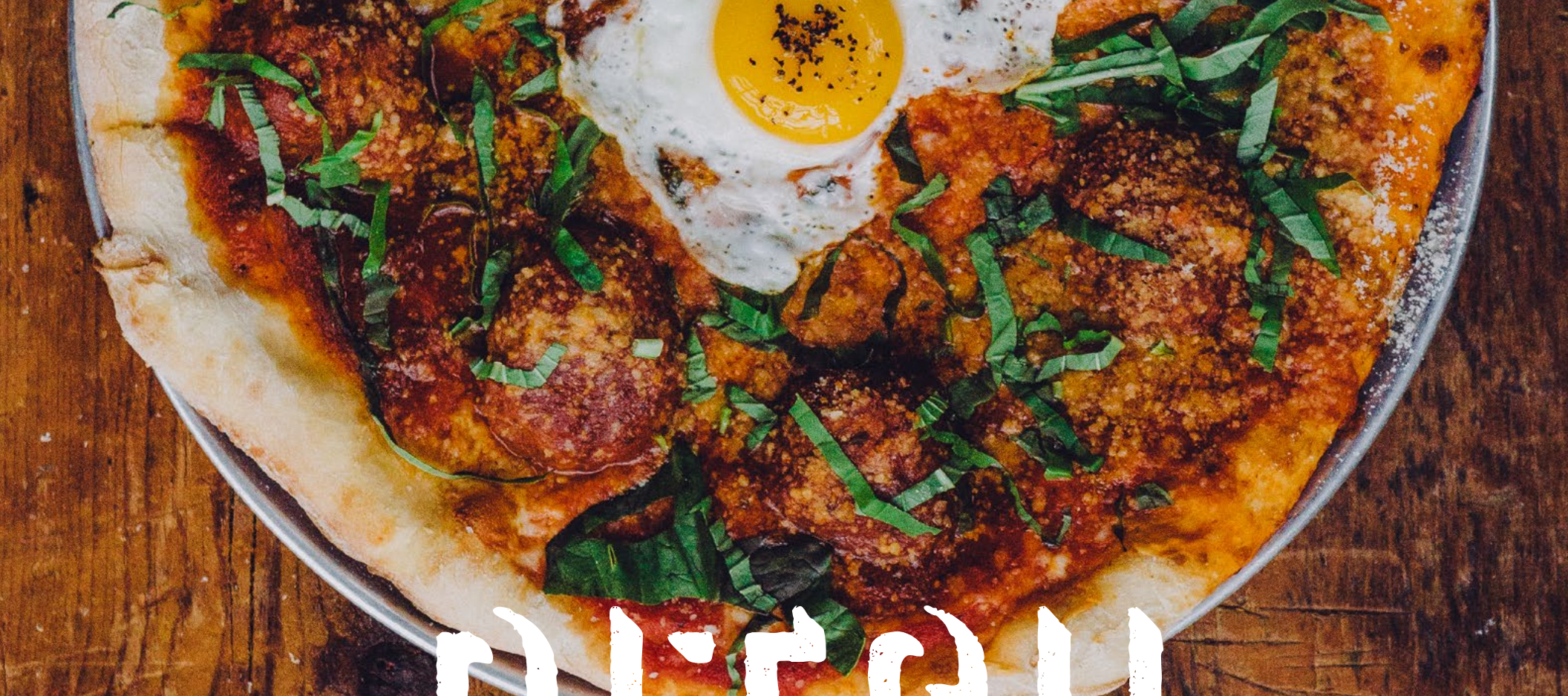




PITCH



Pitch is a full service on-site restaurant at the Quad. In addition to full service lunch and dinner, Pitch will have a coffee bar and grab & go options for both breakfast and lunch.



PITCH

Coffee



BREAKFAST

Brunch



LUNCH

Happy Hour



DINNER

Catering



FITNESS CENTER



ON-SITE FITNESS CENTER

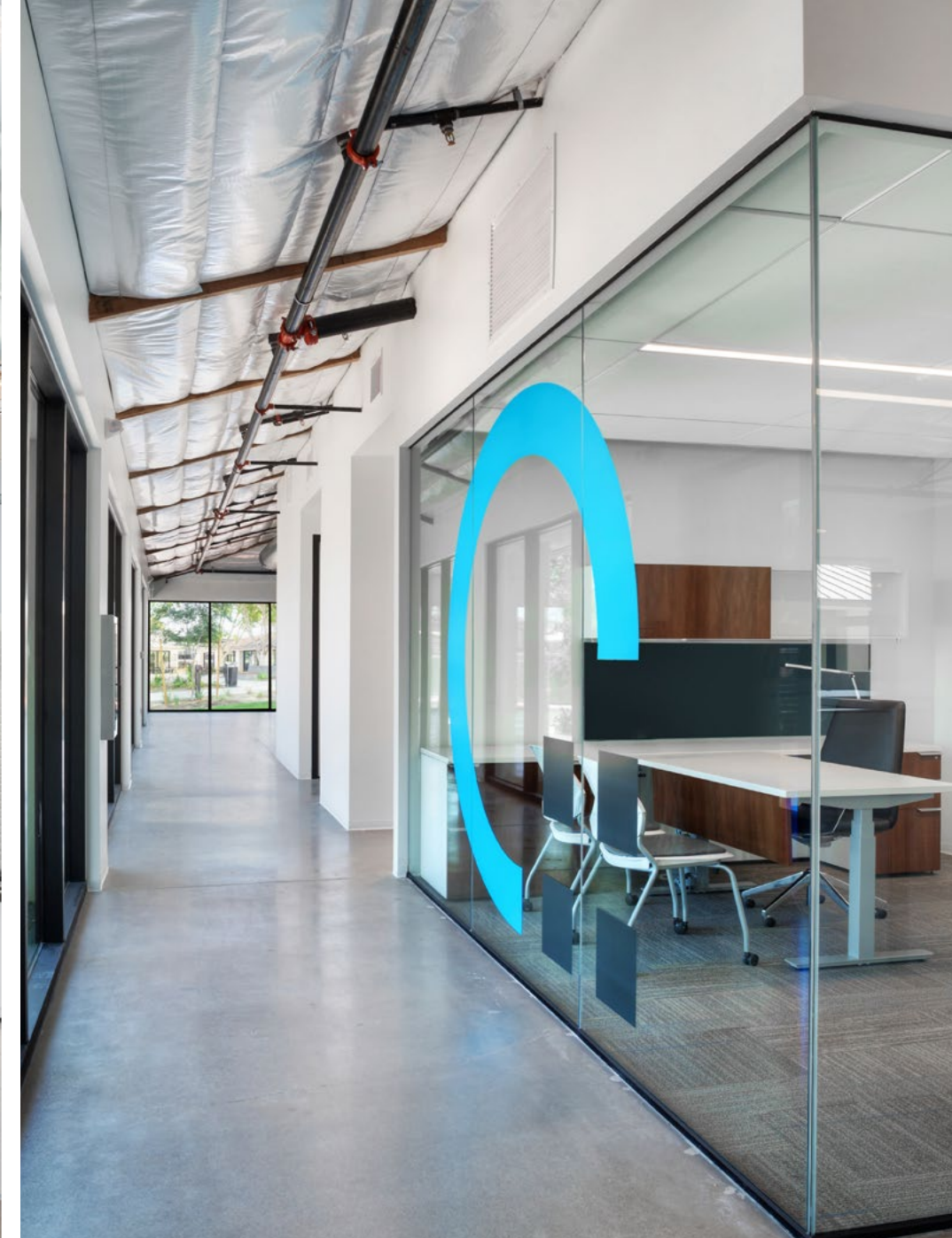
Our modern fitness center includes shower facilities.

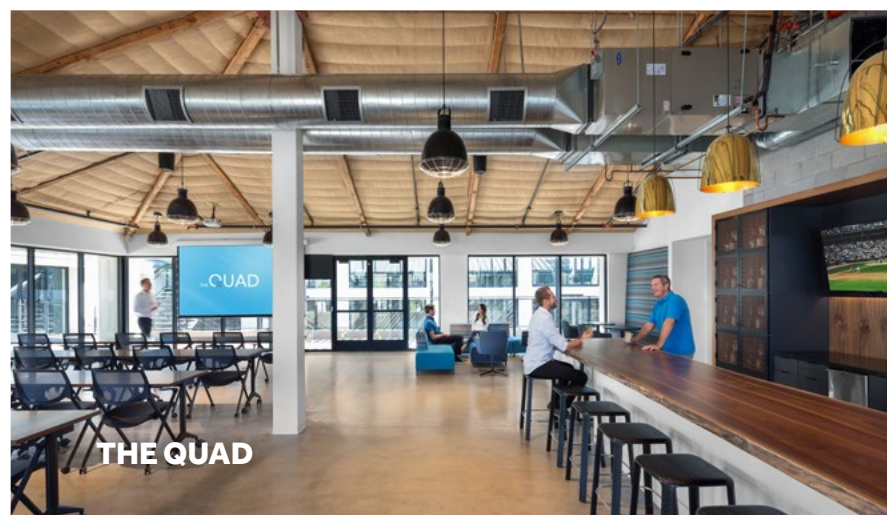
STAY CONNECTED



OUTDOOR WI-FI

Outdoor workspace won't work without wi-fi. Stay connected wherever you roam on the campus with free, high-speed wi-fi throughout the property.





CITY OFFICE PORTFOLIO

With a portfolio over 1,000,000 square feet and growing in the Arizona market, City Office REIT is one of Arizona's most prominent landlords. The large portfolio allows City Office to provide maximum flexibility and growth availability. Specifically, two sister projects within South Scottsdale, the Quad and the Square, offer one best-in-class creative office community, designed to provide tenants a superior modern experience and flexible growth options.

THE QUAD

**JOIN THE COMMUNITY.
FOR MORE INFORMATION ON THE SQUARE AND THE QUAD**

CHARLIE VON ARENTSCHILDT
602.735.5626
charlie.vona@cbre.com

SPENCER NAST
602.735.5543
spencer.nast@cbre.com

