

City of Mesa

**City-Owned
Riverview Property**

**Development
Proposals**

May 7, 2018





Riverview Property Under Consideration: Aerial Overview

- City-Owned “Soccer Field” Parcel at Riverview
- Focus on bringing a True Class-A Office Campus Environment to Mesa
- Aimed at attracting Top-Tier Corporate Tenants, creating High Quality Jobs





Proposed Developers Under Consideration



- Experienced & Capable
- Proven Track Record with significant financial backing and capabilities
- **Recent Local Projects**
 - Rio 2100 Development - Tempe
 - International Biomedical Technology Campus – Tempe – City-Owned Land

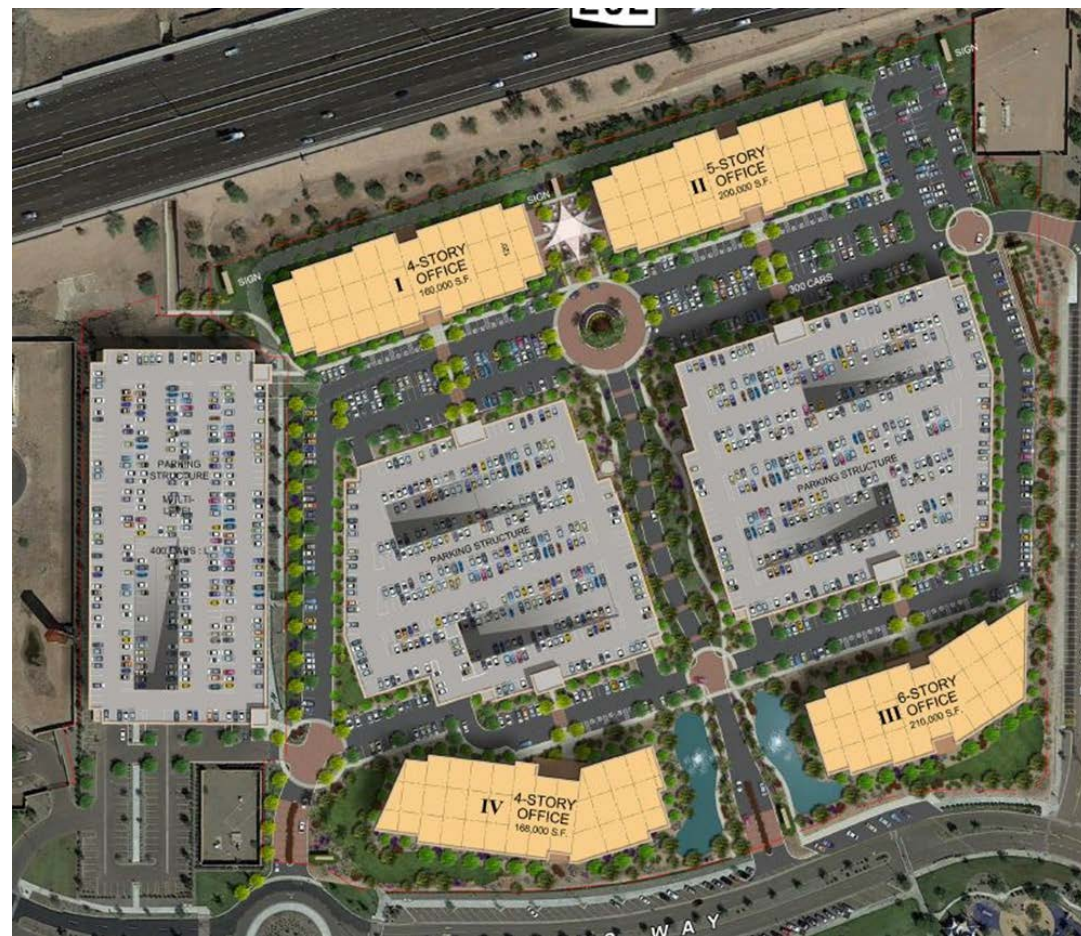


- Experienced & Capable
- Proven Track Record with significant financial backing and capabilities
- **Recent Local Projects**
 - Waypoint - Mesa
 - The Grand - Tempe
 - Broadway 101 Commerce Park - Mesa



Boyer Company Development Proposal: The Exchange – Full Buildout Overview

- **Phase I**
 - 4-Story 160,000 SF Office Building
 - Supporting Surface Parking – 4:1,000 SF
 - 3-Story 1,200+ Car Parking Garage
 - Built on City street-level parking lot
- **Phase II**
 - 5-Story 200,000 SF Office Building
- **Phase III**
 - 6-Story 210,000 SF Office Building
- **Phase IV**
 - 4-Story 168,000 SF Office Building
- Parking Garages 2 & 3 built based on Tenant Demands at Full Build-Out





Boyer Company Development Proposal: The Exchange – Conceptual Design





Lincoln Property Co. Development Proposal: The Union – Full Buildout Overview

- **Phase I – Office A**
 - 4-Story 225,000 SF Office Building
 - 5-Story 2,400 Car Parking Garage
 - Built on City street-level parking lot
- **Phase II – Office B**
 - 6-Story 337,500 SF Office Building
- **Phase III – Office C**
 - 6-Story 337,500 SF Office Building
- **Phase IV – Office D**
 - 8-Story 450,000 SF Office Building
- East Garage based on Tenant Demands at Build-Out





Lincoln Property Co. Development Proposal: **The Union – Conceptual Design**





Lincoln Property Co. Development Proposal: **The Union – Conceptual Design**





Summary & Comparison

- **The Boyer Company – The Exchange**

- 738,000 SF of Class A Office Space
 - Specifies Minimum Improvement of 150,000 SF, as per MOU
- ~3,900+ Total Parking Spaces
 - 3 Garages + Surface Parking
 - Will dedicate minimum of 1,200 Spaces to Cubs & City Use
- Completion of Phase I Office Building and Garage by no later than Feb. 2020

- **Lincoln Property Co. – The Union**

- 1,350,000 SF of Class A Office
 - Specifies Minimum Improvement of 750,000 SF, as per MOU
- 6,500 Total Parking Spaces
 - 2 Garages + Surface Parking
 - Will dedicate minimum of 1,500 Spaces to Cubs & City Use
- Completion of Phase I Office Building and Garage by no later than May 2021

Questions?