

News Release



Mark IV Capital breaks ground on new Chandler Freeway Crossing building

JLL assigned as project's exclusive leasing broker

PHOENIX, January 23, 2018 – Responding to record demand for high quality office space in Chandler, Arizona, developer Mark IV Capital has broken ground on 2625 at Chandler Freeway Crossing, a 153,370-square-foot, Class A office building within the company's 40-acre Chandler Freeway Crossing business park.

Located at 2625 W. Geronimo Place, at the southwest corner of Geronimo Place and Ellis Street, the new development totals three stories with 50,790-square-foot floor plates, high 14-foot ceilings and a collaborative roof deck for private tenant use. It also offers a 6.5/1,000 parking ratio and freeway visibility that includes building signage opportunities and a 60-foot tall, freeway-facing monument sign.

The 2625 building joins three existing buildings at the park, all fully leased to tenants including General Motors, ASML, Western Digital and VenSure Employer Services.

Managing Directors Dave Seeger, Karsten Peterson and Mark Gustin from the Phoenix office of JLL are the exclusive leasing brokers for the business park.

"We are excited to expand our footprint in the growing Chandler market through continued development at Chandler Freeway Crossing," said Mark IV Regional Manager Wren Martin. "The development of 2625 at Chandler Freeway Crossing will bring Class A, freeway frontage product to the Price Road Corridor, where space has been rapidly absorbed by an influx of large, corporate tenants."

"Chandler is one of the fastest growing urban-suburban business environments in the nation, with no signs of slowing," said Seeger. "The 100 percent occupancy of Chandler Freeway Crossing underscores that growth. The 2625 building – and future development within this park – will help alleviate that deficit, offering a premier option for businesses looking to plant a flag here."

Chandler Freeway Crossing sits on 40 acres at the intersection of the Loop 101 and Loop 202 freeways, with three completed Class A office buildings ranging from 45,000 to 170,000 square feet. The 2625 building will add an additional 153,370 square feet, bringing the park to more than 425,000 square feet. An additional building (currently referenced as Building Five), is also on the drawing board. It will total 125,000 square feet and will be developed upon successful lease-up of the 2625 building.

Chandler Freeway Crossing offers direct access to Loop 101 and Loop 202, and more than 5 million square feet of retail and restaurant space – including the 240 restaurants and retailers at Chandler Fashion Center – located within a five-mile radius of the project. Hilton, Marriott, Hampton and Homewood Suites hotels are also within one mile of Chandler Freeway Crossing. Nearby corporate neighbors include Intel, Wells Fargo, Orbital Sciences, Walgreens, Infusionsoft, Bank of America and eBay.

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About Mark IV Capital, Inc.

Mark IV Capital, Inc. is a privately held real estate firm founded in 1974. The company acquires, invests in, develops and manages commercial projects utilizing a long-term approach to deploy capital in markets where existing drivers will propel future value. Headquartered in Newport Beach, California, with



offices in Arizona, Colorado, Nevada, Texas and Northern California, Mark IV Capital's vision is to be a world-class provider of working environments for businesses. Mark IV Capital owns office, retail, medical office, and industrial properties in Arizona, Nevada, Texas, California and Colorado.

Mark IV is currently developing properties in Arizona, Nevada and Texas. For additional information, please visit www.markiv.com.

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$145 billion. At the end of the third quarter of 2017, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of over 80,000. As of September 30, 2017, LaSalle Investment Management had \$59.0 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

In Phoenix, JLL is a market leader employing more than 560 of the region's most recognized industry experts offering office, industrial and retail brokerage, tenant representation, facility and investment management, capital markets, multifamily investments and development services. In 2016, the Phoenix team completed 34 million square feet in lease and sale transactions valued at \$1.5 billion, directed \$105 million in project management and currently manages a 25.2 million-square-foot portfolio. For more news, videos and research resources on JLL, please visit www.jll.com or www.jll.com/phoenix.

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