



1300 SLR Campus



1300 South Litchfield Road Goodyear, Arizona 85338

Location Description

- One and 1/2 miles to Interstate 10 via Litchfield Road
- Five miles to the new Loop 303/I-10 Interchange
- 20 minutes to downtown Phoenix
- 30 minutes from Sky Harbor International Airport
- Located within a ± 75 acre campus plus 20 acres of expansion land
- ± 5 minutes to amenities, retail, and restaurants

Property Profile

- Approximately 240,000 SF available in multiple buildings
- Office and Industrial use
- Data Center with raised floor space available
- Adjacent to Phoenix Goodyear Airport for easy corporate jet access
- More than 1,000 uncovered parking spaces
- Rate: \$12 - \$17 PSF Fully Serviced





1300 SLR Campus

Property Highlights

- Nearly 500,000 SF across 18 different buildings
- Unique office and data center space
- Highly secured spaces known as SCIF (Sensitive Compartmented Information Facility) provide opportunities for companies involved in data centers, cyber-security, and related technology companies.
- 24-hour security
- Back-up generators
- High capacity fiber infrastructure



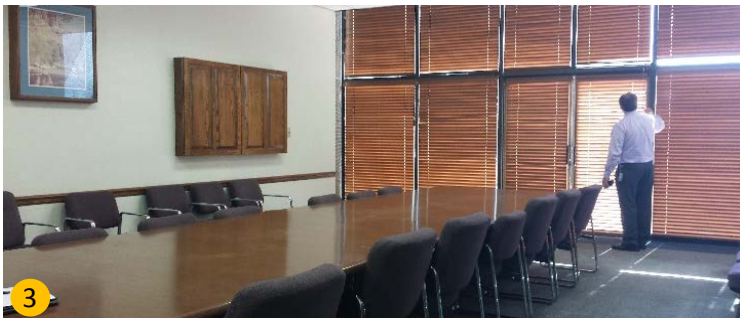
1-Campus grounds. 2-Building 50. 3-Plaza area between buildings 50 and 51. 4-Campus view of mountains. 5-Shaded plaza area. 6-Landscaping.



1300 SLR Campus

Plug and Play Option: Buildings 50 - 51

- 8' x 8' cubicles
- Private offices
- Large training rooms and conference rooms
- Kitchen facilities
- Data center space
- Back-up generator



1-8' x 8' cubicle. 2-Data center space. 3-Conference room. 4-Bright lobby space. 5-Large training room. 6-Private office space.



1300 SLR Campus

Plug and Play Option: Building 86

- 8' x 8' cubicles
- Private offices
- Large training rooms and conference rooms
- Kitchen facilities
- Data center and light industrial space



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1-Cubicle hallway. 2- Conference room. 3-Data center space. 4-Entryway. 5-Large training room. 6-Cubicle hallway.



Floor Plans: Buildings 50, 51 & 86

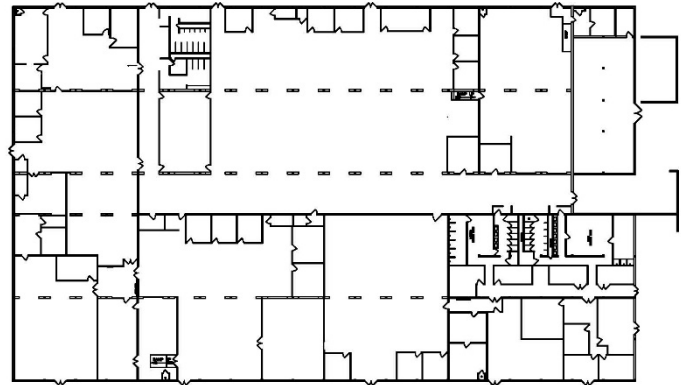
Building 50

- 30,011 net SF
- Plug and Play - furnished



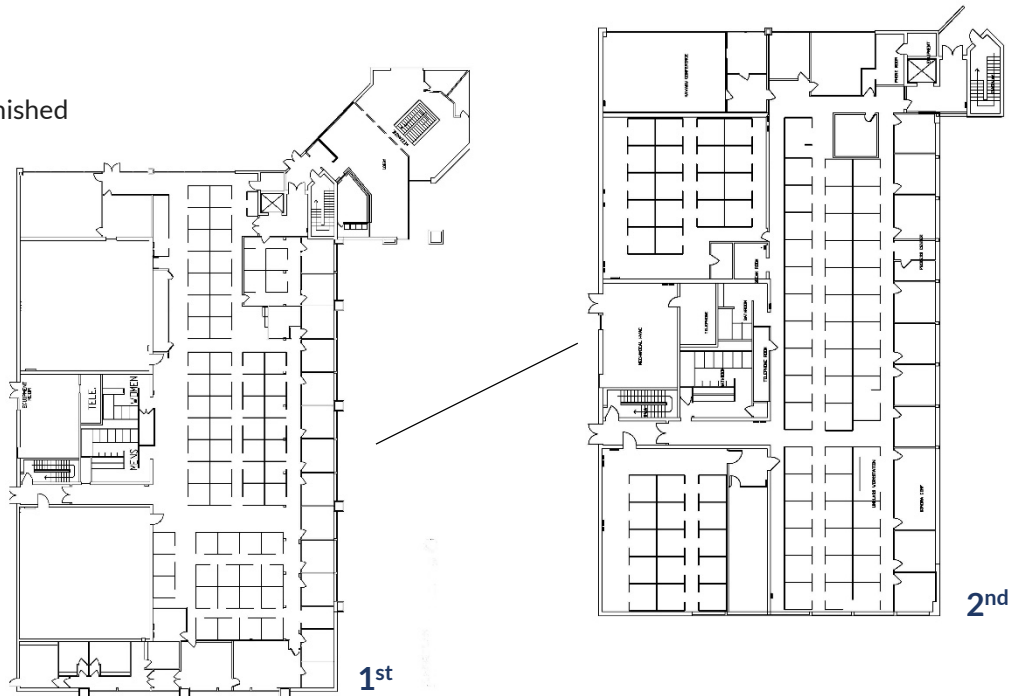
Building 86

- 53,097 net SF
- Plug and Play - furnished
- SCIF (Sensitive Compartmented Information Facility)



Building 51

- 42,790 net SF
- Plug and Play - furnished
- SCIF (Sensitive Compartmented Information Facility) - 1st Floor





1300 SLR Campus

Goodyear, Arizona

The Nation's #2 Workforce Market

Located in Metro Phoenix, the country's #2 workforce market, Goodyear is one of the fastest growing cities in the United States. Our locations, abundant land and low cost environment combine to create strategic opportunities for your business.



Lockheed Martin at 1300 S Litchfield Road

Goodyear is the 6th Fastest Growing City in the U.S.

U.S. Census

Demographics

Population: 75,393

Workforce Population: 645,912
(within 20 minute drive time)

Median Household Income: \$69,078

Total Housing Units: 28,195

Median Age: 36.7

College-Educated: 38.9%

Workforce Occupations:

- 36.7% Management, business, science, and arts
- 27.0% Sales and office
- 18.3% Service occupations
- 11.0% Production, transportation, and material moving

Professional Workers: 66.1%

Sources: Sites USA - 2015 estimates

U.S. Census, American Community Survey - 2009-13

Contact

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Area Amenities

Restaurants

- Ada's Fish Fry
- Ah-Hai Sushi & Grill
- Ah-So Sushi & Steak
- Akai Hana Sushi & Grill
- Applebee's Neighborhood Grill
- Arby's Roast Beef
- Arriba Mexican Grille
- Augie's Sports Grill
- Barro's Pizza
- Beijing Chinese Cuisine
- Bella Luna Ristorante
- Black Angus Restaurant
- Black Bear Diner
- Bruno's Pizza
- Buffalo Wild Wings
- Burger King
- Carl's Jr./Green Burrito
- Central King Eggroll
- Chick Fil-A
- Chili's Grill & Bar
- Chipotle Mexican Grill
- Church's Fried Chicken
- Clubhouse Grill
- Cracker Barrel Restaurant
- Denny's Restaurant
- Dino's Greek & Italian Grill
- El Pollo Loco
- Five Guys
- Garden Pizza
- Golden Corral
- Greek Euro Express
- Gus' New York Pizza & Bar
- Haymaker Restaurant
- Jack in the Box
- Jersey Mike's Subs
- Little Ceasars Pizza
- Macayo's Mexican Kitchen
- Majerle's Sports Grill
- Manuel's Mexican Food
- McDonald's Hamburgers
- Mimi's Café
- MOD Pizza
- Nakima Sushi Restaurant
- Native Grill & Wings
- Olive Garden Italian Restaurant

- Oregano's Pizza
- P F Chang's China Bistro
- Panda Express
- Paradise Bakery & Café
- Peter Piper Pizza
- Pita Palms
- Pizza Patron
- PT Noodles
- Ramiro's Mexican Food
- Raul & Theresa's Mexican Food
- Red Lobster
- Red Robin Gourmet Burgers
- Roman's Oasis
- Romano's Macaroni Grill
- Royal Jasmine Thai
- Rubio's Fresh Mexican Grill
- Rudy's Country Store & BBQ
- Saddle Mountain Brewing Company
- Sal's Tuscan Grill
- Schlotzky's Deli
- Senor Taco
- Subway Sandwich Shop
- Taco Bell
- Taste of Italy
- Texas Roadhouse
- Tomo Japanese Cuisine
- Waffle House Restaurant
- Wendy's
- Whataburger Restaurant
- Wildflower Bread Company
- Wok Wei Asian Cuisine
- Yan's Chinese Food

Specialty

- Ambrosia Water & Ice
- Baskin Robbins
- Cold Stone Creamery
- Dream Swirls
- Peter Piper Coffee
- Einstein Bros Bagels
- Express Donuts
- Freddy's Frozen Custard
- Frozen Monkey
- Ground Control
- Hanna's Original Italian Ice
- Nothing Bundt Cakes
- Robek's Juice & Smoothies
- Starbucks
- Sugar & Spice Coffee & Tea
- Yogurtini

Health & Fitness

- Blossom Day Spa
- Crossfit Fury
- Deja vu Med Spa
- Elysium Salon Spa
- Hand&Stone Massage/Facial
- LA Fitness
- Lavender Day Spa
- Lifetime Fitness
- Red Door Spa
- Sonny's Boxing Gym
- Unix Nails & Spa
- Vivian's Nail & Spa

Child Care

- Bel-Esprit Day School
- Estrella KinderCare
- Goddard School
- Goodyear KinderCare
- Great Beginnings Preschool
- Little Roots Academy
- Loving Care Day Care Center
- Montessori
- Primrose School
- Sunrise Preschools Inc.
- Tutor Time
- UYI Development Center
- Westside Early Headstart

Recreation/ Entertainment

- Goodyear Ballpark
- Spring Training Home of the
 - Cleveland Indians
 - Cincinnati Reds
- Phoenix International Raceway
- Palm Valley Cinemas
- Harkins Theatre (2016)
- Skate Park
- Hiking and Biking Trails
- Wigwam Resort