



HAYDEN FERRY LAKESIDE™



Planned for Hayden Ferry Lakeside

43 Acre Mixed Use Master Planned Development
Bridge-to-Bridge on Rio Salado Parkway
Tempe, Arizona

Hayden Ferry Lakeside is a sophisticated, 43-acre master planned mixed-use project on the south shore of Tempe Town Lake in downtown Tempe, Arizona.

Two office towers, two lakefront luxury condominiums, retail office lofts and a parking structure already rise above the shoreline, with blue glass and shapes reminiscent of sailing ships. At completion, the project will comprise more than five million square feet of space in Class "A" office and plaza-level restaurant and retail space, mid-rise office towers, a full-service hotel, and luxury residential condominiums.

The planned bridge-to-bridge development fronts a mile-long expanse of Tempe Town Lake shoreline on Rio Salado Parkway between the bridges at Mill Avenue and Rural Road.



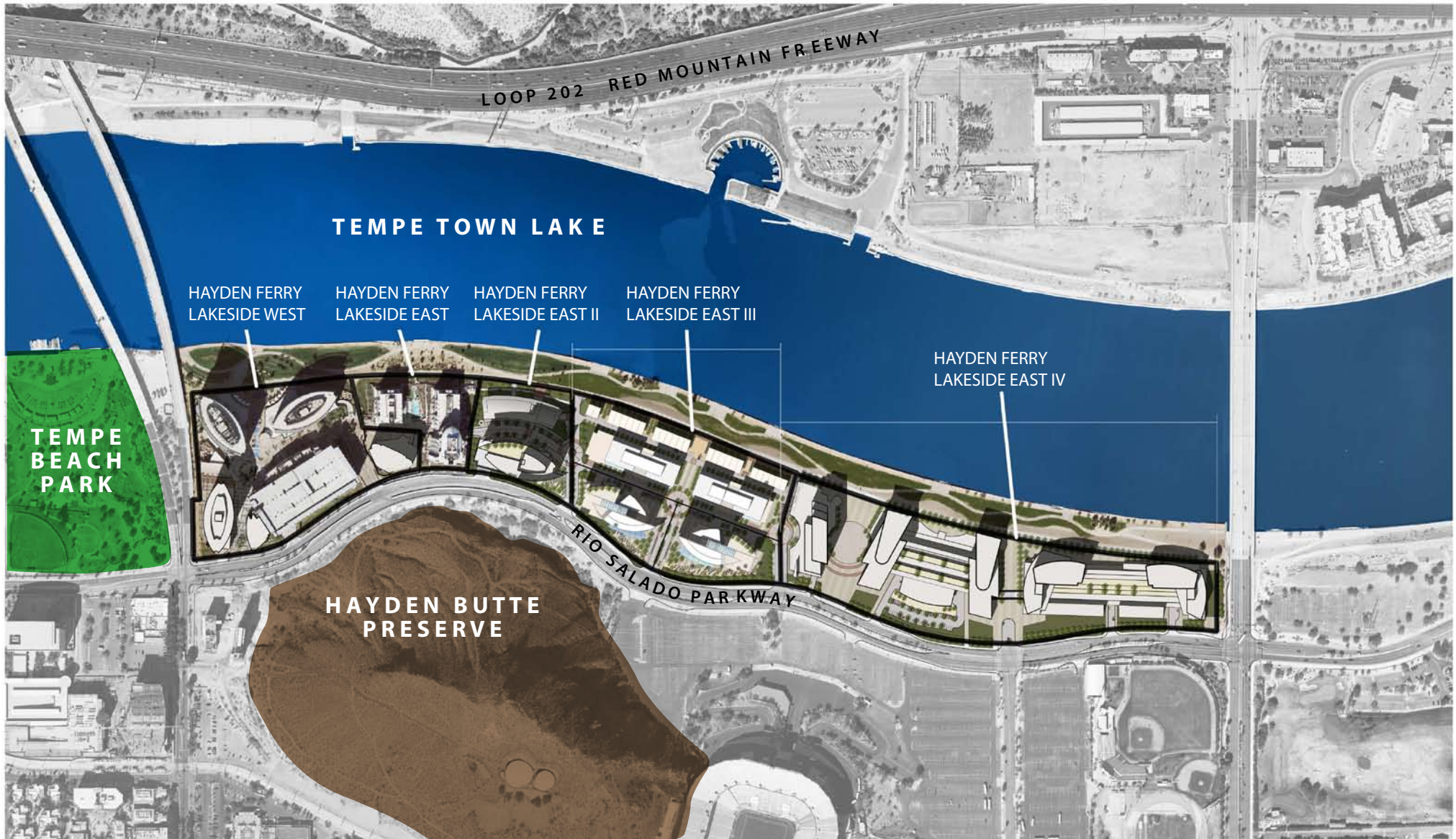
Currently at Hayden Ferry Lakeside

- Office/Retail Tower I: 8-story, 209,000 square feet
- Office/Retail Tower II: 12-story, 300,000 square feet
- Retail Office Lofts: 23,420 square feet
- Parking Garage: 10-story, 2,500 cars
- Edgewater Condominiums: 8-story tower, 40 Units
- Bridgeview Condominiums: 12 story tower, 104 Units

Award-Winning Master Plan

- Best of NAIOP, Talk of the Decade, 2009
- Best of NAIOP, Mid-/High-Rise Office Building of the Year, 2008
- PCBC Gold Nugget Award of Merit, 2007
- PCBC Gold Nugget Award of Merit, 2003
- City of Tempe Commercial/Industrial Beautification Award, 2003
- Best of NAIOP, Mid-/High-Rise Office Building of the Year, 2002



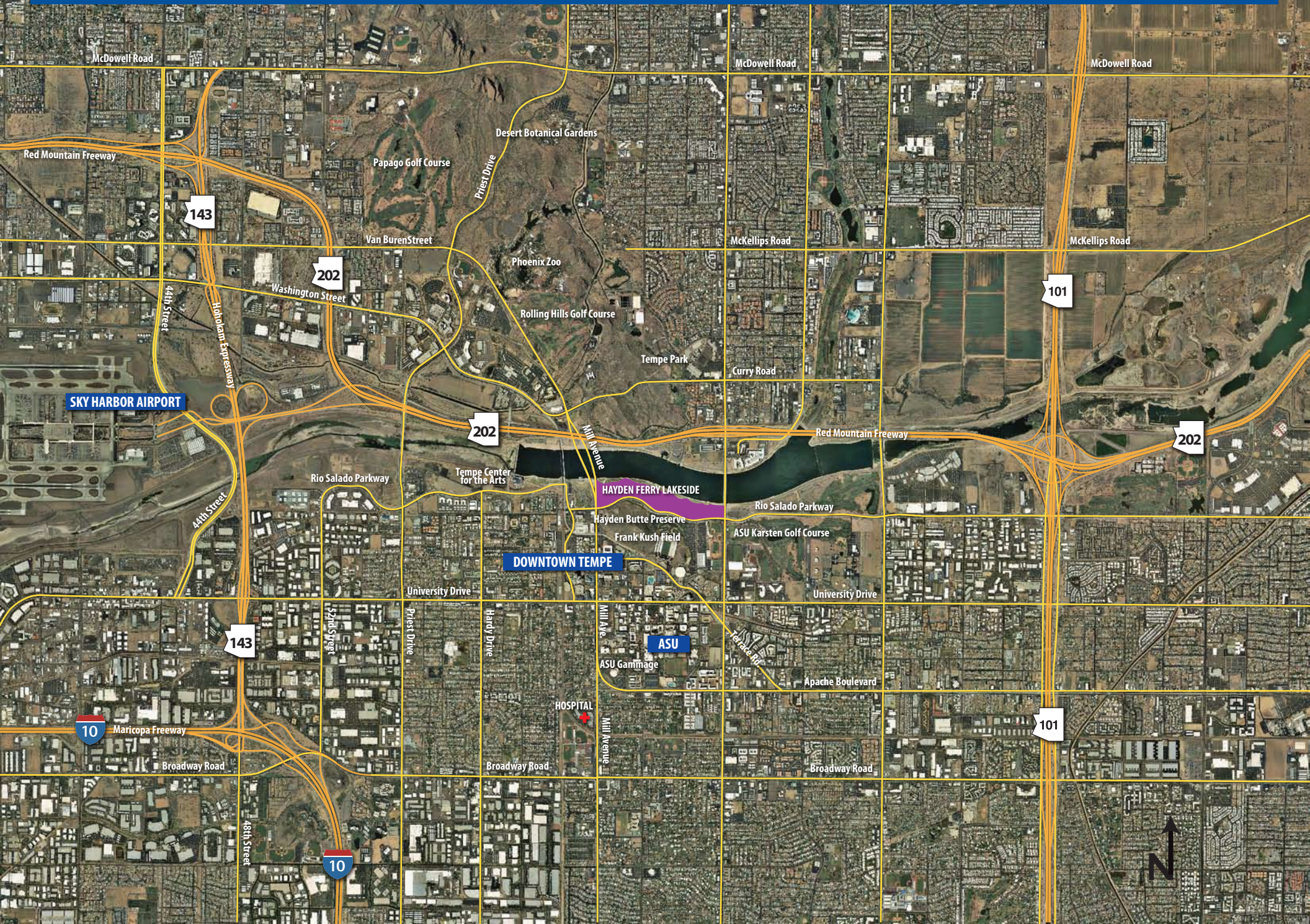


Asset	Parcel	Description	Relevant Metric	Status	Owner
HFL I Office Tower	B-1	Office/Retail - 8 Story Tower	184,831 SF - Office; 23,878 SF - Retail; Parking	Completed in 2002; Sold in 2005	Arden Realty
HFL II Office Tower	B-2	Office/Retail - 12 Story Tower	294,241 SF - Office; 19,358 SF - Retail; Parking	Completed in 2002; Sold in 2008	Sumitomo Corporation of America
HFL III	B-3/R-1	Office/Retail - 10 Story Tower	1.79 Acre Parcel	Permitted 250K SF, 11K SF Retail; Parking	Sunbelt Holdings
Parking Garage	P-1	10 Levels	2,497 Spaces	Completed in 2007	Sunbelt Holdings
Retail Office Loft	R-2	Office/Retail - 3 Story Building	16,450 SF - Office; 6,970 SF - Retail	Completed in 2007	Sunbelt Holdings
Edgewater Condos	C-1	Condos - 8 Story Tower	40 Units	Completed in 2004; Sold all 40 units	Occupant Owned
Bridgeview Condos	C-2	Condos - 12 Story Tower	104 Units	Completed in 2008; Sold in August 2009	CCS-Bridgeview, LLC (unsold units)
Hotel Land	H-1	Hotel	0.83 Acre Parcel	Sold in 2007; Proposed 4 1/2 Star Hotel	Town Lake Development Partners
HFL East II	C-2/C-3	Office/Retail	3.68 Acre Parcel	Owned Land	Sunbelt Holdings
HFL East III	A-E	Office/Condos	10.62 Acre Parcel	Owned Land	Sunbelt Holdings
HFL East IV	G-K	Office/Retail	15.16 Acre Parcel		

Note: All information in the table above is based on the 7th Amended PAD and numbers are gross square feet.

HAYDEN FERRY LAKESIDE

AREA MAP



SKY HARBOR AIRPORT

DOWNTOWN TEMPE

HAYDEN FERRY LAKESIDE

ASU

HOSPITAL



HAYDEN FERRY LAKESIDE

NEARBY AMENITIES



HAYDEN FERRY LAKESIDE

CONTACT INFORMATION

For Information Contact:

SUNBELT HOLDINGS

Heidi Kimball

480.905.0770

HKimball@SunbeltHoldings.com

Website:

www.SunbeltHoldings.com

Direct Link:

[http://www.sunbeltholdings.com/
Pages/hayden_ferry.html](http://www.sunbeltholdings.com/Pages/hayden_ferry.html)

