

arizona design center
unique + exclusive since 1968



REFRESH

INTRODUCING THE ARIZONA DESIGN CENTER

Known nationally as the Southwest's premier center for home decor, the Arizona Design Center (ADC) represents hundreds of leading manufacturers dedicated to offering the very best in corporate and residential interior furnishings. An enduring presence in the design industry, the ADC is celebrating nearly four decades of service as the leading to-the-trade shopping destination of the U.S. Southwest.

One of the country's most lavish communities, Scottsdale's shopping district was built from the ground up to service only the most elegant lifestyles. Now showcasing a myriad of sumptuous furnishings from around the globe on its handsome historic campus, the ADC provides exclusive furniture, case goods, art and accessories to the region's design community. The center has also become an important nexus for the area's creative professionals, hosting seminars, art exhibits, student showcases and business expos that bring our designers precious exposure to the larger universe.



VISION FOR EXCELLENCE

The Arizona Design Center strives to fulfill a grand vision: to offer a full-service design destination facility for our tenants and their clients. The ADC caters to Phoenix's population growth and increasing demand for exclusive, high-end furnishings and design. An open-air, 197,000 square-foot limited access building, the ADC has a spectacular 7,000 square-foot atrium lobby ideal for hosting special events. Centrally located within the heart of Scottsdale, the ADC services the trade in Arizona, New Mexico and Nevada and is an invaluable source of inspiration for architects, decorators and designers. Seasonal visitors and residents from the Midwest and Northeast also look to the ADC as a resource for their home decor needs.

The Arizona Design Center is a luxury showcase dedicated to providing the most comprehensive and unique selection of decorative products available. Unique synergies between tenants and designers further solidify the ADC as the Southwest's premier design destination. The building's high-profile space allows tenants to compete more effectively, provide superior service to their clients and capture more business.

As the dynamic new source for consumer goods in the Southwest, The Arizona Design Center is unmatched in convenience and professionalism, making it no surprise that leading manufacturers and designers alike consider operating within the ADC an essential part of their overall business. The ADC prides itself in offering tenants and designers a place to gather, collaborate, and to be surrounded by the best in corporate and residential interior furnishings.



SCOTTSDALE: THE BEVERLY HILLS OF THE SOUTHWEST

Referred to as the “Beverly Hills of the Southwest,” Scottsdale is home to one of the nation’s most stylish and upscale communities—the epitome of luxury lifestyle, taste and elegance. According to Money magazine, Scottsdale ranks as the 7th most livable city in the United States, a testament to its outstanding quality of life. The greater Phoenix area is one of the capitals of the housing industry and ranks first in starts—twice the national average—steadily growing to become the United States’ fifth largest city.

Today, Scottsdale, metro Phoenix’s fourth largest city with a population of more than 238,000—a remarkable 5.2% increase over the previous year—is an economic powerhouse with plenty of purchasing power. With household incomes rising 45% higher than surrounding cities, Scottsdale leads the area in terms of new construction. Scottsdale’s estimated median household income during 2006 was \$82,286—a figure that is 20% higher than the national average.

Projected developments throughout Scottsdale total in at upwards of \$1.2 billion for commercial, hospitality and residential combined—and these projects are expected to be completed within the next three years. Numbers don’t lie; with so much new development on the horizon, vendors and suppliers are jockeying to capitalize on the lifestyle and products necessary to support this booming community.



OUR NEIGHBORHOOD

The Arizona Design Center is tucked within one of Scottsdale's most exclusive enclaves, a place where elegant lifestyles, a relaxed atmosphere and stunning residences are de rigueur. World-class resorts, fine-dining restaurants, golf courses and numerous other amenities are within a short distance of Riverwalk Arizona and the Arizona Design Center.

ADC Area Restaurants

- | | |
|-------------------------------|------------------------------|
| 1 Ajo Al's | 24 Nello's Pizza |
| 2 Applebees | 25 Nothing But Noodles |
| 3 Bamboo Club | 26 Oc Seven |
| 4 Bloom | 27 Oriental Garden & Sushi |
| 5 Blue Wasabi | 28 Other Place |
| 6 Buster's | 29 Pinon Grill |
| 7 California Pizza Kitchen | 30 Quilted Bear |
| 8 Charthouse | 31 Rancho Pino51 Razz's |
| 9 Chilis | 32 Remington's |
| 10 Claim Jumper | 33 Roys Restaurant |
| 11 Flemings Steakhouse | 34 Ruth Chris |
| 12 Garduno's | 35 Sams Cafe |
| 13 Good Egg | 36 Sushi On Shea |
| 14 Hiro Sushi | 37 Swaddee Thai Cuisine |
| 15 Houstons Steakhouse | 38 Taneko Tavern |
| 16 Le Peep | 39 Tapino Kitchen & Wine Bar |
| 17 Leccabaffi | 40 Thaipoon |
| 18 Macaroni Grill | 41 Tiramisu Ristorante |
| 19 Mancuso's Northern Italian | 42 Un Bacio Ristoranti |
| 20 Marble Slab Creamery | 43 Veneto Trattoria |
| 21 Melting Pot | 44 Village Inn |
| 22 Mimis Cafe | 45 Five & Dinner |
| 23 Moriah-a | 46 Razz's |



ABOUT THE DEVELOPER

The Alter Group is a national corporate real estate development firm made up of five vertically integrated affiliate companies. The firm is a national portfolio developer of large business parks. In its capacity as an owner, The Alter Group provides turnkey development, tenant-improvement and property-management services.

The Arizona Design Center is situated within one of The Alter Group's marquee mixed-use developments—Riverwalk Arizona—which occupies a high-visibility locale and incorporates a panoramic water feature. Spread across 187 acres of prime land owned by the Salt River Pima-Maricopa Community, Riverwalk Arizona is one of the nation's largest developments on Native American land in existence. Once fully developed, Riverwalk Arizona will yield an estimated 2,000,000 square feet of brand-new corporate office and retail space, as well as generate up to 15,000 jobs.



10 TAKE-A-WAYS ABOUT THE ARIZONA DESIGN CENTER & ITS PLACE IN THE SUN

- 1 The ADC offers a unique 142,000 square foot, open-air complex showcased by a spectacular 7,000 square foot air conditioned atrium entryway. The open-air facility provides stunning panoramic desert views. Interiors boast 15-foot ceilings and exterior grounds display lush landscaped courtyards. Covered parking is also available.
- 2 Immediate freeway access to Loop 101 via two full diamond interchanges (Indian Bend and Via de Ventura) provides easy access to the greater Metropolitan Phoenix area.
- 3 The ADC is minutes from Sky Harbor International Airport—one the busiest single runway facilities in the nation with approximately 200,000 takeoffs and landings a year. Approximately 42 million passengers a year travel through this airport.
- 4 More than 80 resorts and hotels with a combined total of more than 15,500 rooms and over 25 day spas currently operate in Scottsdale, with an estimated \$300 million in additional hospitality projects expected to be completed by 2010.
- 5 Scottsdale's reputation as a resort destination is world renowned. But perhaps less familiar is the extraordinary business community that exists here. In fact, many corporate leaders who have vacationed here have discovered a thriving business community and a lifestyle ideal for success.

Continued...



10 TAKE-A-WAYS ABOUT THE ARIZONA DESIGN CENTER & ITS PLACE IN THE SUN

- 6 Over 10.1 million square feet of retail space is currently under construction in metro Phoenix and an anticipated 7.8 million square feet of industrial space will be built in 2008.
- 7 With Phoenix's retail sales projected to grow by 25% over the next five years—a rate much faster than the national average—the expanded ADC is sized to serve interior designers more effectively.
- 8 Home furnishings sales grew from \$326.4 million in 2001 to a peak of \$393.0 million in 2005, with sales in 2006 of \$384.1 million. Sales in the home furnishings categories have grown an annualized rate of 3.3%.
- 9 Approximately 7.7 million visitors are hosted annually in Scottsdale with an economic impact of upwards of \$3.5 billion.
- 10 Between 2005 and 2020, the City of Scottsdale will increase by over 51,000 jobs to nearly 233,000 jobs. This equates to an annual growth rate of 1.67%.



NOW





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7350 North Dobson Road
Scottsdale, AZ 85256
Monday – Friday, 9:00 AM to 5:00 PM

For information about showroom leasing opportunities,
please contact Kurt Rosene, Senior Vice President, The Alter Group
at (480) 302-6600 or visit RiverwalkArizona.com.

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[SPACES TO LEASE]

The Arizona Design Center offers approximately 197,000 SF of stylish home-design showrooms tucked in one of the country's premier residential and vacation destinations.

- Single-story, Class A showroom building
- Approximately 56,000 SF of newly added showroom space
- Building specifically designed for showroom use
- On-site, leading-edge conference center
- Approximately 7,000 SF air-conditioned atrium entryway
- Full-time receptionist
- Free WiFi services throughout
- Covered parking available
- 15-foot ceilings
- Heavily landscaped courtyards
- Located within Riverwalk Arizona, a fully contained business park with a dramatic water feature and open spaces. Riverwalk will contain 1,500,000 SF of multi-and single-story office space and 600,000 SF of retail
- Excellent building visibility from the Loop 101 Freeway



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[SHOWROOM GUIDE]

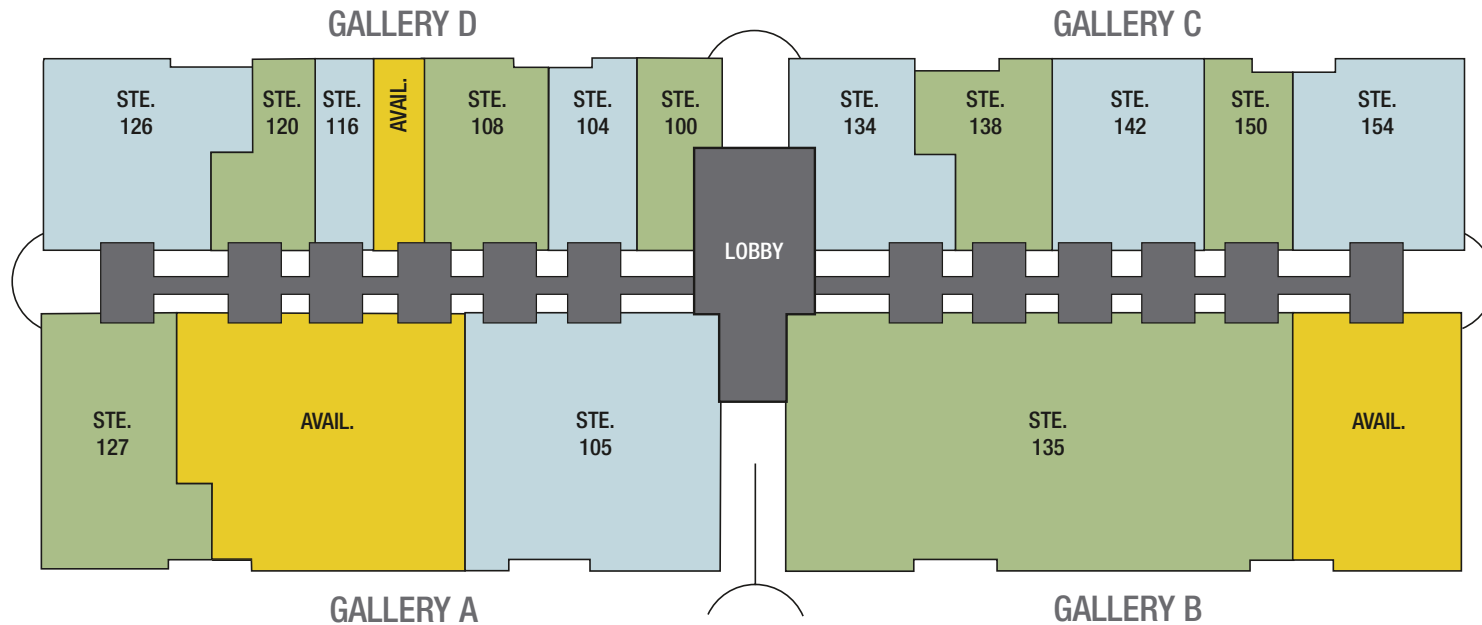
The Arizona Design Center showcases the Southwest's most comprehensive and unique collections of exclusive furniture; case goods; configurable office and entertainment solutions; antiques; accessories; home accents; lighting; decorative fabrics and leathers; rugs and carpeting; window treatments; wall coverings; objects d'art; upholstery; flooring solutions; fine art; custom framing and art conservation; and outdoor furniture. Current showrooms include:

Showroom	Suite	Phone
Alexander · Sinclair	126	(480) 423-8000
Century Design Showroom	154	(480) 362-1832
David E. Adler, Inc.	108	(480) 513-3200
Dean-Warren	135	(480) 990-9233
Floors	138	(480) 970-1892
Fremarc Designs	150	(480) 362-1474
Horizon Art	127	(480) 949-1990
Inside/Out®	134	(480) 994-1060
Kravet and Lee Jofa	142	(480) 994-3900
McNamara & Hirschman	105	(480) 874-0707
Pacific Resource Group, L.L.C.	120	(480) 905-6953
Pindler & Pindler, Inc.	104	(480) 874-0744
Trappings	100	(480) 941-1334
W.F. Carter & Associates	116	(480) 838-1877



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[SHOWROOM GUIDE]



Gallery A Showrooms		Gallery C Showrooms	
■ 127	8,885 RSF	■ 134	6,241 RSF
■ AVAIL.	17,020 RSF	■ 138	5,003 RSF
■ 105	15,361 RSF	■ 142	6,936 RSF
■ 135	30,903 RSF	■ 150	4,160 RSF
■ AVAIL.	10,278 RSF	■ 154	7,206 RSF
Gallery B Showrooms		Gallery D Showrooms	
■ 126	8,366 RSF	■ 106	5,701 RSF
■ 120	3,696 RSF	■ 104	3,777 RSF
■ 116	2,674 RSF	■ 100	3,337 RSF
■ AVAIL.	2,312 RSF		