

LGE Design Build Current
Entertainment & Retail Developments
ARIZONA



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dated December 15, 2015
Design Build by LGE Corporation



About LGE

Baseline & Lakeshore Site Plan & Preliminary Renderings

Heritage Marketplace Site Plan & Information

The Colony Site Plan & Information

New Retail Development Spotlights

LGE Awards



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LGE

DESIGN GROUP

ABOUT LGE

LGE Design Build is a full service design / build general contractor based in Phoenix, Arizona. Since 1994, LGE has built a solid reputation as one of Arizona's Top Design Build firms and has constructed over 800 projects totaling over 18 million square feet.

LGE coordinates all design / build aspects on its projects from site selection to preliminary design and engineered drawings, all the way through completion of construction. LGE ensures its projects excel in design, budget and timely completion. LGE has won several industry awards and most recently won 2014 Best of NAIOP LEED Certified Project for Garmin International and in 2012 Top Healthcare project by RED Awards for Adelante Healthcare Mesa, Top Industrial Build to Suit by NAIOP for Fedex North Phoenix, and Top Retail project by Red Awards for Scottsdale Entertainment District.

LGE Design Group, LGE's in-house architectural design firm, was founded in 2014 to further reinforce the "Design Build" mission of the company. With the addition of this new architectural firm as part of the LGE family, the overall process for our clients has been further simplified and perfected. Day to day collaboration with the bidding, pre-construction, and construction teams, allows LGE Design Group to build upon the strong client relationships that LGE is famous for by further improving all facets of the process.

In 2014, LGE also added the David R. Sellers Foundation to its family of companies. The David R. Sellers Foundation in partnership with LGE Design Build has been focused on making a positive impact in the community by helping to support organizations that are dedicated to improving the lives of children. Some of these organizations include Child Help, Wordly Kids, St. Jude Children's Research, Adelante Healthcare, Worldly Kids, Crockett Elementary School, Arizona Cancer Foundation for Children and Children First Academy.



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VICINITY MAP - OPTION 2

Tempe, Arizona
2015.12.03

Lake Country Village



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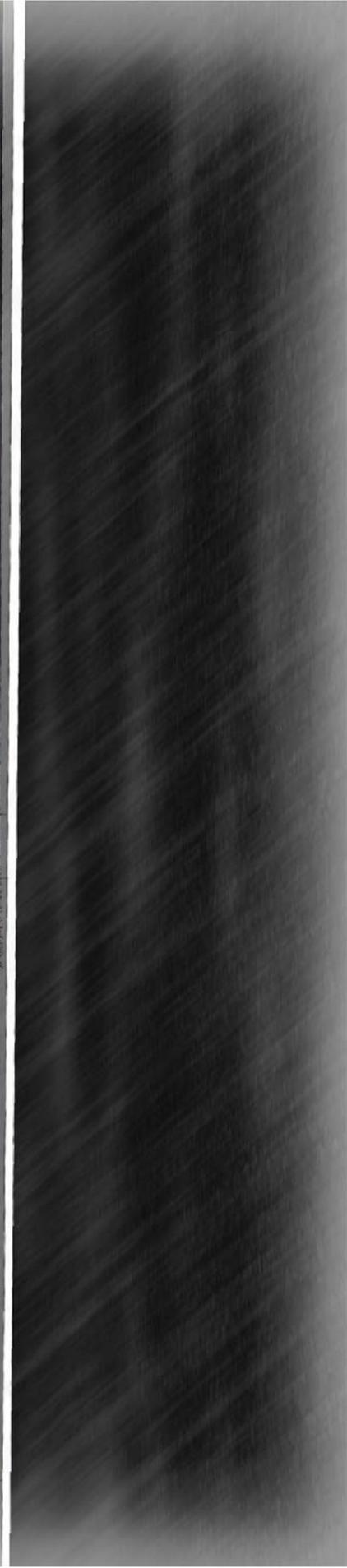
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SITE PLAN - RETAIL AND MULTI-FAMILY

Tempe, Arizona
2015.12.03

Lake Country Village

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TEMPE ARIZONA

BRICK & WEST
DESIGN



TEMPE ARIZONA

BRICK & WEST
DESIGN



TEMPE ARIZONA

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DESIGN



TEMPE ARIZONA

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DESIGN





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VICINITY MAP

Gilbert, Arizona
2015 . 12 . 14

Downtown Gilbert

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QUEEN



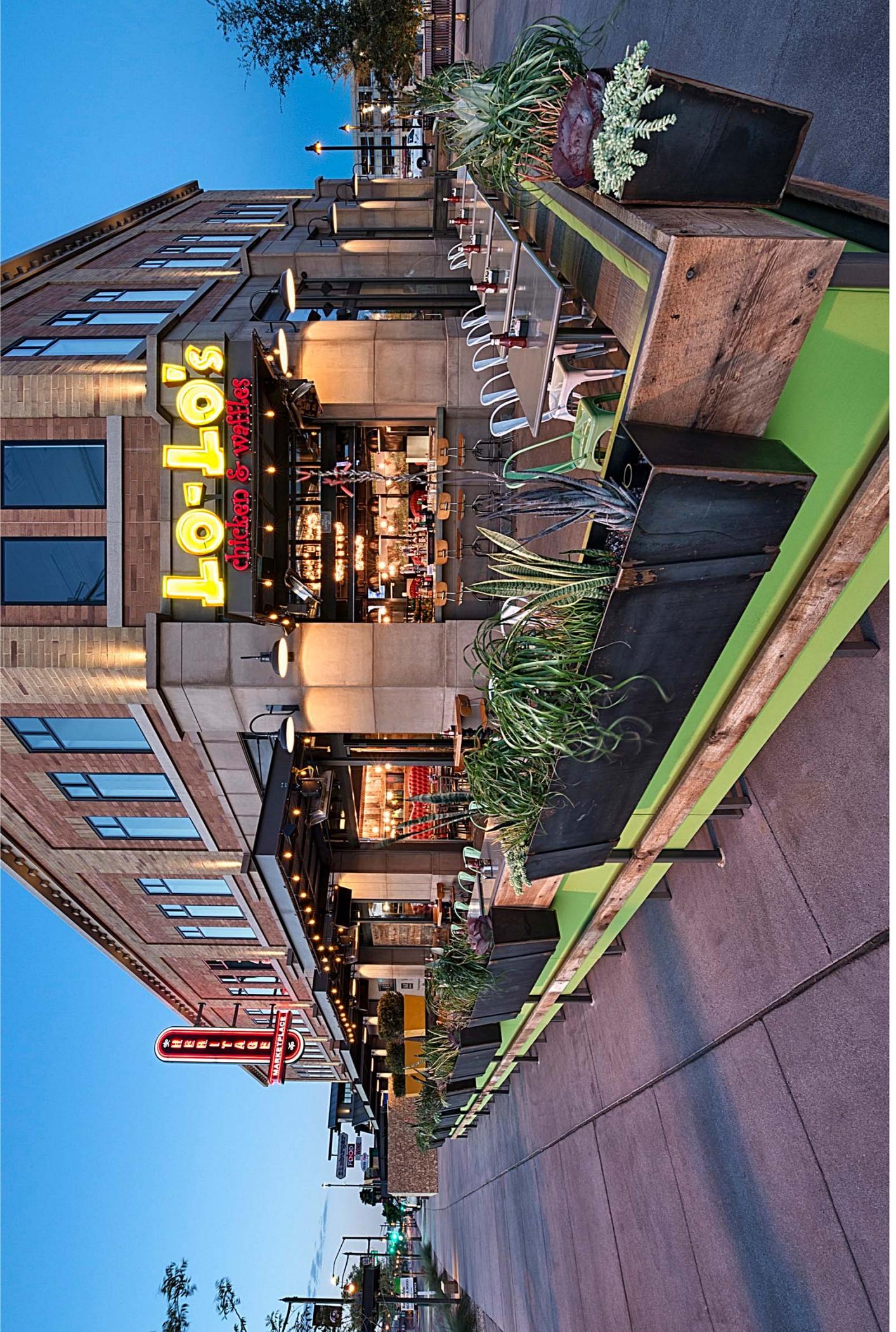
BARRIO

388

Los Pasa Pasa

SPEED LIMIT 25
YOUR SPEED





Lo-Lo's
chicken & waffles

HERITAGE
MARKET PLACE

FOOD





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DESIGN BUILD

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RENDERING VIEW - BUILDING 4

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Gilbert, Arizona
2015 - 10 - 01

HERITAGE
MARKETPLACE

Clever Koi at

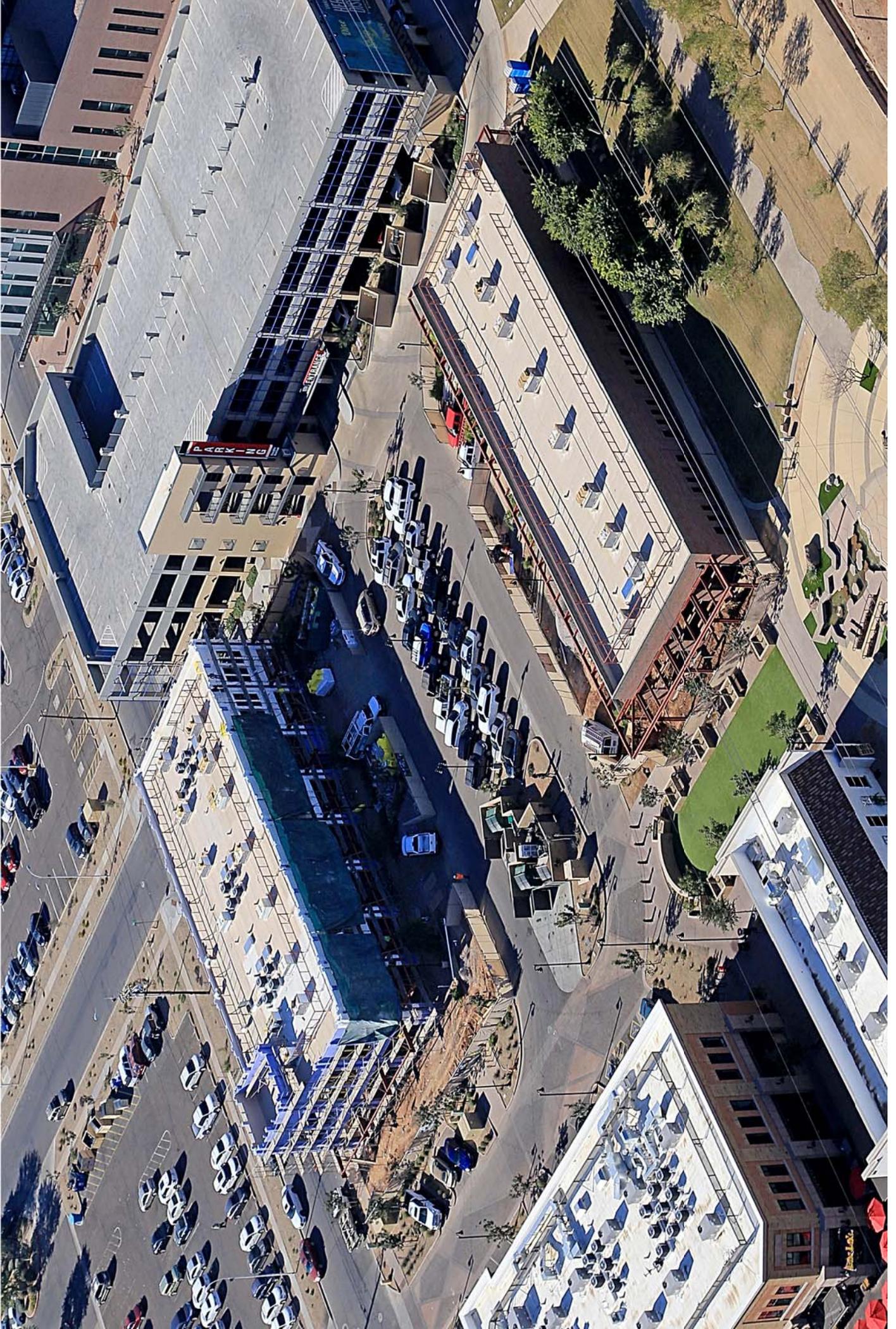


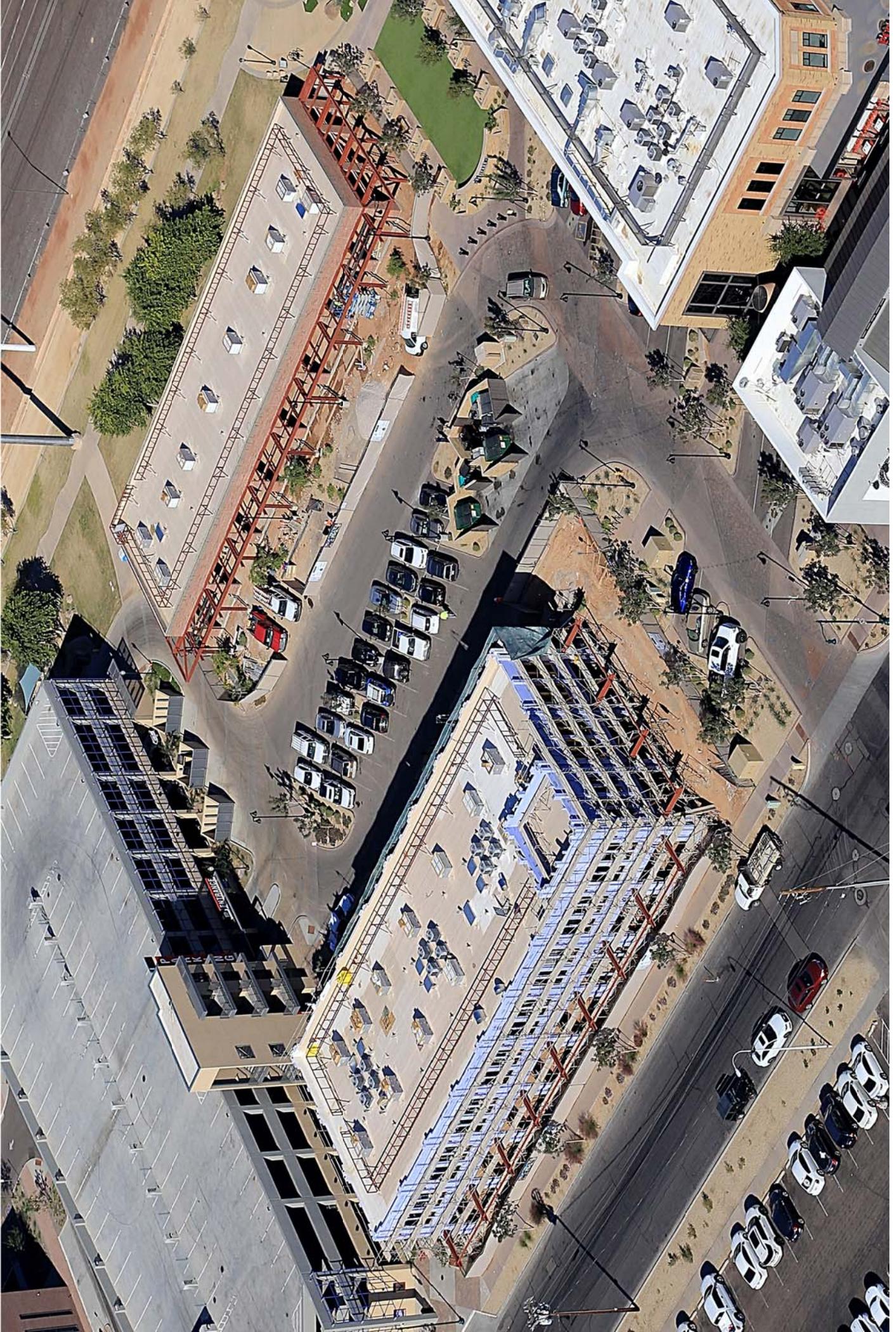
RENDERING - BUILDING 5

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2015 - 04 - 01



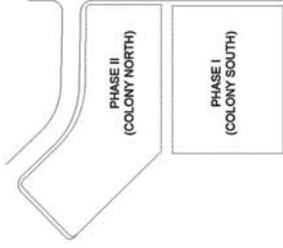






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PHASING KEY



PHASE II - COLONY NORTH
 SITE AREA: +/- 59,741 SF. (1.37 AC.)
 EXISTING ZONING: C-2, R-5
 PROPOSED ZONING: C-2, P-1
 TOTAL BUILDING AREA: 6,646 SF.
 LOT COVERAGE: 14.47%
 TOTAL PARKING ON SITE: 89 SPACES

PHASE I - COLONY SOUTH
 SITE AREA: +/- 59,666 SF. (1.25 AC.)
 ZONING: C-2
 TOTAL BUILDING AREA: 14,355 SF.
 1ST FLOOR: 12,355 SF.
 2ND FLOOR: 1,980 SF.
 LOT COVERAGE: 22.56%
 TOTAL PARKING ON SITE: 89 SPACES

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SITE PLAN

Phoenix, Arizona
 2015 . 07 . 16



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Phoenix, Arizona
2015 . 09 . 09



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RENDERING VIEW

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Phoenix, Arizona
2015 . 09 . 09

LGE DESIGNGROUP

RENDERING VIEW

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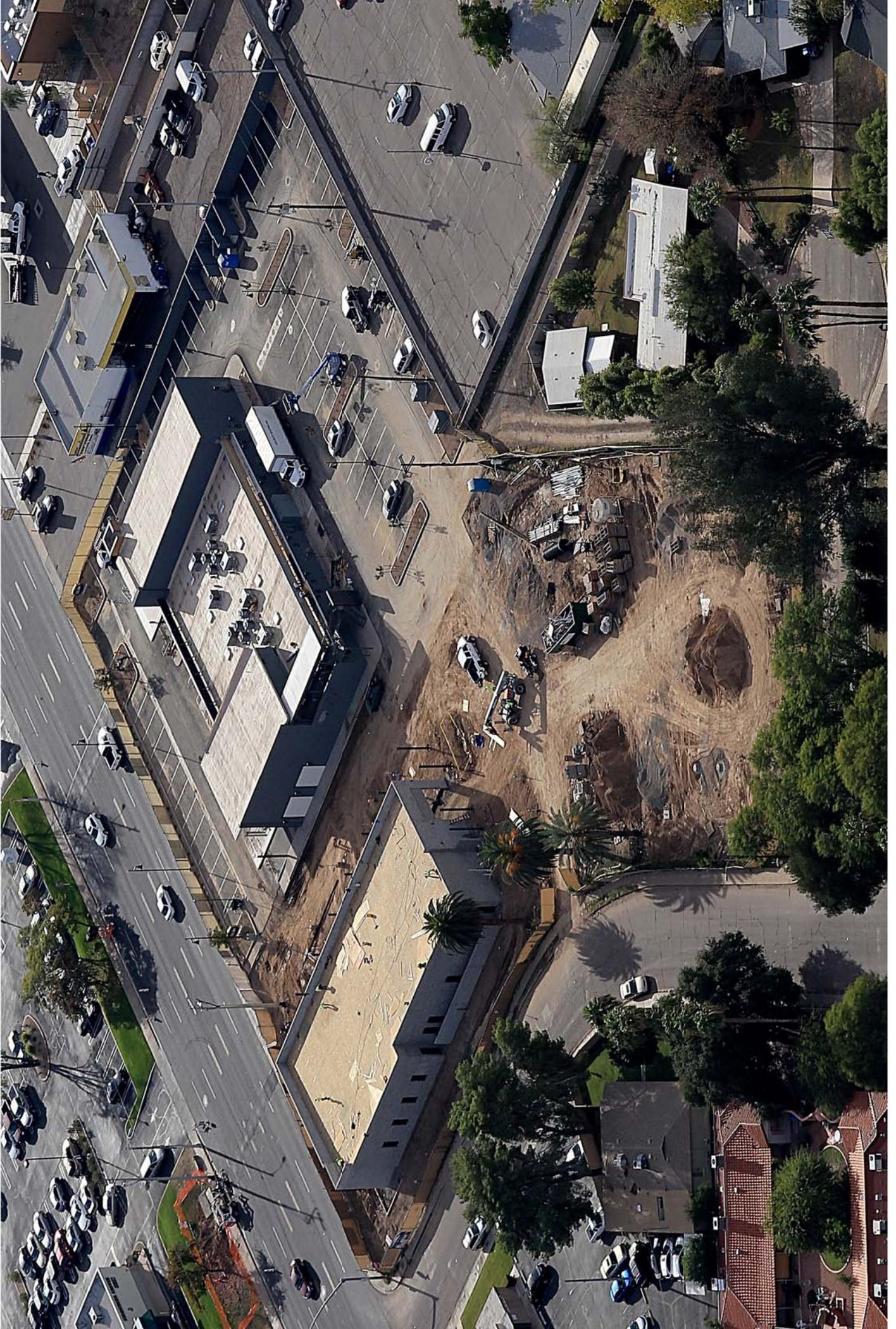
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Phoenix, Arizona
2015 . 09 . 09



RENDERING VIEW
This artist rendering is for conceptual design only and should not be referred to as a construction document.







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Heritage Marketplace - Phase I



Gilbert, AZ



Heritage Marketplace at full build out will include over 75,000 SF of mixed use office, retail and restaurant space located in the Heritage District in Gilbert, AZ. Phase I includes (3) buildings totaling over 31,000 SF. Tenants include Zinburger, Lolo's Chicken & Waffles, Pomo Pizzeria, Barrio Queen, Peterson's Ice Cream and Osteria Virtu. Phase I completion is slated for 3rd quarter of 2014.



roles
Design Build General Contractor: LGE Design Build
Architect: Cawley Architects / AV3 Design

completed
September 2014

project owner
MD Heritage, LLC

references
Mike Anderson, MD Heritage, LLC | (402) 304-9593

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Heritage Marketplace - Phase 2

Gilbert, AZ



Heritage Marketplace at full build out will include over 75,000 SF of mixed use office, retail and restaurant space located in the Heritage District in Gilbert, AZ. Phase 2 includes (2) buildings totaling over 31,000 SF. Tenants include Sushi Brokers, Clever Koi, Farm and Craft, Tuft and Needle and more. Phase 2 completion is slated for 2nd quarter of 2016.

roles

Design Build General Contractor: LGE Design Build
Architect: Cawley Architects / AV3 Design / LGE Design Group

completed
Q3 2016

project owner
MD Heritage, LLC

references
Mike Anderson, MD Heritage, LLC | (402) 304-9593

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The Colony - North

Phoenix, AZ



The Colony North is an exciting new mixed use re-development in the heart of the emerging 7th Street district in Phoenix, AZ. At completion, The Colony North will encompass 8,648 SF of retail and restaurant space.

roles

Design Build General Contractor: LGE Design Build
Architect: LGE Design Group

completed

Scheduled for Completion June 2016

project owner

The Colony, LLC

references

Bob Agahi, | (602) 400-8898



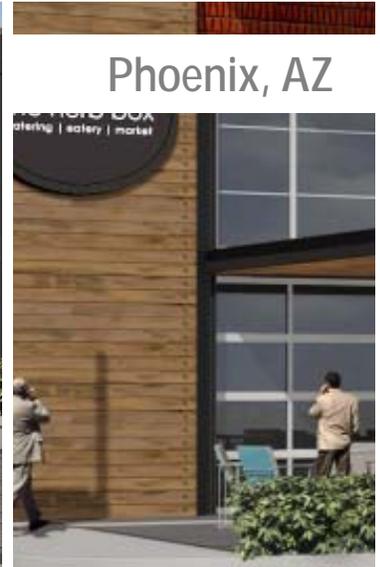
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The Colony - South

Phoenix, AZ



The Colony South is an exciting new mixed use re-development in the heart of the emerging 7th Street district in Phoenix, AZ. At completion, The Colony South will encompass over 14,335 SF of retail and restaurant space. Tenants include Herb Box, Pure Sushi and Stock & Stable.

roles

Design Build General Contractor: LGE Design Build
Architect: LGE Design Group

completed

Scheduled for Completion December 2015

project owner

The Colony, LLC

references

Bob Agahi, | (602) 400-8898

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Baseline Rd & Lake Country Village

Tempe, AZ



The Baseline Rd & Lake Country Village project is a beautiful new retail development in the heart of Tempe, AZ. This 48,500 SF retail development is in a dense urban area home to Arizona State University's, which boasts more than 60,000 students, State Farm Headquarters, Lifelock, University of Phoenix, Avnet, First Solar, Chicago Cubs Spring Training Facility and many more. This project is designed using natural materials and incorporating them with modern design elements. The project was designed to create connectivity to surrounding multi-family creating a mixed use environment.

roles

Design Build General Contractor: LGE Design Build

Architect: Brick & West / LGE Design Group

completed

TBD

project owner

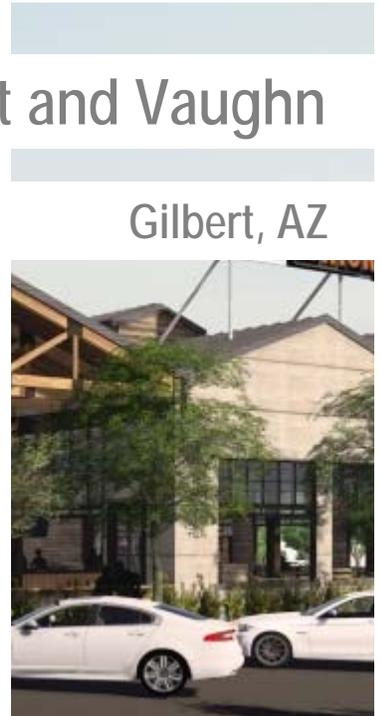
Lake Country Village Project, LLC

references

Mike Anderson | (402) 304-9593

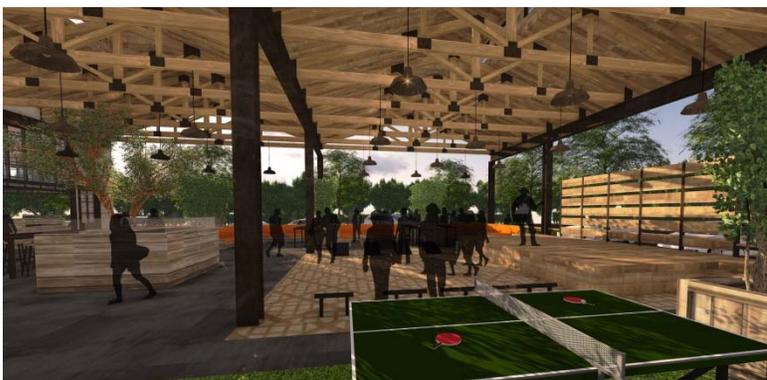
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Gilbert and Vaughn

Gilbert, AZ



Gilbert and Vaughn is a 13,493 SF stunning restaurant and entertainment facility located in the heart of the Heritage District in downtown Gilbert. The facility was designed with metals and natural wood, preserving the historic nature of the Heritage District. The space focuses on bringing outside elements indoors with on sidewalk patios, large windows and an open air entertainment area with a stage and dance floor. Whiskey Row is the tenant of this new facility.

roles

Design Build General Contractor: LGE Design Build
Architect: AV3 Design

completed

In design

project owner

Gilbert /Vaughn Partners, LLC

references

Mike Anderson w/ Gilbert /Vaughn Partners, LLC | (402) 304-9593

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Gilbert Market

Gilbert, AZ



Gilbert Market is a 20,820 SF retail and entertainment development in the heart of Gilbert's Heritage District. The project is focused on street level interaction, seamlessly bridging the gap between interior and exterior space creating space that weaves together social and commercial activity. The facility was designed with metals, natural wood and saw tooth architecture bringing the old warehouse feel to the Heritage District. The space focuses on bringing outside elements indoors with on sidewalk patios, large windows and will feature a retail co-op with many small vendors in one seamless space as well as an entertainment venue and restaurant.

roles

Design Build General Contractor: LGE Design Build
Architect: Brick & West / LGE Design Group

completed
TBD

project owner
Gilbert Market Project, LLC

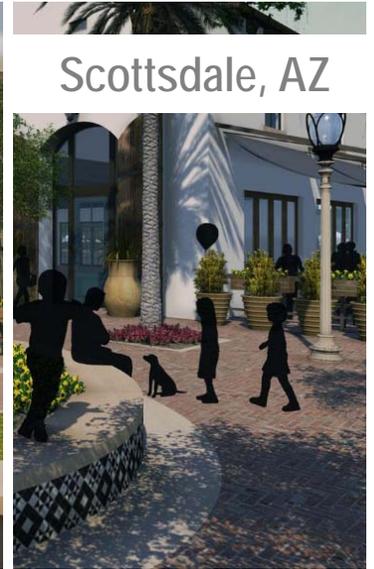
references
Mike Anderson | (402) 304-9593

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Hayden & McCormick

Scottsdale, AZ



Hayden & McCormick is a beautiful 20,200 SF mixed use retail and office project located in the heart of Scottsdale. The area is home to the new spring training facility Salt River Fields at Talking Stick, minutes from Scottsdale Fashion Square, the Waste Management Open at TPC, West World which hosts Barret Jackson Auto Auction, the Arabian Horse Show and much more. The beautiful green and lush landscaping is followed by slightly modernized Spanish Colonial architecture in keeping with the McCormick Ranch area.



roles
Design Build General Contractor: LGE Design Build
Architect: AV3 / LGE Design Group

completed
TBD

project owner
Hayden and McCormick Project, LLC

references
Mike Anderson | (402) 304-9593

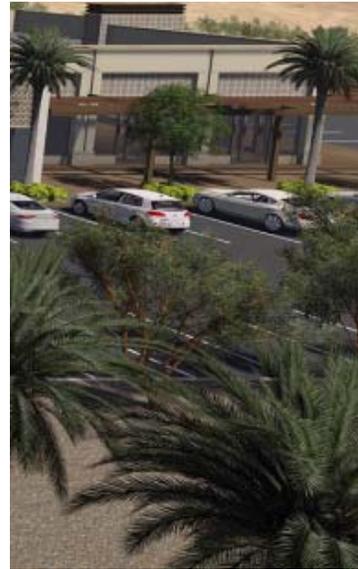
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Scottsdale & Chauncey

Scottsdale, AZ



Scottsdale and Chauncey is a beautiful new 56,351 sf retail and office mixed use development in the heart of North Scottsdale. The area is home to significant annual entertainment such as The Waste Management Open, Barret Jackson Auto Auctions, Russo and Steele Auto Auction, Arabian Horse Show, Arizona Diamondbacks Spring Training Facility, as well as several high-end resorts serving these visitors namely the Westin Kierland and The Fairmont Princess. The project was designed using natural colors and modernized materials with a focus on connecting with the Scottsdale architecture while pushing the limits into the future of design in the area.



roles
Design Build General Contractor: LGE Design Build
Architect: AV3 / LGE Design Group

completed
TBD

project owner
Scottsdale and Chauncey Project, LLC

references
Mike Anderson | (402) 304-9593

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Scottsdale Entertainment District



Scottsdale, AZ



The Scottsdale Entertainment District is an exciting new retail, restaurant, bar and nightclub project located in the heart of Old Town Scottsdale, AZ. This project encompasses a full city block and is home to (4) new venues. LGE coordinated all conceptual design, permitting and construction activities. Construction duration was (240) days.



roles
Design Build General Contractor: LGE Design Build
Architect: Cawley Architects

completed
April 2013

project owner
Triyar Companies

references
Bob Agahi, Triyar Companies | (480) 748-8888

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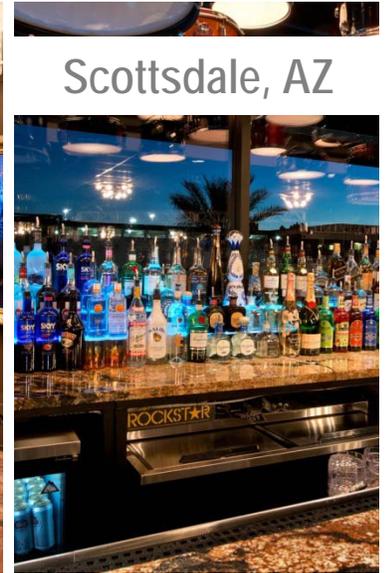


PROJECT SPOTLIGHT



Livewire

Scottsdale, AZ



Livewire is a new 13,500 SF ground up live entertainment venue developed for EEG. This building sits on the site formerly occupied by Radius Nightclub. The project features occupancy of up to 1,200 people, 1st and 2nd floor bars, 2nd floor VIP booths that overhang the stage, and a state of the art sound and lighting system. Construction was completed in just under (110) days.



roles
Design Build General Contractor: LGE Design Build
Architect: AV3 Design

completed
December 2014

project owner
EEGAZ

references
Les Corieri, EEGAZ | (602) 620-3033

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- 2002** Tempe Beautification Award for *Mach I*
2002 Tempe Beatification Award for *Dahill Imaging*
2002 Tempe Beatification Award for *Bobbies Flowers*
- 2003** Tempe Beatification Award for *Spectrum Aerospace*
2003 Top 50 Commercial Contractors Southwest – AZ Business Journal
- 2004** #2 Commercial Developers Ranked by SF Developed – AZ Business Journal
2004 Top 125 Contractors Southwest – AZ Business Journal
- 2005** Top 25 Commercial Developers – AZ Business Journal
2005 Hot Growth AZ Company of the Year
2005 Top 140 Contractors 2005 – AZ Business Journal
2005 SW Contractor Top Contractors Ranked 48 out of 125 Nationally
- 2006** Best of NAIOP Spec. Industrial Development for *Lincoln Sky Harbor*
2006 Best of NAIOP Industrial BTS of the Year for *Painted with Oil*
2006 Best of NAIOP Spec. Office Building of the Year for *Riverside Phase I*
2006 City of Chandler Architectural Excellence Award for *Heraeus*
2006 Ranked 4 out of 25 Commercial Developers – AZ Business Journal
- 2007** Art in Private Development Award for *Emerald Center Phase I*
2007 Red Awards Best Retail Project for *83rd & Hayden*
- 2008** 20 Young Generation Next Airpark Leaders – Scottsdale Airpark News
2008 Best of NAIOP Industrial BTS of the Year for *Legacy Windows*
2008 Best of NAIOP Top General Contractor of the Year
- 2011** RED Awards Top Re-Development of the Year for *Adelante Healthcare Surprise*
2011 Business Journal Talk of the Town Winner for *Crescent Crown Distributing*
- 2012** Red Awards Top Healthcare Project for *Adelante Healthcare Mesa*
2012 Best of NAIOP Industrial BTS of the Year for *Fedex Ground N. Phoenix*
2012 Business Journal Talk of the Town Winner for *Adelante Healthcare Mesa*
- 2013** Red Awards Best Retail Project for *Scottsdale Entertainment District*
- 2014** Best of NAIOP LEED Certified Project of the Year for *Garmin International*