

MARLEY PARK COMMONS

swc litchfield road & waddell road

surprise, arizona

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Unrivaled in its concept and design, the Marley Park Commons™ project includes a full campus experience with the added convenience of the adjacent retail and restaurants in Marley Park Square.

Marley Park Commons™ is comprised of approximately nine uniquely designed, freestanding, single-story garden office buildings, combining both functionality and efficiency within an attractive professional setting.

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CHAMPION

A Tenant Friendly Development Company™



complete office solutions **IMPROVE RETENTION AND RECRUITING!**

85% of Surprise residents spend over 45 minutes per day commuting to work!

Cassidy
Turley / BRE
Commercial



AREA INFORMATION

- Located in a high-growth area of Surprise, Arizona
- Future City of Surprise community center
- Key area of Surprise for future development
- Near the Loop 303 and Loop 101 Freeways
- Numerous high-end retail & office amenities



DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILE</u>
2007 Estimated Population	76,690	162,428
2007 Estimated Average Household Income	\$65,373	\$65,320
2012 Projected Population	98,886	202,295
2007 Total Number of Employees	31,607	49,104

AVAILABILITY

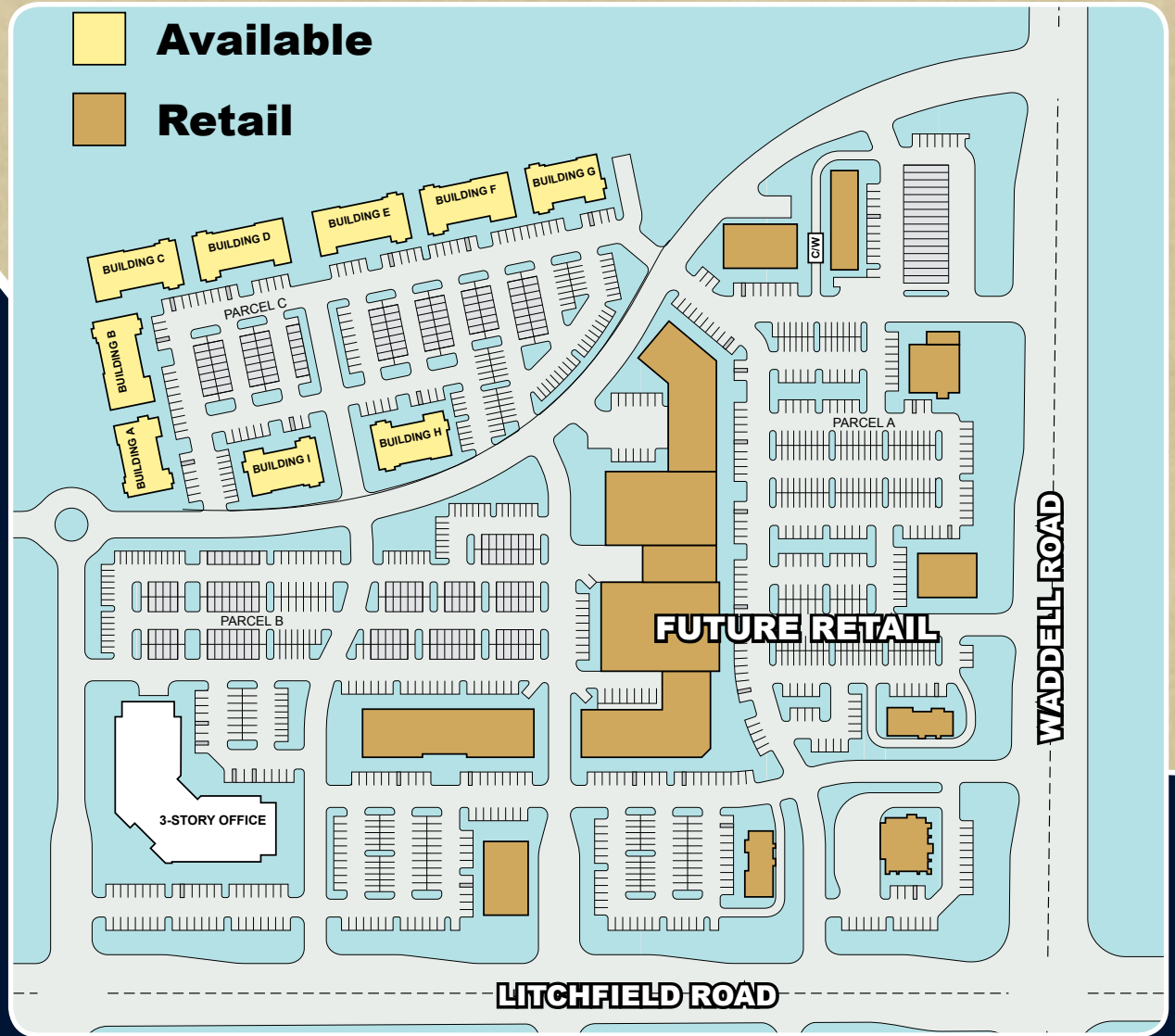
BUILDING A	±6,132 SF
BUILDING B	±7,170 SF
BUILDING C	±7,170 SF
BUILDING D	±9,194 SF
BUILDING E	±9,194 SF
BUILDING F	±7,170 SF
BUILDING G	±6,132 SF
BUILDING H	±6,132 SF
BUILDING I	±6,132 SF

SPACES ARE DIVISIBLE

For more information, please contact

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The “Team” Champion Experience™

An introduction to our key principles, values, and concepts

At Champion, we developed The Champion Experience™ to help all of our strategic partners — sellers, joint venture and equity investors, lenders, tenants, condominium buyers, land developers, communities, and brokers — realize greater success, achieve their goals, and enjoy a higher quality of life.

The Champion Experience™ is a model unique in the real estate development industry that encourages and facilitates the highest possible standards of conduct, open communication, fair play, mutual respect, loyalty, and a commitment to excellence. It is a philosophy that focuses first on people and relationships, not just on profits and the quality of our real estate developments. It also acknowledges that we are not the biggest or the best developer in the world, but that we will always deliver the best “experience” in the world to everyone involved with our company. The result? The best and easiest outcome for all.

We believe the principles of this special philosophy must also apply to our relationships with each other within the company. To have authentic credibility, we have to apply all of the principles of The Champion Experience™ with each other, not just with our clients and other outside partners. We have to show the same respect and courtesy to our fellow team members that we show to our clients and strategic partners. We call this The Team Champion Experience™.

Keeping The Promise

At Champion, we have great passion and energy for our business, and we are very proud of the company we have built. We believe we are different from typical real estate development companies that often take an impersonal and strictly profit-oriented approach to their work. Although we realize a good return from our projects, we want to realize these goals by doing something meaningful and significant that helps people and their communities.

Effective and Open Communication

Effective communication is the cornerstone to teamwork and cooperation at Champion. With our clients and team, we encourage open and direct communication. If anyone has a problem or concern, we want to hear about it.

Emphasis on Your Special Talent

Team members on Team Champion focus on their special gifts, unique abilities and talents. They are the activities at which you excel. They are also the activities that make the maximum contribution to the success of our team. We also foster an environment, and develop an organizational structure, that enables you to spend most of your time doing your special ability, and less time on activities that could be handled better by someone else. The principle of promoting special talents will make our work more enjoyable, and also ensure the success of our company.

Pushing The Envelope

To succeed in today’s fast changing and highly competitive economy, we believe we need to be innovative, open minded, far-sighted, and will to take calculated risks.

We need to look for new, better ways to do things. We need to look for solutions by thinking differently. We need to be willing to do things that have never been done before by a real estate development company. We need to be leaders and transformers, willing to stand out as different.

Acting As An Owner

As a member of Team Champion, you will be often called upon to make decisions that will have an important impact on the success of a project. Given the importance of these, decisions, you may be tempted to seek permission to proceed with every issue or concern. But this kind of second guessing, and complex approval system, could bring our projects to a grinding halt. That’s why we empower you to think and act like an “owner” when you need to make decisions.

Champion and The Future

No one knows what the future holds. We cannot predict economic, social, and political events. But if we operate our business based on our values and principles, we know that so long as we continue to package our passion and expand our vision with new ideas, Team Champion will grow stronger, and become more successful. If we stay focused on our goals, and remain true to our ideals, together with our strategic partners, we will prosper and continue to provide a powerful and positive Champion Experience™.

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