

The Gates

AT HANCE PARK

LIVE | WORK | SHOP | DINE | ENTERTAIN

THE GATES RESIDENCE COLLECTION

DUBAI ENGLAND ITALY SPAIN AFRICA AUSTRALIA

ARIZONA FLORIDA TEXAS UTAH TENNESSEE NEVADA







The Gates

AT HANCE PARK

MARGRET T. HANCE PARK  
DOWNTOWN PHOENIX



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY ARIZONA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.





A LIFE *of*  
COLLECTIONS.





CONCEPTUAL SKETCH

# A MODERN REFELCTION *of* HANCE PARK

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## THE GATES AT HANCE PARK

offers a private residential enclave within Downtown Phoenix's most desirable neighborhood. Noted: Smallbone interior brings a quintessential with stunning contemporary interiors.









THE TEAM

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AN INNOVATIVE  
COLLABORATION  
*of*  
ARCHITECTURE,  
DESIGN & CRAFT

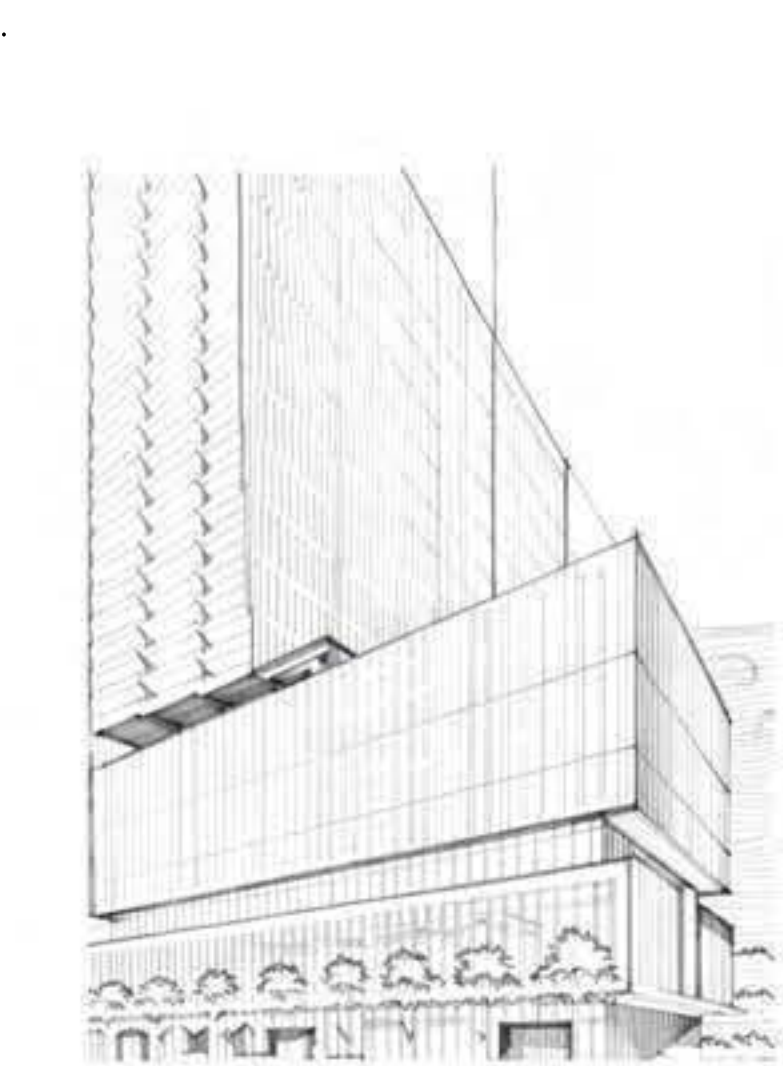


Architecture

Gensler

Gensler is a global design firm that has a network of 46 offices around the globe that partners with clients to make cities more livable, work smarter and leisure more engaging. The firm has a staff of 4,000 professionals networked across 46 locations believe quality design can transform organizations and improve people's lives. Since 1965, Gensler has helped clients achieve measurable business and organizational goals, delivering projects as large as a city and as small as a task light for an individual desk.

Environmental graphic design orients people to the built environment and shapes their idea of place. Utilizing sculptural features, branded elements, and theming, Gensler creates environments that consider the human need for information, identity, and wayfinding. By making information meaningful and accessible in space, the firm can foster a sense of well being, confidence, and delight.



Interior Design

Smallbone

Founded more than 40 years ago by a team of artisan designers, including Charlie Small bone and Mark Wilkinson, who shared a passion for innovative design and fine craftsmanship, Small bone of Devizes quickly established itself as a company with an uncompromising vision: to transform the way we live. Responsible for revolutionising the world of kitchen design and transforming this humble room into the prestigious focal point of the home, the pioneering spirit of our founders remains at the heart of every Small bone creation today.

The name Small bone is synonymous with the town of Devizes in Wiltshire, England. Home to our workshop for more than four decades, it is here that every piece of Small bone furniture is crafted by hand by a team of expert artisans and bespoke designers. Within the workshop, traditional joinery goes hand in hand with state-of-the-art machinery, and generations of skill and passion infuse every creation, with each finished piece bearing the name of the craftsman responsible for making it.



Developer

Fair Organization

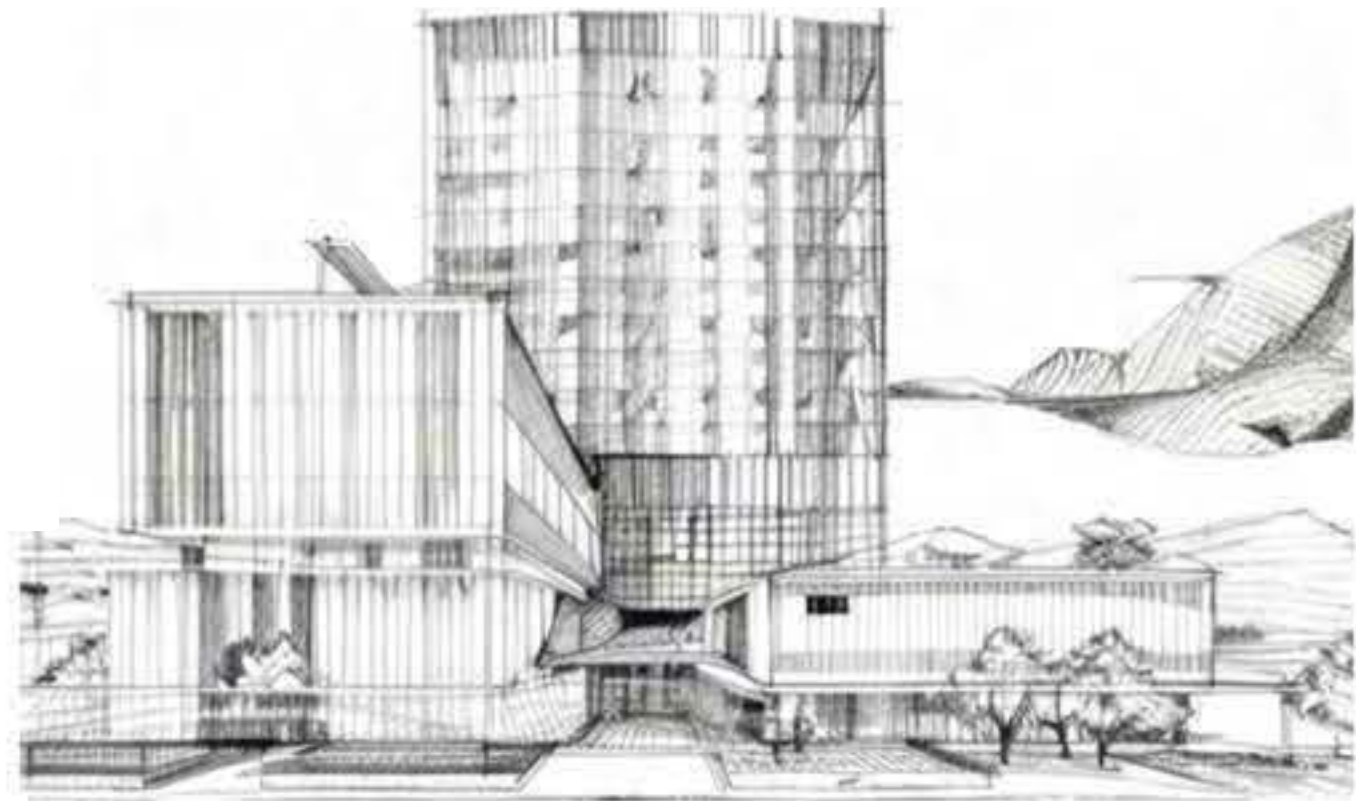
Fair Organization is a fully integrated real estate developer and design-builder that has been in business since 2011. The heart of our organization is centered on building community. This belief fuels our mission to create an exceptional customer experience and is driven by our company's culture to Redefine What's Possible -creating environments and facilities enabling innovation across industries and strengthening the economic health of our communities.

Our team has the diverse capabilities and unmatched resources to deliver successful outcomes. Our real estate development team has over 10 million square feet, valued over \$8B over the last ten years.

Through our vertically integrated real estate development and design-build approach, we provide a single source of accountability throughout the site coordination, design, development, and construction process. From day one we focus on creating a seamless, collaborative partnership that combines our expertise and resources.







HANCE PARK  
DOWNTOWN PHOENIX

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# HANCE PARK RESIDENCES

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My approach to design is to envision a single object, conceptualizing "full" architecture in which the exterior and interior are as one. When designing The Gates at Hance Park, I dove deeply into the rich history of Hance Park and translated its purpose into a modern, contemporary, and classic environment. The design for Hance Park is based on the concept of fluid, continuous space. Modern & Contemporary forms are deliberately combined with the use of refined, classic materials like marble, glass and stucco. The coupling of classic and contemporary details provides comforting traditional aesthetics with modern forms and finishes of perfect proportion.

A stylized, handwritten signature in black ink, likely belonging to Andra' F.P. Fair.

ANDRA' F.P FAIR

DEVELOPER









# HERITAGE INSPIRED CRAFTMANSHIP

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The architecture of The Gates at Hance Park draws its inspiration from the rich traditions of Rome. From the generous proportions of the area's beautiful Art architecture, to the simple lines and fresh thinking of modern design, The Gates at Hance Park integrates effortlessly with its stylish Art District neighborhood.









CONCEPTUAL SKETCH

# ENTRYWAY















# LOBBY

CONCEPTUAL SKETCH



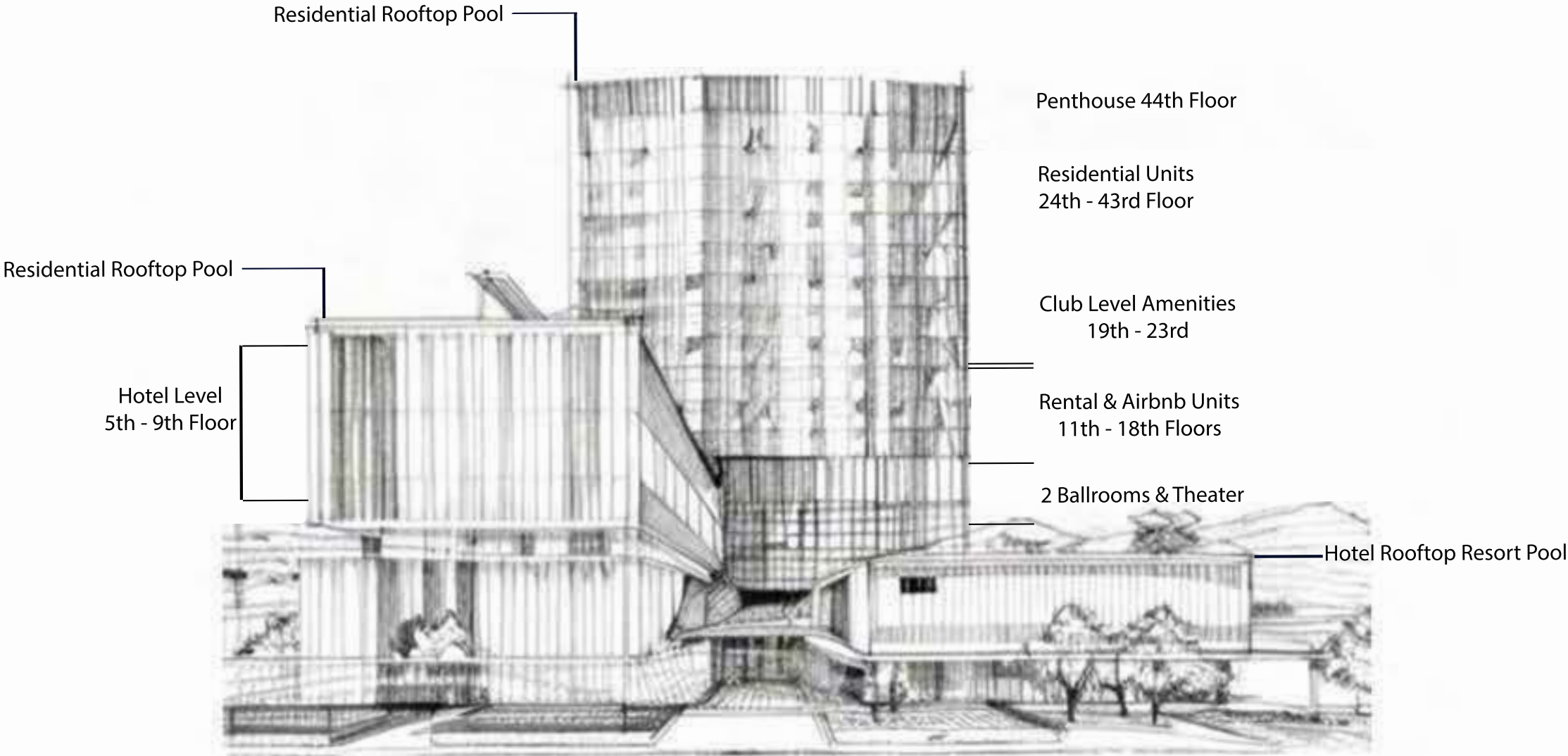






# BOUTIQUE LIVING

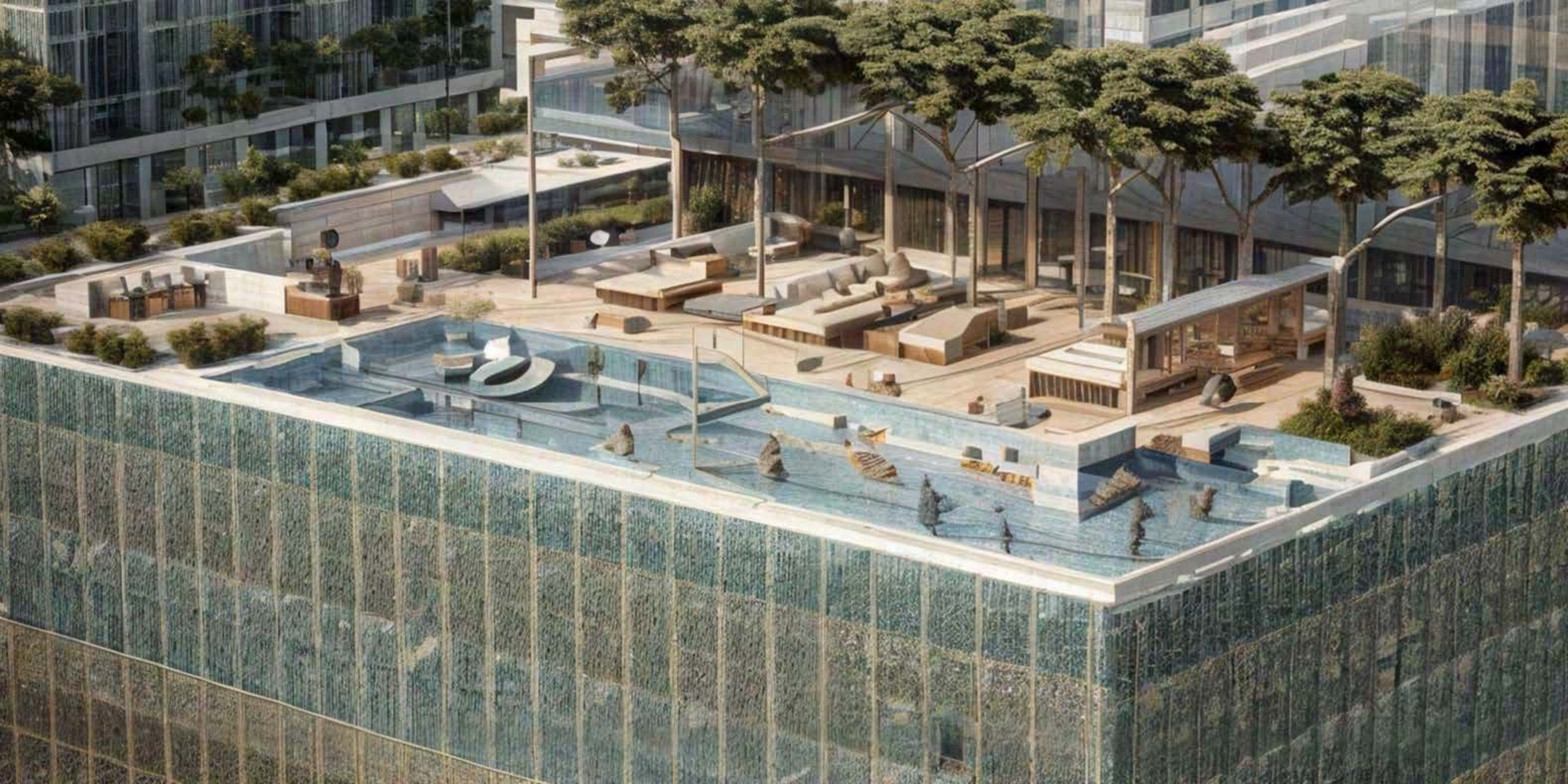
THE LUXURY OF CONVENIENCE CRAFTED  
THROUGH METICULOUSLY APPOINTED  
SERVICES & AMENITIES













# BESPOKE SERVICES

## THE GATES RESIDENCES CONCIERGE

The Gates Residennces’ professional concierge staff is well equipped to provide a host of additional customized offerings. Below is a representative offering:\*

- Travel Reservations
- Ground Transporations
- Golf tee times/lessons Reservations
- Restaurant Reservations
- Floral Arrangements
- Spa, Salon, Personal Training Appointments
- Pet Care
- Theater & Entertainmnet Reservations
- Notary Public
- Courier Services
- Photocopies & Printing
- Tour Information & Reservations
- Newspaper & Magazine Delivery
- Event Planning
- Automotive Care
- Grocery Shopping
- General Shopping
- Catering / Chef / Staff
- Dry Cleaning / Laundry Pick-up
- Technology Support
- Shoe Maintenance

## HOUSEKEEPING & MAINTENANCE

Gracious hospitality is extended through housekeeping & maintenance services.\*\*\*

- Housekeeping Services
- Pre-arrival Preparation
- Air Filter Change
- Touch-up Paint
- Floor Services



\*Concierge services provided pursuant to a Concierge Agreement with The Gates Residences Operator with services, terms and rates subject to change. The cost for services and goods arranged through the concierge shall be payable directly by the residence unit owner requesting same.\*\* Each residence unit owner is responsible for paying its pro rata share of the cost for the provision of these services in accordance with such unit’s Common Interest.\*\*\* All bespoke services available at an additional charge, subject to availability. Services, terms and rates subject to change.\*\*\*\* Priority Status for Restaurant Reservation will be available to residence unit owners, subject to availability.







# ADDITIONAL BUILDING FEATURES & AMENITIES

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## BUILDING STAFF

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The Gates Residence has a full-service lobby with a 24-hour concierge and doorman, building manager, porters & maintenance staff.

## GARAGE, STORAGE AND PARKING CONVENIENCES

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Ample designated self-parking within fully covered garage | Electric vehicle charging stations located on each parking stall | Private storage rooms are available for rent | Secure bicycle storage.

## SECURITY

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24-7 video surveillance & digital recording of building entry points & common areas provides additional residential security.

## VALET

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Drive through landmarked archways to a fully covered drop-off lobby. Unload passengers or packages in a secure, enclosed space where a porter is available to assist you. Residents may also choose to Valet or self-park your vehicle.

## ADVANCED TECHNOLOGY

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WiFi available throughout entire building including outdoor amenities areas | Fiber optic building backbone providing high-speed internet access | Electronic Access controlled building entry points | The Gates Residences Link: An integrated digital concierge service available plus separate dedicated service elevator.

## VIP AUTOMOTIVE CARE

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Vehicle washing and detail service available on-site.





# THE GATES AT HANCE PARK





# CLUB LEVEL AMENITIES

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Fitness Center  
Swimming Pool  
Wellness Spa  
Garden Lounge w/ Bar  
Starlight Lounge w/ Bar  
Demonstration Kitchen  
Landscaped Pool Deck  
Residential Library w/ Bar  
Billiard Room  
Dog Club  
Gates Arcade Gaming Room  
Wine Tasting Room  
Cinema Theater  
Children's Arts & Craftsw/ Playroom  
4 Bowling Lanes







## FITNESS CENTER

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A state-of-the-art designed fitness center featuring professional cardio & strength training equipment .  
Private yoga, pilates & spin studios are available for residential use & private training sessions.





## WELLNESS SPA

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A Sybaritic, spa-like experience with travertine marble walls, lofted ceilings, soft lighting & private alcoves for after swim relaxation.





# THE GROUNDS AT THE GATES RESIDENCES

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Inspired by Margret T. Hance Park and Arts District surroundings, the landscaped gardens at The Gates Residences offers a true oasis in the center of downtown.





## LANDSCAPED POOL DECK 45TH FLOOR

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A meticulously landscaped pool deck with trellised fardens, offering quiet area, as well as cabanas, showers for sun bathers & a wet bar..





## LANDSCAPED POOL DECK 45TH FLOOR

A meticulously landscaped pool deck with trellised fardens, offering quiet area, as well as cabanas, showers for sun bathers & a wet bar..





# THE SHOPS

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Some of the finest establishments in all of Phoenix are located just steps from The Gates at Hance Park. The building's premium retail space provides residents with doorstep access to a posh Downtown Phoenix



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Located 12 minutes from The Gates at Hance Park Residences, Biltmore Fashion Park is located on 31 acres at the intersection of 24th Street and Camelback Road in Phoenix. This world class location features over 60 retail shops and restaurants.

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*Saks  
Fifth  
Avenue*

MAC

J.CREW

EVEREVE



AROMA360  
LUXURY SCENTING

★ macy's

chico's





CONCEPTUAL SKETCH

# TIMELESS RESIDENCES

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Thoughtfully designed & graciously proportioned homes combine spacious open-plan living with elegant finishes with direct elevator access.





## LIVING SPACE

Each residence is crafted with the highest quality materials & offers expansive floor plans, grand ceilings & detailed finishes. These elements come together as the signature hallmark of a life well-lived.





## KITCHEN SPACE

Each residence is crafted with the highest quality materials & offers expansive floor plans, grand ceilings & detailed finishes. These elements come together as the signature hallmark of a life well-lived.





## BEAUTIFULLY CRAFTED BATHROOMS

Each residence is crafted with the highest quality materials & offers expansive floor plans, grand ceilings & detailed finishes. These elements come together as the signature hallmark of a life well-lived.



# LUXURY RESIDENCES AT THE GATES HANCE PARK

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## DRIVING MODERN LIVING:

To anticipate the needs of the entrepreneurial, successful and executive set, The Gates Residences includes unique Penthouses an innovative concept in the Phoenix market. The Gates Residences provide the felxability of live, work, shop, dine space facing street access as well as a generous residential living area.

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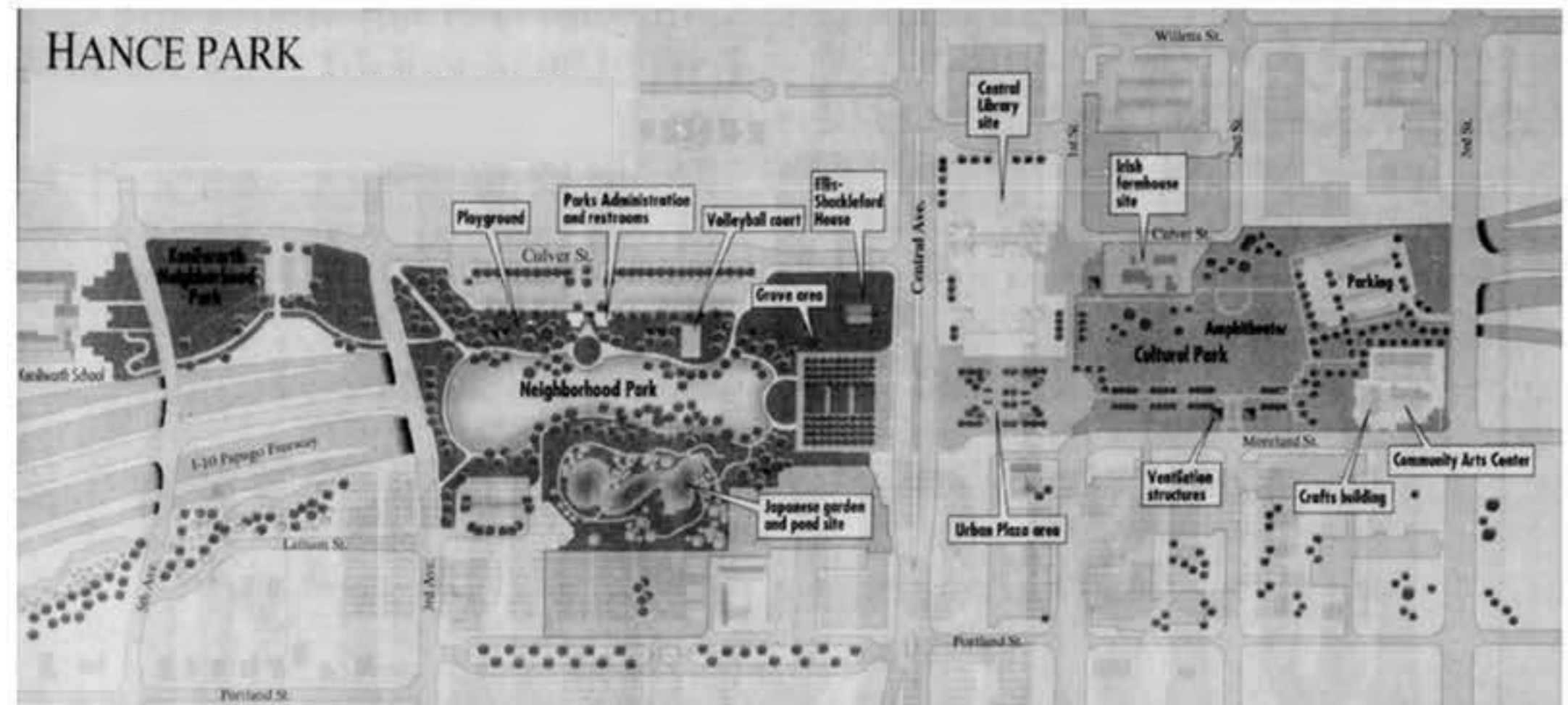




HISTORIC

# HANCE PARK

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# THE BEAUTIFUL PARK

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Open in 1992 as one of the nations first fully-planned parks built over a freeway  
Downtown Phoenix is a dynamic blend of residents with access venus  
lush gardens, and alluring architure - making it one of Arizona's most  
coveted neighborhoods







# NEIGHBORHOOD

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The Gates Residences is located within walking distance to premium cultural attractions, shopping, & dining, including the Arts' Festival, Music Festivals and much more all located across the street.





EXPERIENCE

# HANCE PARK GLAMOUR

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OUTDOOR  
SURROUNDINGS  
THAT EVOKE  
THE SPLENDOR &  
ELEGANCE *of*  
ANOTHER ERA







BE ENCHANTED  
BY THE  
FAIRY-TALE  
GARDENS  
&  
THE INTOXICATING  
MARRIAGE *of*  
HISTORIC & MODERN







In addition to its thriving business centers, downtown Phoenix is a vibrant community with numerous theatres, museums, art galleries & more than 3 city parks.











Phoenix Convention Center  
5 MINUTES

Phoenix City Scape  
7 MINUTES

Footprint Arena  
7 MINUTES

Chase Field  
8 MINUTES

Phoenix International Airport  
10 MINUTES

Arizona State Capital  
10 MINUTES

ASU Downtown  
3 MINUTES

Arizona Science Center  
7 MINUTES

Arizona Financial Theatre  
7 MINUTES

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While its artistic charm makes it seem worlds away as your in bustling Downtown Phoenix, The Gates is conveniently located near Phoenix International Airport and vast arrays of entertainment.





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