

**Polestar Scottsdale**  
4001 N 89<sup>th</sup> St  
Scottsdale, AZ 85251

December 14, 2021

**Polestar Scottsdale at Fashion Square Mall, Space 1268**

## To Our Neighbors and Interested parties of Scottsdale, AZ:

Polestar is a design-focused electric performance car brand, harnessing refined performance and cutting-edge technology, headquartered in Gothenburg, Sweden.

Polestar is coming to Scottsdale, Arizona, with a showroom at Fashion Square Mall. Unlike conventional car dealerships or showrooms, Polestar spaces are carefully designed, unique retail environments, where you can get to know our cars at your own pace, right in the middle of town.

### Project Overview:

- a showroom of approximately 2,300 sq.ft. for sales and display of electric vehicles, and
- back of house functions of approximately 700 sq.ft., for a
- a total lease area of 3,000 sq.ft., at space 1268 of the Fashion Square Mall, 2<sup>nd</sup> floor
- (6) parking spaces with electric vehicle chargers for test-drive vehicles, with associated branding and infrastructure at the parking garage in proximity to the showroom

At any given time, a maximum of (3) vehicles will be on display at the showroom

The retail space is located on the 2<sup>nd</sup> level of the mall, with the parking spaces at the same level at the adjacent Green Garage. Neither the retail space nor the parking spaces are visible from outside of the mall structure.

FASHION SQUARE MALL,  
SPACE 1268  
7014 E CAMELBACK RD.  
SCOTTSDALE, AZ 85251

# SITE PLAN



**DEVELOPMENT INFORMATION**  
 EXISTING USE: COMMERCIAL USES  
 PROPOSED USE: VEHICLE SALES  
 PARCEL SIZE: 1,125,159 SQ. FT. (25.8 ACRES)

**PARKING**  
 REQUIRED: 6,182 SPACES  
 PROVIDED: 8,112 SPACES

**SPACE 1268 POLESTAR**  
 FLOOR AREA: 3,000 SQ. FT.  
 SHOWROOM: 2,300 SQ. FT.  
 BACK OF HOUSE: 700 SQ. FT.

