

THE ALAMEDA

1665 WEST ALAMEDA DRIVE | TEMPE, ARIZONA



NEWMARK

STEP INTO THE ALAMEDA,

a state-of-the-art creative office campus designed for forward-thinking companies seeking both elevated style and everyday convenience. Situated adjacent to the Fountainhead Business Park, The Alameda offers expansive, modern environments and a suite of exclusive amenities, creating a workplace that inspires productivity and supports collaboration at every turn.







236,188 SF

Creative Office Campus



EXCELLENT FRONTAGE & VISIBILITY ON I-10

Over 300,000 VPD



FLOOR-TO-CEILING

Exterior Windows



HIGHLY DESIRABLE TEMPE

Infill Location



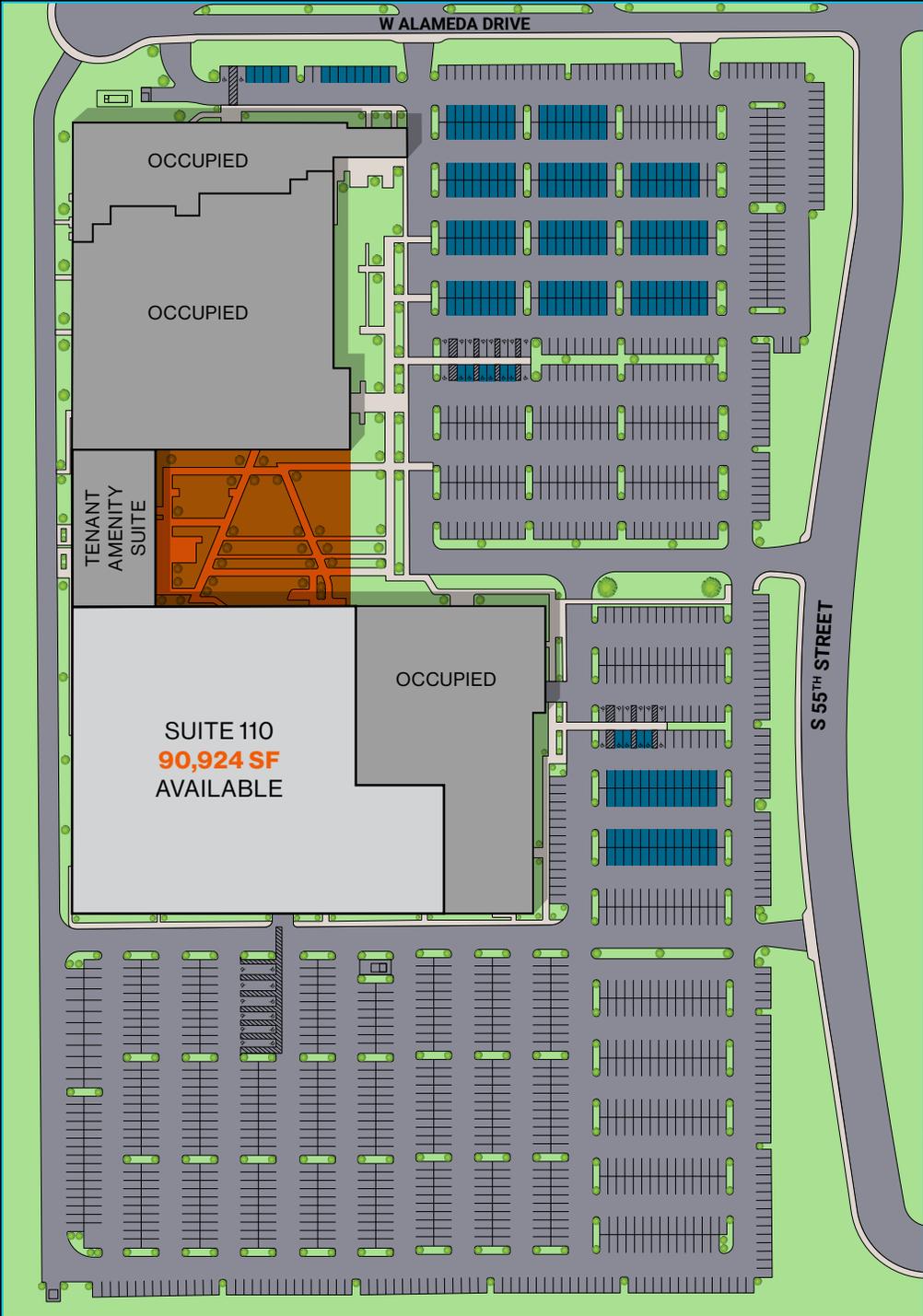
ABUNDANT PARKING RATIO

7:1,000 SF



HIGHLY AMENITIZED

Campus



- BBQ, GAMING, & FOOD TRUCK COURT
- COVERED PARKING

EXCLUSIVE ON-SITE AMENITIES



**10,000 SF FULLY FURNISHED TENANT LOUNGE
FEATURING WIFI, MUSIC, AND TELEVISIONS**



**EXPANSIVE 1-ACRE PARK WITH INDOOR/OUTDOOR SEATING,
BBQ GRILLS, FOOD TRUCK COURT AND A GAME PAVILLION**



**MODERN FITNESS CENTER WITH
SHOWERS AND LOCKER FACILITIES**

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**35' TALL PYLON SIGN
WITH PROMINENT
I-10 EXPOSURE**

**GRAB-AND-GO
CAFÉ FOR ULTIMATE
CONVENIENCE**

**NANAWALL GLASS
SYSTEM OFFERING
SEAMLESS INDOOR/
OUTDOOR SPACES**

PRIME TEMPE LOCATION

Nestled in the heart of Tempe's thriving business corridor, The Alameda delivers effortless access to major transportation arteries and the area's most sought-after destinations. Just minutes from Sky Harbor International Airport, Tempe Town Lake, Tempe Diablo Stadium, and Downtown Tempe, this premier location ensures your team and clients are perfectly connected.



OVER 470,000 EMPLOYEES WITHIN A 20 MINUTES RADIUS



8 MINUTES



10 MINUTES



15 MINUTES



ENHANCED ACCESS FOR THE ALAMEDA

The recent completion of the I-10 Broadway Curve Improvement Project in May 2025 brings transformative enhancements to the daily experience of tenants at The Alameda. As this major section of I-10 runs directly adjacent to the property, tenants now benefit from faster, safer, and more reliable commutes. The state-of-the-art infrastructure upgrades are designed to streamline traffic flow, reduce travel times, and ensure seamless access to surrounding destinations, making life at The Alameda exceptionally convenient for employees and visitors alike.

KEY BENEFITS FOR TENANTS

- Faster, more reliable drive times thanks to new general purpose and HOV lanes
- Improved access for employees, clients, and visitors
- Enhanced safety and simplified navigation with updated signage and roadway design
- Better alternatives for cyclists and pedestrians with improved infrastructure
- Modern corridor ready to support your business growth and volume increases through 2040





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FOR MORE INFORMATION, PLEASE CONTACT

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NEWMARK

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WENTWORTH