

THE WATERMARK

TEMPE

WATERMARKTEMPE.COM





PROPERTY OVERVIEW

The Watermark is Tempe's newest premier mixed-use development located on the north shore of Tempe Town Lake. Watermark offers the most unique mixed-use environment in the Phoenix Metropolitan Area and contains over 1.9 million square feet of thoughtful development. Total square footage is $\pm 600,000$ square feet of Class A office space which includes $\pm 265,000$ square feet in Phase I and $\pm 340,000$ square feet in Phase II. Watermark enjoys spectacular 360 degree views of Tempe Town Lake, the McDowell, Superstition and Camelback Mountains, and the Papago Buttes. Watermark is just minutes from Arizona State University, the Mill Avenue District and Old Town Scottsdale. Watermark boasts a Scottsdale Road address with a North Tempe zip code! Located on Scottsdale Road with immediate access to a full diamond interchange at the Loop 202 Freeway and four minutes away from a light rail stop at the Tempe Transportation hub, Watermark is centrally located, and enjoys excellent proximity to executive and staff employee labor pools, a variety of housing options and numerous area destinations.



**PRESTIGIOUS SCOTTSDALE
ROAD BUSINESS ADDRESS
IN THE VALLEY'S MOST
VIBRANT CITY OF TEMPE.**

NAIOP 2019 MIXED-USE PROJECT OF THE YEAR



BUILDING FEATURES



PODIUM PARKING

- // ±5:1,000 ratio in multi-level parking structures
- // Podium style with direct access to office floors
- // Subterranean executive level parking with express elevator without any stops on other parking levels
- // Dedicated executive parking garage entrance and exit



FITNESS CENTER

- // ±870 SF with shower
- // ±120 SF cycle room



COVID MEASURES

- // Fresh air intake up to 25%
- // Using Merv 14 final filters and Merv 16 pre filters, this puts Watermark on par with hospitals and surgery centers
- // Plasma ionization added to the air handlers
- // Bathroom fixtures and soap dispensers are touchless and motion activated



LOUNGE/ CONFERENCE CENTER

- // ±850 SF lounge
- // ±1,150 SF 40-person conference center



GAME ROOM

- // ±680 SF
- // Outfitted with games for employee recreation



UNIQUE FEATURES

- // Sky lobby—9 levels above grade
- // 9th floor common area Sky Terrace and a private 16th floor balcony
- // ±1,250 lineal feet of Tempe Town Lake frontage
- // High efficiency chilled water HVAC found in true Class A office buildings
- // High-speed traction elevators providing maximum speed and efficiency
- // 360 degree floor-to-ceiling glass height offering panoramic views
- // Lobby ceiling heights (±22') for impressive sense of arrival
- // ±17'6" ceiling heights in Penthouse floor



ON-SITE SERVICES

- // ±65,000 SF of food, beverage and services on-site



SIGNAGE & BRANDING



SIGNAGE POTENTIAL

The Watermark | Tempe offers impactful signage and branding opportunities for tenants. The building features incredibly prominent building signage visible to hundreds of thousands of cars per day ($\pm 220,000$ VPD from Loop 202 and $\pm 52,000$ VPD from Scottsdale Road¹) and exposure to hundreds of flights, with tens of thousands of passengers landing at Sky Harbor International Airport each day. Tenants also benefit from the renowned Scottsdale Road business address—a truly impactful address for corporate users.

¹Source: City of Phoenix Phoenix.Gov Traffic Volume Maps 2018





SIGNAGE DRAWINGS ARE CONCEPTUAL ONLY; NOT INTENDED FOR CONSTRUCTION

DESIGN AESTHETICS

SKY WALK & SKY LOBBY

- // Elevated "Sky Walk" connecting adjacent parking structure to 9th floor "Sky Lobby"
- // The Valley's first "Sky Lobby" elevated nearly $\pm 90'$ above grade level



MAIN LOBBY FEATURES

- // Full slab marble
- // Impressive $\pm 22'$ ceilings



GLASS LINES

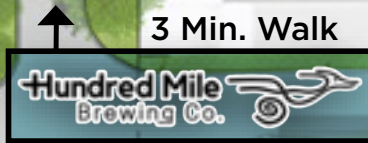
- // Full height floor to ceiling wrap around glass for increased natural light inside the premises
- // 360° unobstructed views of Tempe Town Lake, Marina Heights and mountains from every floor





SITE PLAN

Future
Apartments
±395 Units



THE WATERMARK

FLOOR	
16	Opendoor
15	UnitedHealthcare
14	Opendoor
13	align
12	MUFG
11	wework
10	wework
9	EMCOR MUFG
8	Parking
7	Parking
6	Parking
5	Parking
4	Parking
3	Parking
2	Parking
1	Lobby & Retail

Future On-Site Hotel
±250 Rooms

Apartments
±360 Units
±95% Leased



Office Phase I - 100% Leased

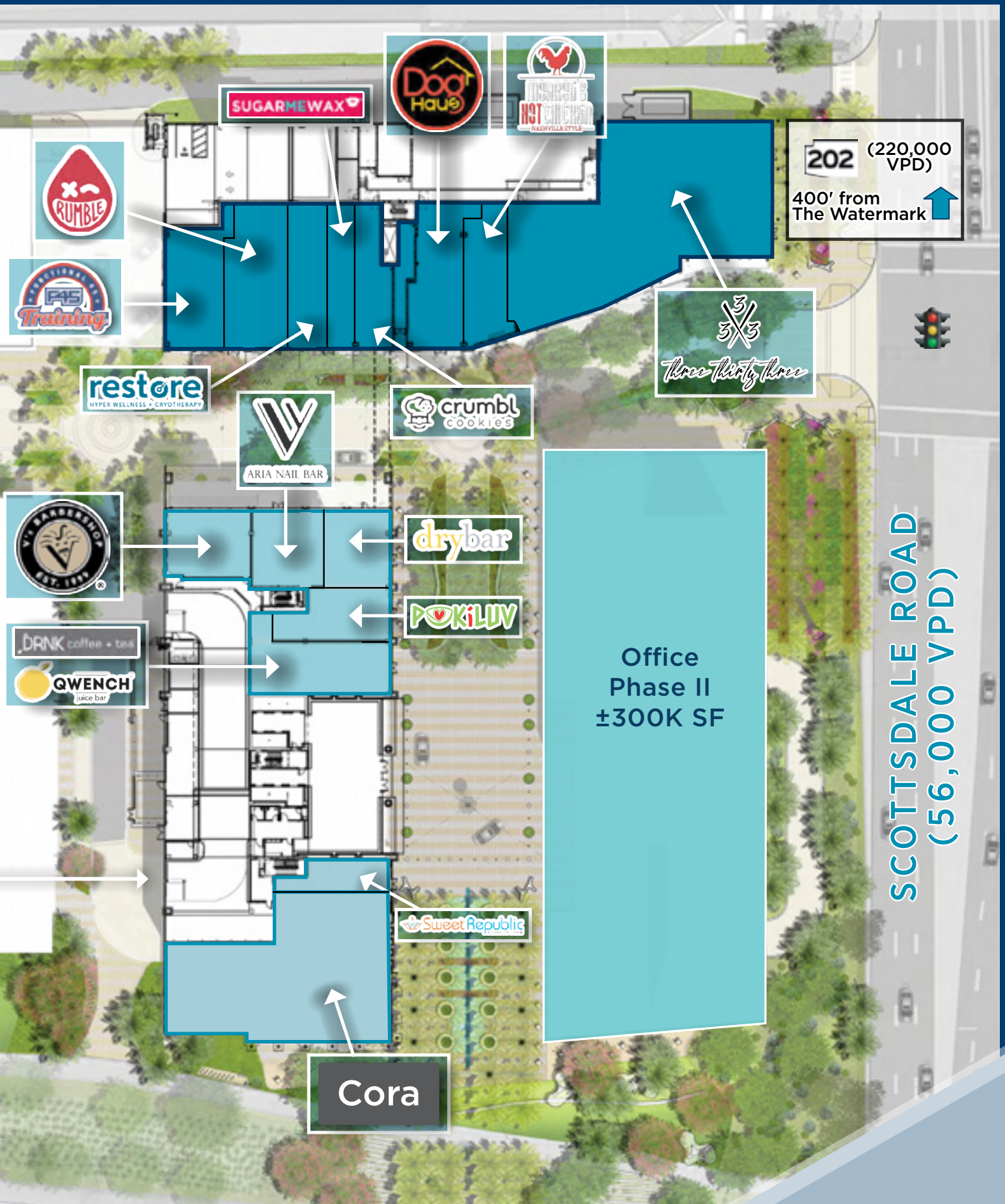
Opendoor align MUFG wework

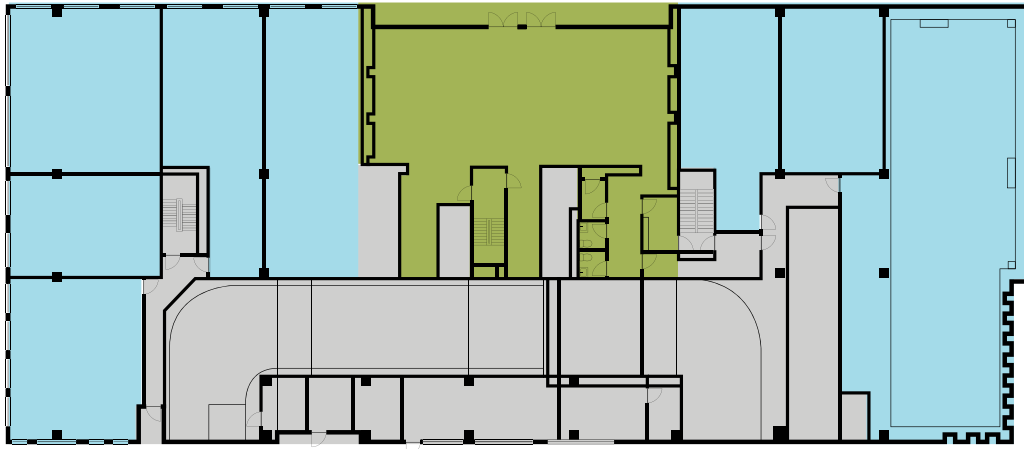


NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE

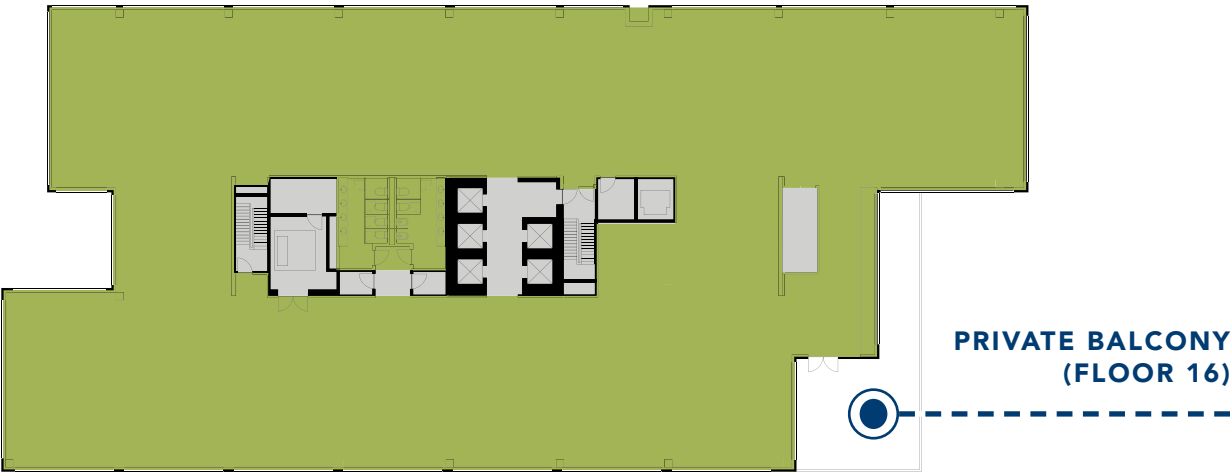
±1.9M SF PREMIER,
MIXED USE DEVELOPMENT

±65,000 SF OF FOOD, BEVERAGES
AND ON-SITE SERVICES





GROUND FLOOR - VISITOR ARRIVAL LOBBY **N** ⊕



FLOORS 9-16 - TYPICAL FLOOR ±34,000 SF **N** ⊕



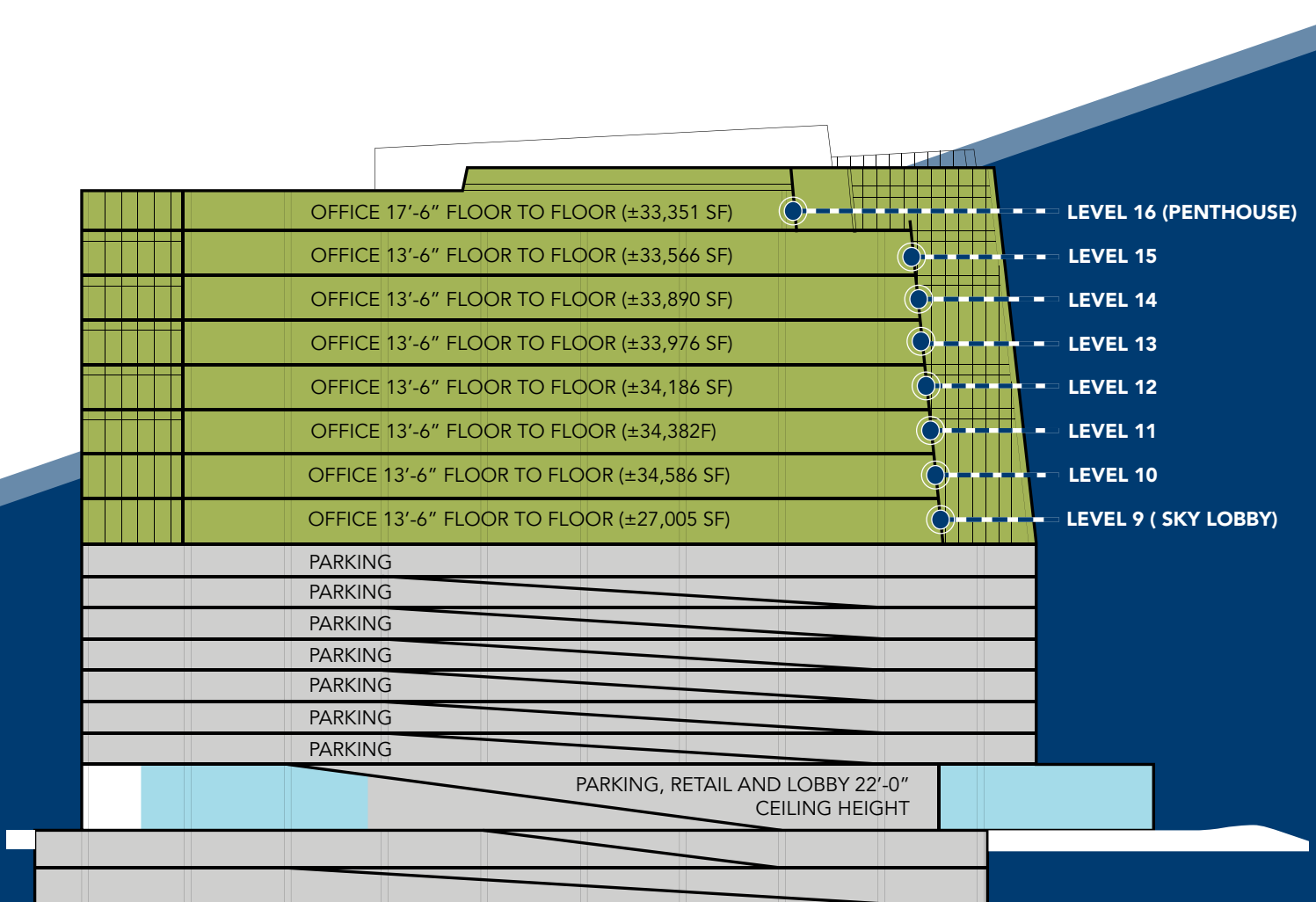
NOT TO SCALE
ALL DIMENSIONS
ARE APPROXIMATE

FLOOR PLANS

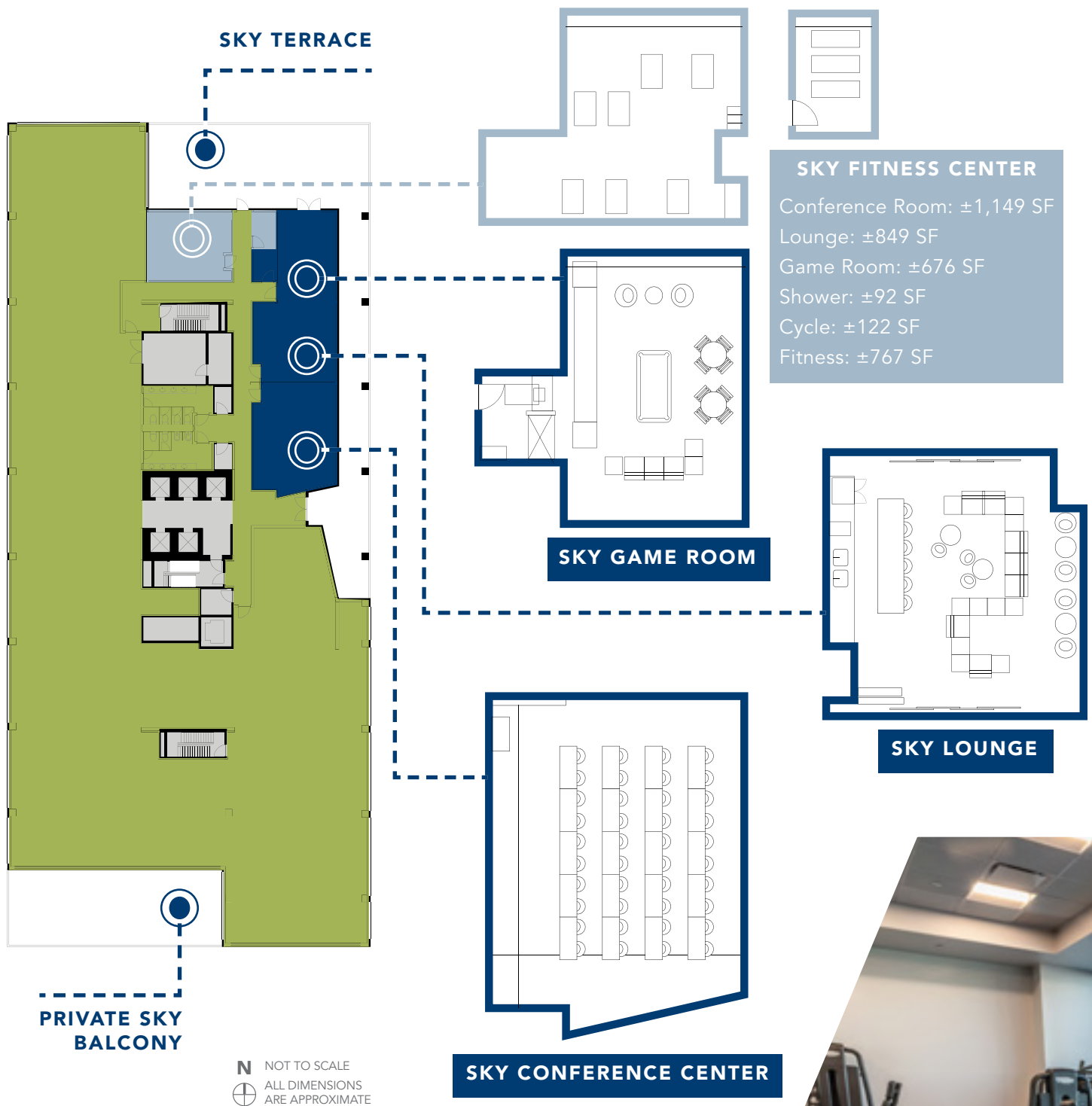
SKY
TERRACE

SKY
BALCONY

SKY LOBBY - 9TH FLOOR N



STACKING PLAN N



SKY LOBBY

9TH FLOOR




SKY LOBBY FEATURES




SPEC SUITE FLOOR PLAN


14TH FLOOR: ±13,517 SF



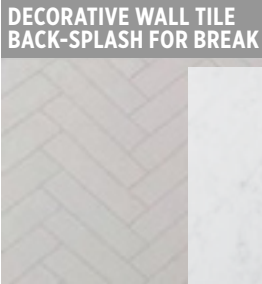
POLISHED CONCRETE




POLISHED CONCRETE



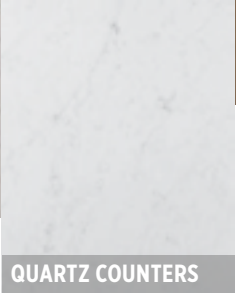
FIELD PAINT




DECORATIVE WALL TILE
BACK-SPLASH FOR BREAK




CABINET FRONTS



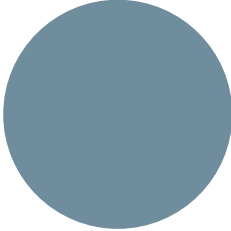
QUARTZ COUNTERS



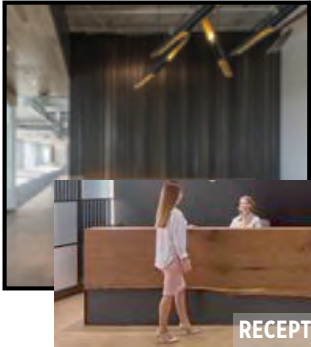
HUDDLE ROOM LVT FLOORING



LUXURY VINYL TILE

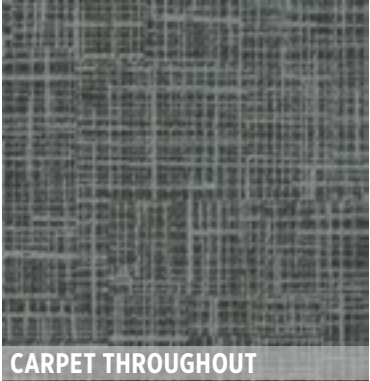


ACCENT PAINT




LEFT: PENDANTS
AND ACCENT WALL
FOR RECEPTION

RECEPTION DESK INSPIRATION




CARPET TILE

CARPET THROUGHOUT

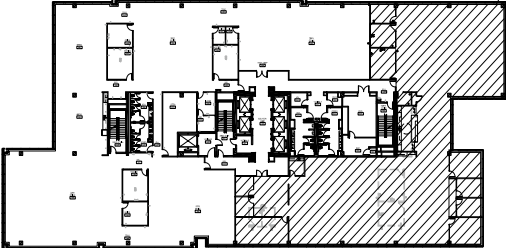


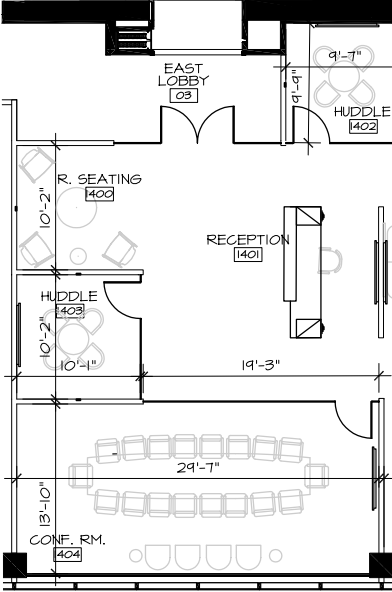
HUDDLE DOOR CONCEPT



N

NOT TO SCALE
ALL DIMENSIONS
ARE APPROXIMATE





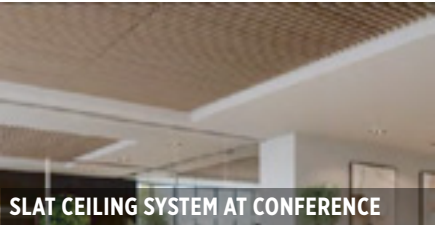
EAST LOBBY [403]
HUDDLE [402]
R. SEATING [400]
RECEPTION [401]
HUDDLE [403]
CONF. RM. [404]
10'-2"
10'-2"
10'-4"
19'-3"
29'-7"
13'-0"



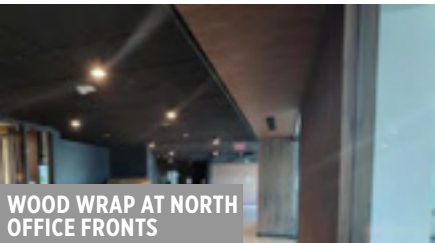
For more information,
contact us or visit our website at
www.WatermarkTempe.com



CEILING AND MILLWORK
CONCEPT FOR BREAK ROOM



SLAT CEILING SYSTEM AT CONFERENCE



WOOD WRAP AT NORTH
OFFICE FRONTS



PARKING OPTIONS

3 PARKING AREAS

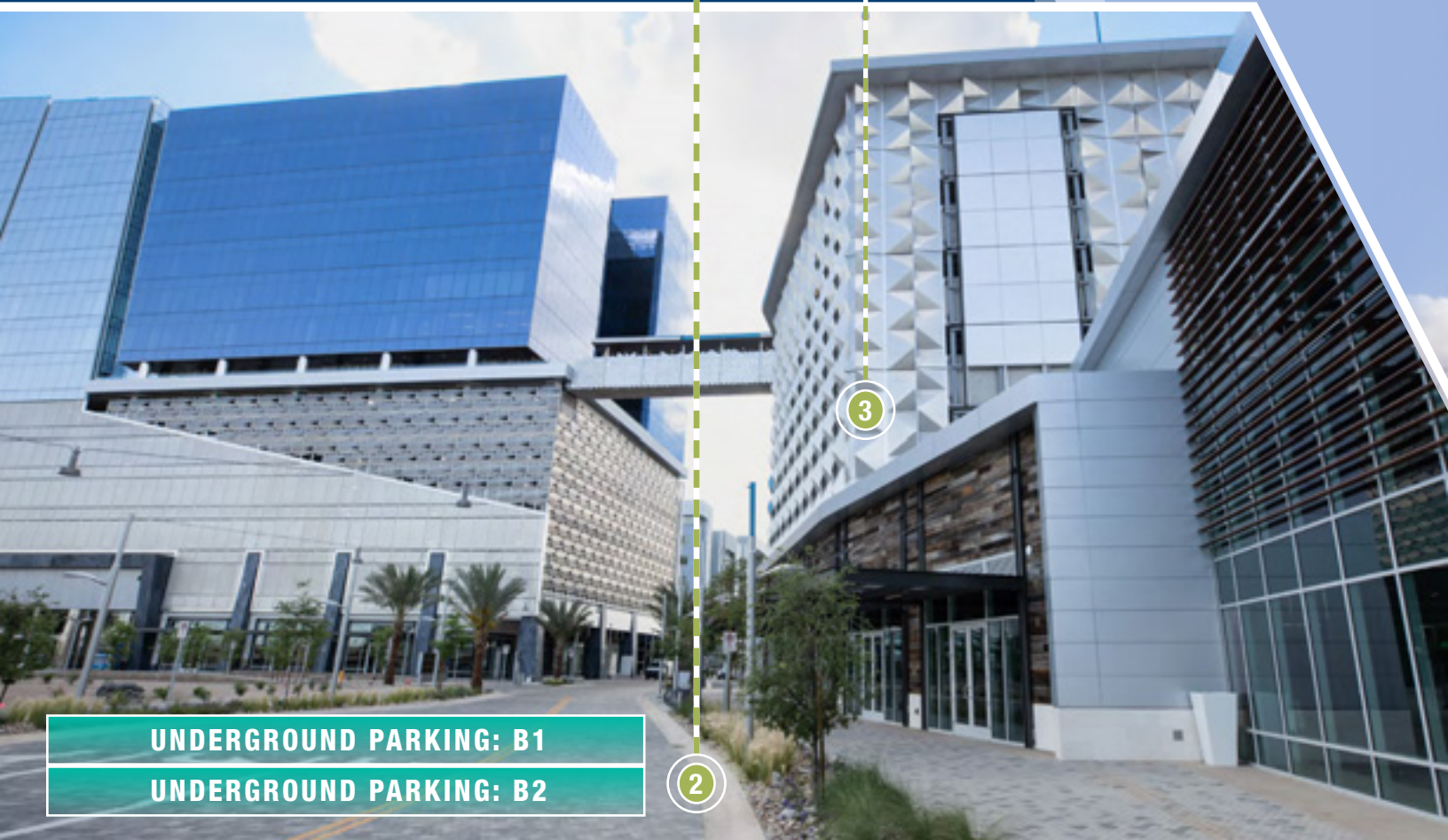
THAT FEED

4 ACCESS POINTS

1 Above Ground Office Parking
with its own dedicated entrance/exit
588 Stalls

2 Underground Premium Parking
with its own dedicated entrance/exit
B1: 75 Stalls | B2: 75 Stalls

3 Above Ground Retail/Office Parking
with its own dedicated entrance/exit
559 Stalls



UNDERGROUND PARKING: B1

UNDERGROUND PARKING: B2



ACCESS ROUTES

Four convenient entrances/exits provide excellent access to The Watermark. The primary access via Scottsdale Road at Playa Del Norte is just $\pm 400'$ from the Loop 202 Freeway.

ACCESS TO
CURRY ROAD

4

4 ENTRANCE/EXIT AT GILBERT
DRIVE/COLLEGE AVENUE



1

PRIMARY ENTRANCE/EXIT VIA
SCOTTSDALE ROAD AT PLAYA DEL NORTE
 $\pm 400'$ FROM LOOP 202 FREEWAY

MARINA
HEIGHTS



NOT TO SCALE

DOWNTOWN
SCOTTSDALE

LOOP 101
VIA MILLER

3 ENTRANCE/EXIT
VIA MACAYO'S

TO 

202

±220,000 VPD

PLAYA DEL NORTE

3

2

1

2 SECONDARY ENTRANCE AT
SCOTTSDALE ROAD

LOOP 101
VIA RIO
SALADO
PARKWAY

SCOTTSDALE RD

RIO SALADO PKWY

WALKABLE HOUSING

- 1 AURA WATERMARK
±370 UNITS
- 2 VELA APARTMENTS
±290 UNITS
- 3 JEFFERSON TOWN LAKE
±258 UNITS
- 4 NORTSHORE CONDOMINIUMS
±134 UNITS
- 5 TEN01
±524 UNITS



MARINA
HEIGHTS



SITE OUTLINES
NOT TO SCALE





ABOUT TEMPE

2.4

Million Annual Visitors
to Tempe Town Lake

4

Million Annual Visitors
to Downtown Tempe

58%

of Workforce within 3
Mile Radius is
"Tech Focused"

1,500

Present and
Proposed Residential
Apartments and
Condominiums within
.5 Mile Radius

89

Tempe's Rating as the
Most "Walkable City
in Arizona"

42.7%

of Tempe Residents
Have a Bachelor's
Degree or Higher

TOP TECH SUBMARKET

Tempe has been the top ranked submarket in the
country the last 2 years for absorption and rent growth

CENTRALLY LOCATED

at the Confluence of 3 of Metro
Phoenix's Major Freeways



ARIZONA STATE UNIVERSITY CONNECTION

#1

In the U.S. Barrett, the
Honors College

-Reader's Digest

#1

In the U.S. For
Innovation

-U.S. News World Report

#1

In AZ for Best
Qualified Graduates

-Wall Street Journal

#5

Nationally for Best
Qualified Graduates

-Wall Street Journal





CENTRAL LOCATION & THE STRONGEST LABOR POOL



Tempe is a great place to locate a business, and is considered one of the top destinations in the U.S. for technology-based companies.



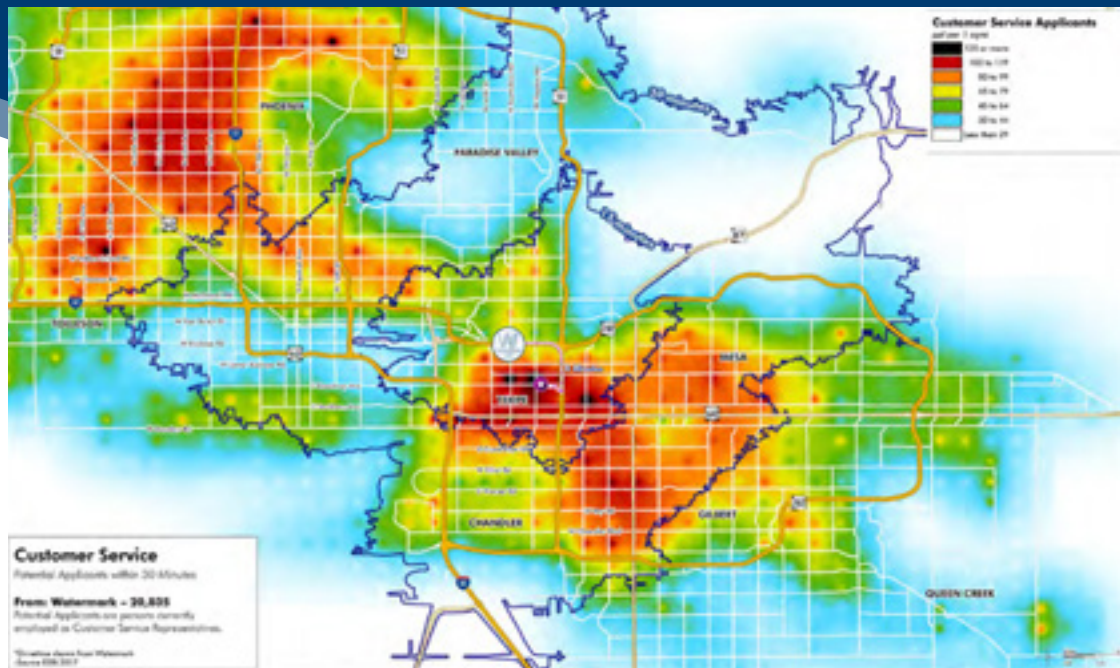
Central location translates to strong labor analytics for a multitude of industries.



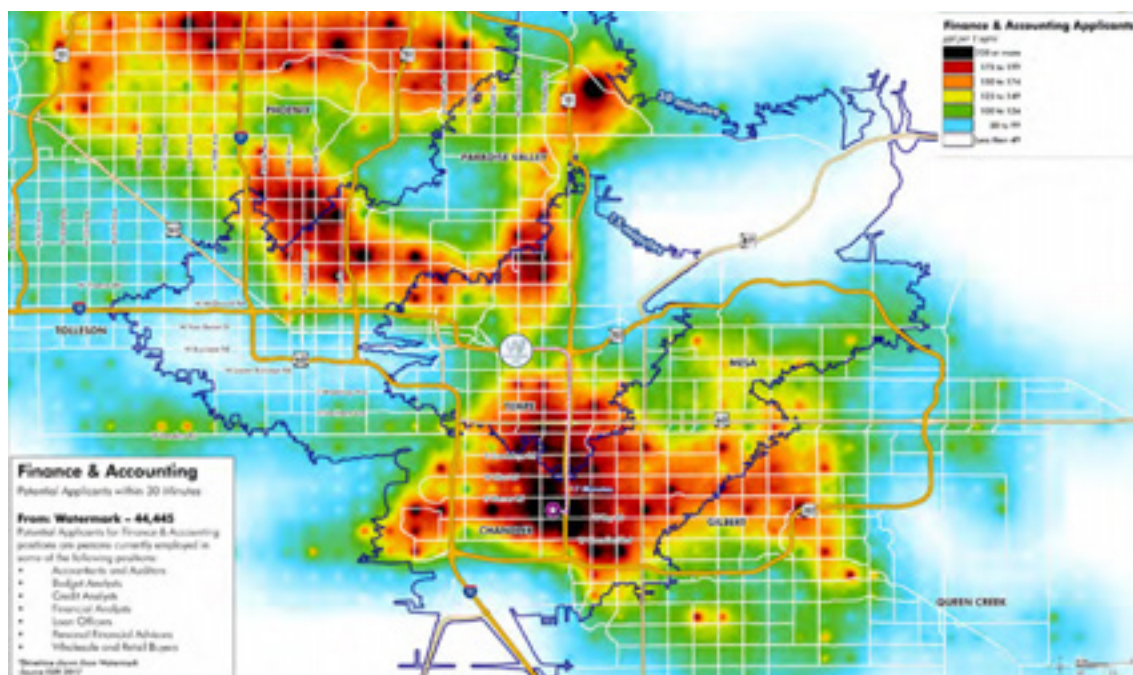
Proximity to ASU, a top producer of the world's elite scholars and ranked among the best graduate schools in the U.S., according to a 2017 report.

-U.S. News & World Report

CUSTOMER SERVICE—SKILL SET DENSITY



FINANCE & ACCOUNTING—SKILL SET DENSITY





ASU is ranked #5 in the U.S. for producing the best-qualified graduates.

-Wall Street Journal



The Watermark's design, panoramic lake views and on-site amenities will help businesses attract and recruit/retain high-caliber employees.



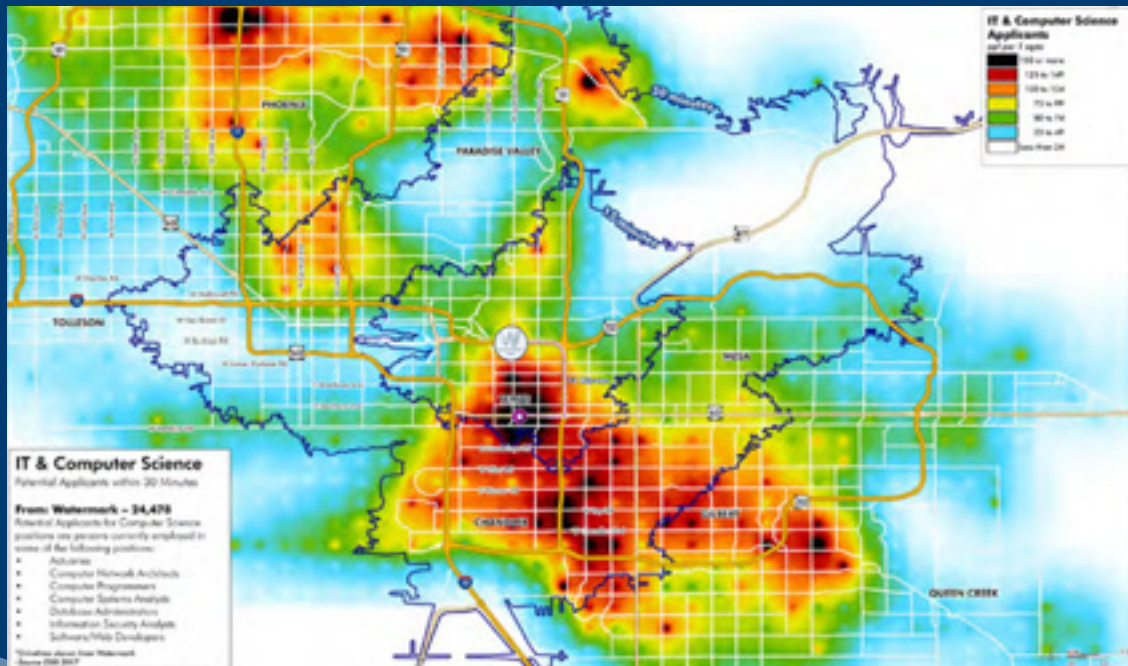
ASU is ranked #1 in the U.S. for Innovation and was awarded a Most Innovative Best Colleges.

-U.S. News & World Report, 2017

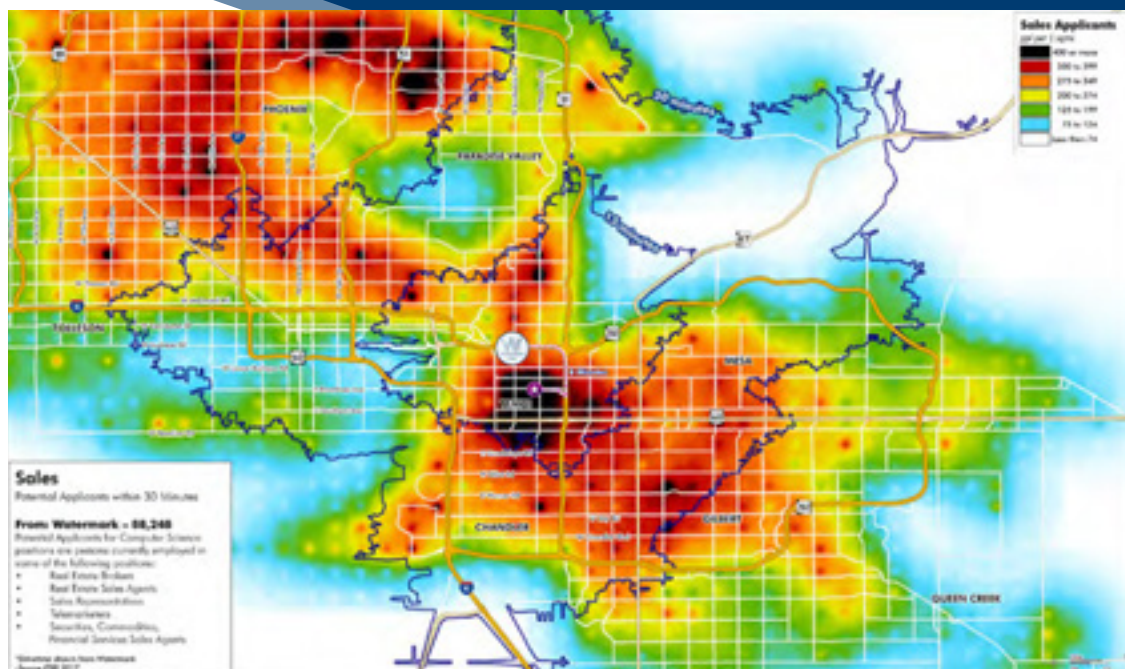


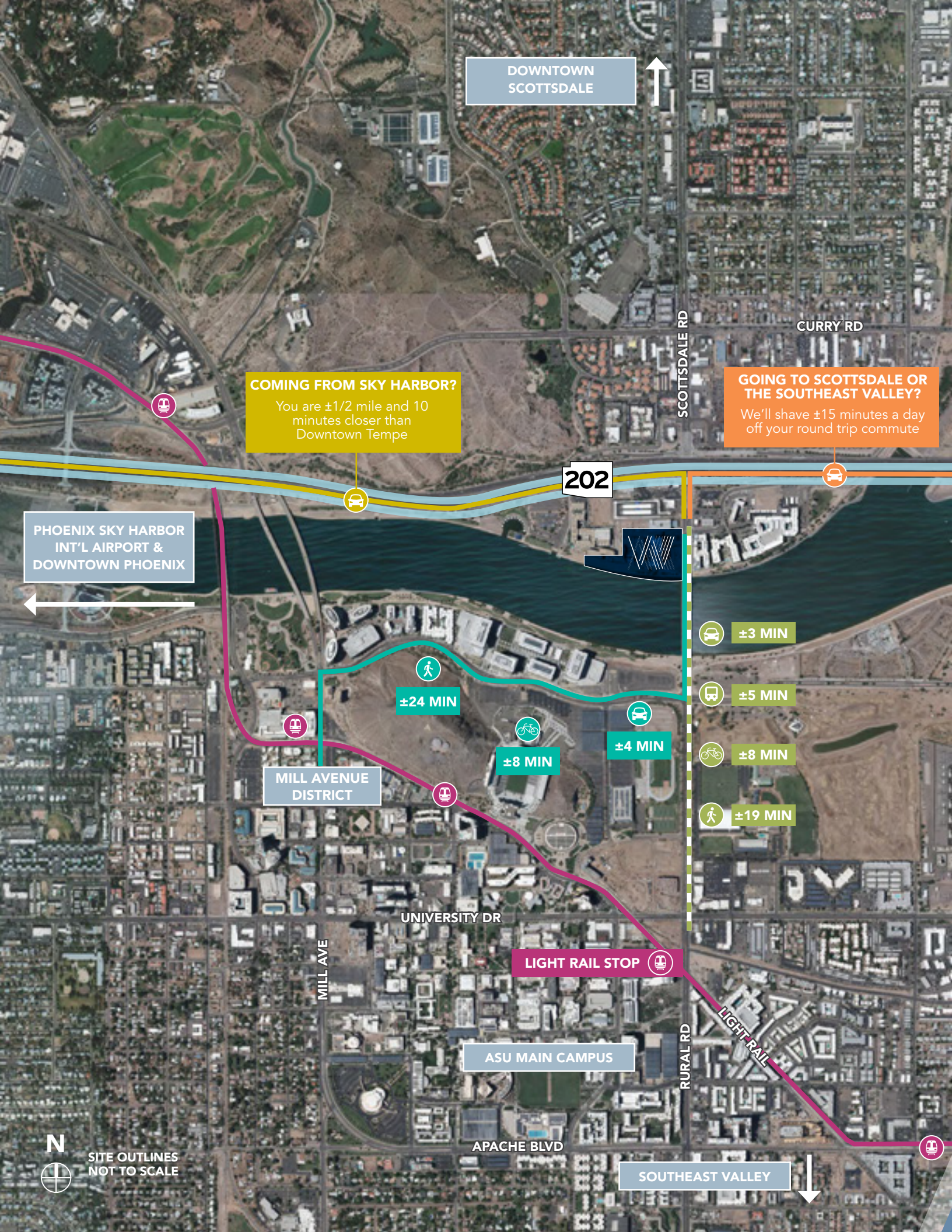
Home to Ira A. Fulton School of Engineering, one of the largest engineering schools in the nation with over 5,000 graduates every year.

IT & COMPUTER SCIENCE—SKILL SET DENSITY



SALES—SKILL SET DENSITY





DOWNTOWN
SCOTTSDALE



CURRY RD

SCOTTSDALE RD

COMING FROM SKY HARBOR?

You are $\pm 1/2$ mile and 10 minutes closer than Downtown Tempe

GOING TO SCOTTSDALE OR THE SOUTHEAST VALLEY?

We'll shave ± 15 minutes a day off your round trip commute

PHOENIX SKY HARBOR
INT'L AIRPORT &
DOWNTOWN PHOENIX



202

± 3 MIN

± 5 MIN

± 8 MIN

± 19 MIN

± 24 MIN

± 8 MIN

± 4 MIN

MILL AVENUE
DISTRICT

UNIVERSITY DR

LIGHT RAIL STOP



MILL AVE

ASU MAIN CAMPUS

APACHE BLVD

RURAL RD

LIGHT RAIL

SOUTHEAST VALLEY



N



SITE OUTLINES
NOT TO SCALE



TRANSPORTATION LINKAGES

4

Minute Bus Ride to
Closest Light Rail
Station

AZ

Most Walkable City
in Arizona

.5

Miles to Light Rail
Service at University
Dr & Rural Rd

530

Feet Frontage Along
Scottsdale Rd

1,250

Feet of Tempe Town
Lake Frontage

550

Feet of Loop 202
Frontage

RIO SALADO PKWY

AMENITIES/ URBAN LIFESTYLE

202

SKY HARBOR
AIRPORT
±10 MIN

TEMPE
BEACH PARK

TEMPE TOWN LAKE
LAKESIDE ACTIVITIES



±65,000 SF
ON-SITE SERVICES

crumbl
cookies

Sweet Republic

restore drybar SUGARMEWAX

DRNK coffee + tea

3X3

QWENCH

THE RUBY

V

Three thirty three

POKILUV

THE RUBY

ARIA NAIL BAR

THE RUBY

THE RUBY

THE RUBY

THE RUBY

MILL
AVENUE
DISTRICT
±4 MIN

MARINA
HEIGHTS

M

Mell's
BIG
BREAKFAST

Starbucks

HOMERHEALTH

S MILL AVE

S ASH AVE

COURTYARD
Marriott

SHOPS @

6th Street & College
College & University

Residence Inn
Marriott

R

Snooze

DICKEY'S
BARBECUE PIT

POSTINO

PANDA EXPRESS

Paradise Hawaiian
BBQ

THE CHUCKBOX

Chop Shop

ASU ASU MAIN
CAMPUS

E UNIVERSITY DR

↑
**DOWNTOWN
SCOTTSDALE**
±15 MIN

AMENITIES WITHIN 5 MILES



±757 DINING LOCATIONS



±31 ENTERTAINMENT VENUES



±195 SHOPPING



±94 HOTELS

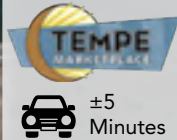
HOTEL/RETAIL
PLANNED FOR
DEVELOPMENT

2+
MINUTE
WALK

aloft
HOTELS



VIA
LOOP 202



VIA
RIO SALADO

→
**MESA
RIVERVIEW**
±12 MIN

E RIO SALADO PKWY



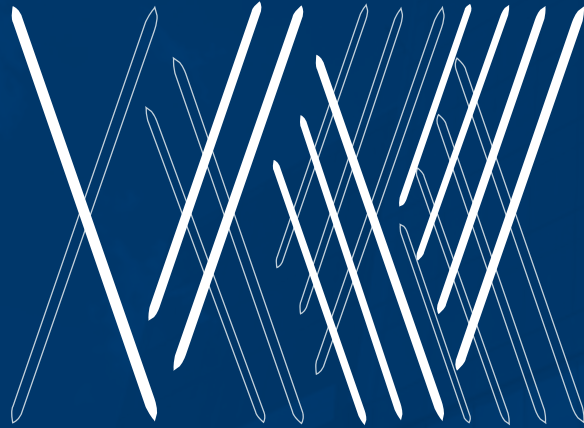
2000 E Rio Salado Pkwy
±1.3M SF of Retail
100+ Shops & Restaurants



S MCCLINTOCK DR

SITE OUTLINES
NOT TO SCALE





THE WATERMARK

TEMPE

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