

THE WATERMARK

410 N SCOTTSDALE RD

NAIOP 2019

Mixed-Use
Project of the Year


THE WATERMARK
TEMPE

WATERMARKTEMPE.COM



FACTS + STATS

PROJECT DESCRIPTION: Class A Mixed-Use Development

PHASE I OFFICE: ±265,000 SF

AVAILABILITY:
[Click Link for Matterports](#)

**14th Floor
Spec Suite 1415** ±13,517 SF
[Matterport Tour](#)

**9th Floor
Suite 902** ±19,146 SF
[Matterport Tour](#)
Available 6/1/24

LEASE RATE: \$52.00/SF Full Service

PARKING: Up to 5/1,000 SF underground and above-grade structures

9th Floor Sky Lobby:
[Click Link for Matterports](#)
Fitness Center, Game Room,
Lounge, Conference Center

[9th Floor Amenities Tour](#)

SITUATED

on the North Shore of Tempe Town Lake
with 360° Views From Every Floor

250-ROOM
Future Hotel

PHASE II

±340,000 SF Expansion Available

SIGNAGE

Highly Visible Signage From Loop 202
and Flight Paths

ACCESS

Four Access Points for Ingress/Egress and
Immediate Access to Loop 202

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. Aeris Ionization system—deemed 99% effective in removing virus and bacteria, according to the manufacturer.

SITE FEATURES

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ON-SITE LUXURY APARTMENTS

360 luxury apartments
now open on-site.



ON-SITE SERVICES

±65K SF of high-end food, beverage and on-site services. Retail tenants include: Hundred Mile Brewing Co, F45 Training, Rumble, Sugar Me Wax, Dog Haus, Monroe's Hot Chicken, Three Thirty Three, Crumbl Cookies, Restore Hyper Wellness + Cryotherapy, Pokiluv, Drybar, Aria Nail Bar, V's Barbershop, DRNK Coffee + Tea, Qwench Juice Bar, Sweet Republic, Cora.



Great accessibility
with 4 convenient
entrances/exits



HIGHLY VISIBLE, EASILY ACCESSIBLE

Central location on the North Shore of Tempe Town Lake with immediate freeway access. Four entrances/exits allow easy access to the site.



FLOOR TO CEILING GLASS

Floor to ceiling glass allows natural daylight and spectacular 360° views from every office floor.



THE FINEST FINISHES & AMENITIES

Deluxe, Class A finishes. 16th Floor features ±18' dramatic ceiling height with private balcony. 9th Floor Sky Lobby entrance, state-of-the art fitness center, game room and conference center.



EXCEPTIONAL LABOR POOL

Proximity to top ranked Arizona State University and a vast pool of highly skilled, creative workers, offering strong labor analytics to multiple industries.



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**FENIX
DEVELOPMENT**