

8075

SOUTH RIVER PARKWAY



RIVER CORPORATE CENTER

ASU RESEARCH PARK | TEMPE, AZ

 Transwestern

ASU RESEARCH PARK

River Corporate Center is located within the ASU Research Park spanning ±320 acres with three scenic lakes and lush landscaping. Tenants have access to more than six miles of jogging trails, picnic ramadas, and open spaces for recreation and relaxation.



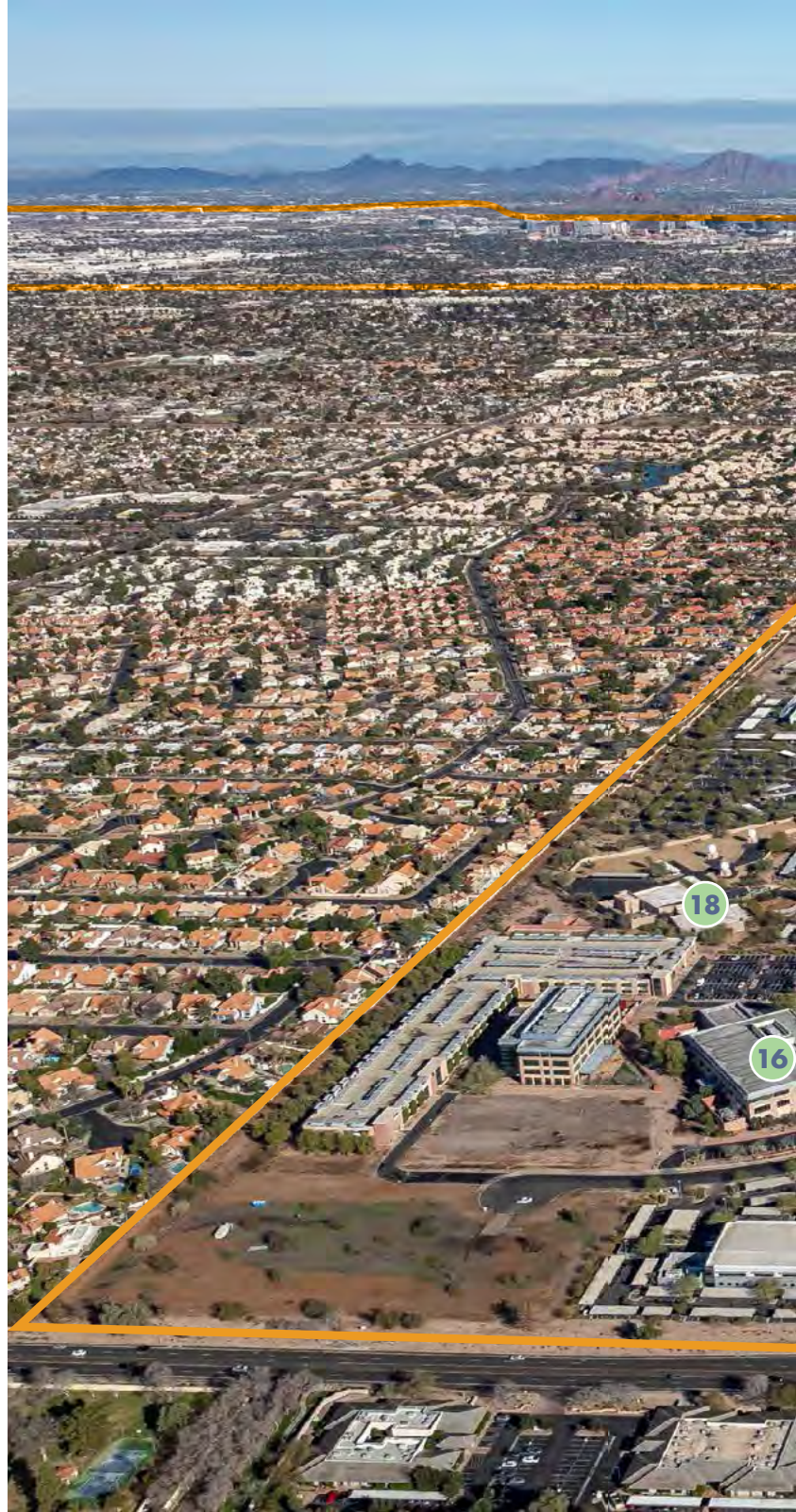
8075

SOUTH RIVER PARKWAY



ASU RESEARCH PARK

- 1** RIVER CORPORATE CENTER
- 2** 2005 E Technology Cr for lease
- 3** 8333 S River Pkwy for sale
- 4** 8700 S Price Rd for lease
- 5** AllianceRX Walgreens
- 6** Amazon
- 7** Amkor
- 8** ASU Macro Technology Works
- 9** Avnet
- 10** AZ Center for Cancer Care
- 11** Bright Horizons Family Center at ASU
- 12** Cognia
- 13** Connexion
- 14** C Square
- 15** Cytec Engineered Materials
- 16** Edward Jones
- 17** FOX Media Center
- 18** Iridium Communications
- 19** PADT Innovation Center
- 20** Peoples Mortgage Company
- 21** Quantum Computing
- 22** Reproductive Medical Institute
- 23** Versum Materials
- 24** Viasat
- 25** NSTC Prototyping and NAPMP Advanced Packaging Piloting Facility under construction
- 26** Hilton Garden Inn & Home2 Suites by Hilton





PROPERTY OVERVIEW

Metro	Phoenix
Submarket	South Tempe/Ahwatukee
Address	8075 S River Pkwy Tempe, Arizona 85284
Building	±133,225 SF
Site Area	±12.46 AC (±542,942 SF)
Parking	±6.0 per 1,000 SF
Floors	2-Story
Floorplate	±66,627 SF
Year Built	1998
Parcel	301-53-309



River Corporate Center – 8075 South River Parkway (the “Property”) is located in South Tempe within the ASU Research Park. This Class A, two-story office building totals ±133,225 rentable square feet. Built in 1998 with a parking ratio of ±6.0/1,000 SF, the Property sits just west of the AZ Loop 101 providing immediate access to all Valley freeways. This location allows easy access to residential housing and the labor markets of the entire Metro area. Sky Harbor International Airport, America’s Friendliest Airport®, is located within ±15 minutes (±13.1 miles) from the Property.



High-profile
technology & business
corporate community



Property
Tax
Abatement



B-2 Office
zoning per ASU
Research Park



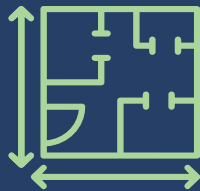
Industrial
grade power
capability



±40K - ±60K SF
Expansion Pad Opportunity



Diesel-Fired Generac
emergency power
generator



±40K - ±60K SF
expansion pad
opportunity



Immediate
freeway
access



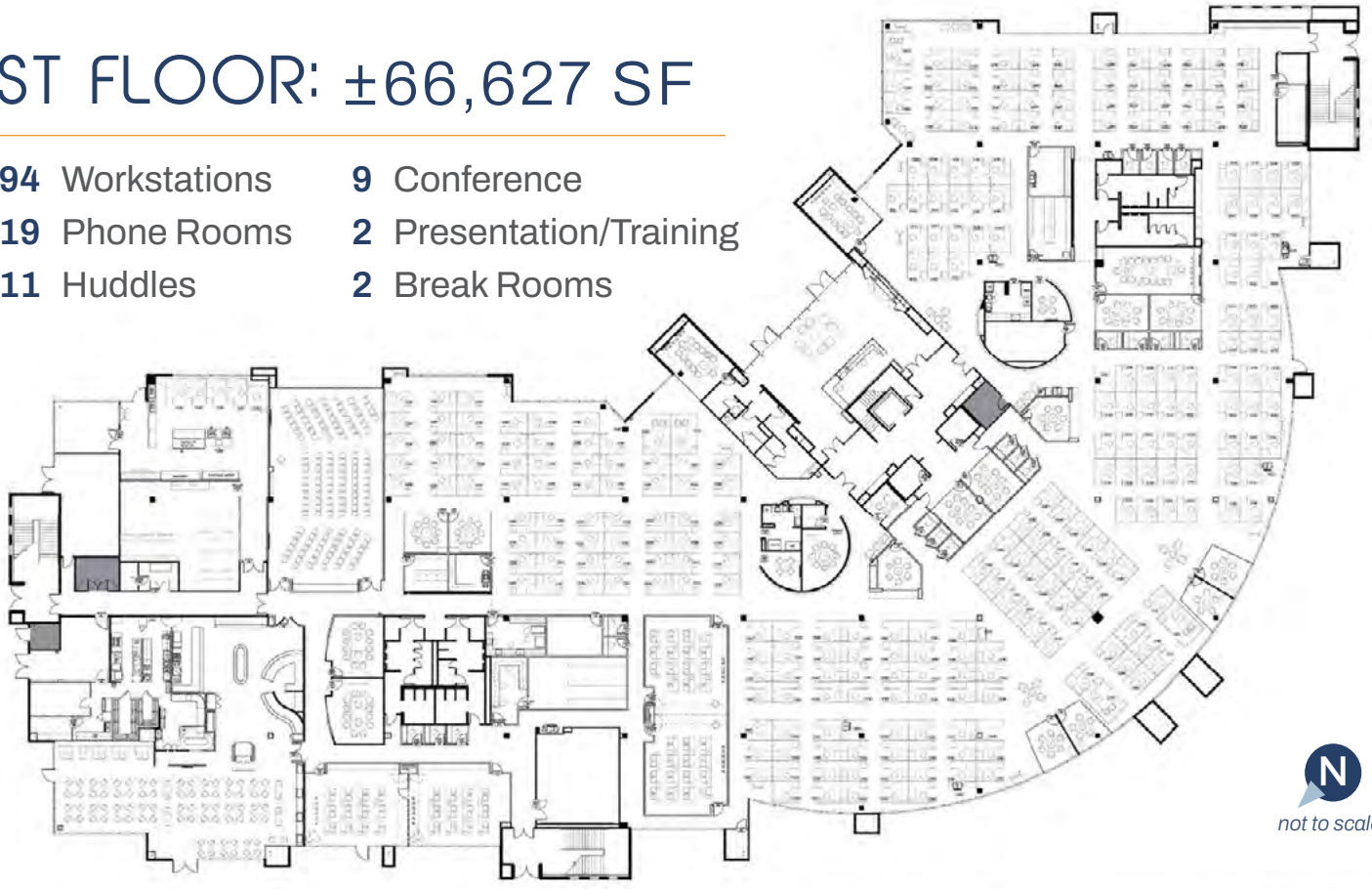
Prominent signage
opportunities along
AZ Loop 101

SITE PLAN



1ST FLOOR: ±66,627 SF

- 294 Workstations
- 19 Phone Rooms
- 11 Huddles
- 9 Conference
- 2 Presentation/Training
- 2 Break Rooms



2ND FLOOR: ±66,627 SF

- 481 Workstations
- 12 Phone Rooms
- 21 Huddles
- 6 Conference
- 1 Wellness Room
- 2 Break Rooms



LOCATION HIGHLIGHTS

PREFERRED SUBMARKET

With a prime southeast valley location, River Corporate Center is in the heart of the most active area of Metro Phoenix for new-to-market tech users. In the past five years, ±3.0 million square feet of tech users have chosen to call Tempe and Chandler their home for their Arizona operations.

FREEWAY PROXIMITY

River Corporate Center is located 1/4 mile from the Loop 101 Freeway providing quick and easy access via two full diamond interchanges—Elliot Road to the north and Warner Road to the south. The Loop 101 connects with US 60 and the Loop 202, acting as a convenient gateway to all of Metro Phoenix.

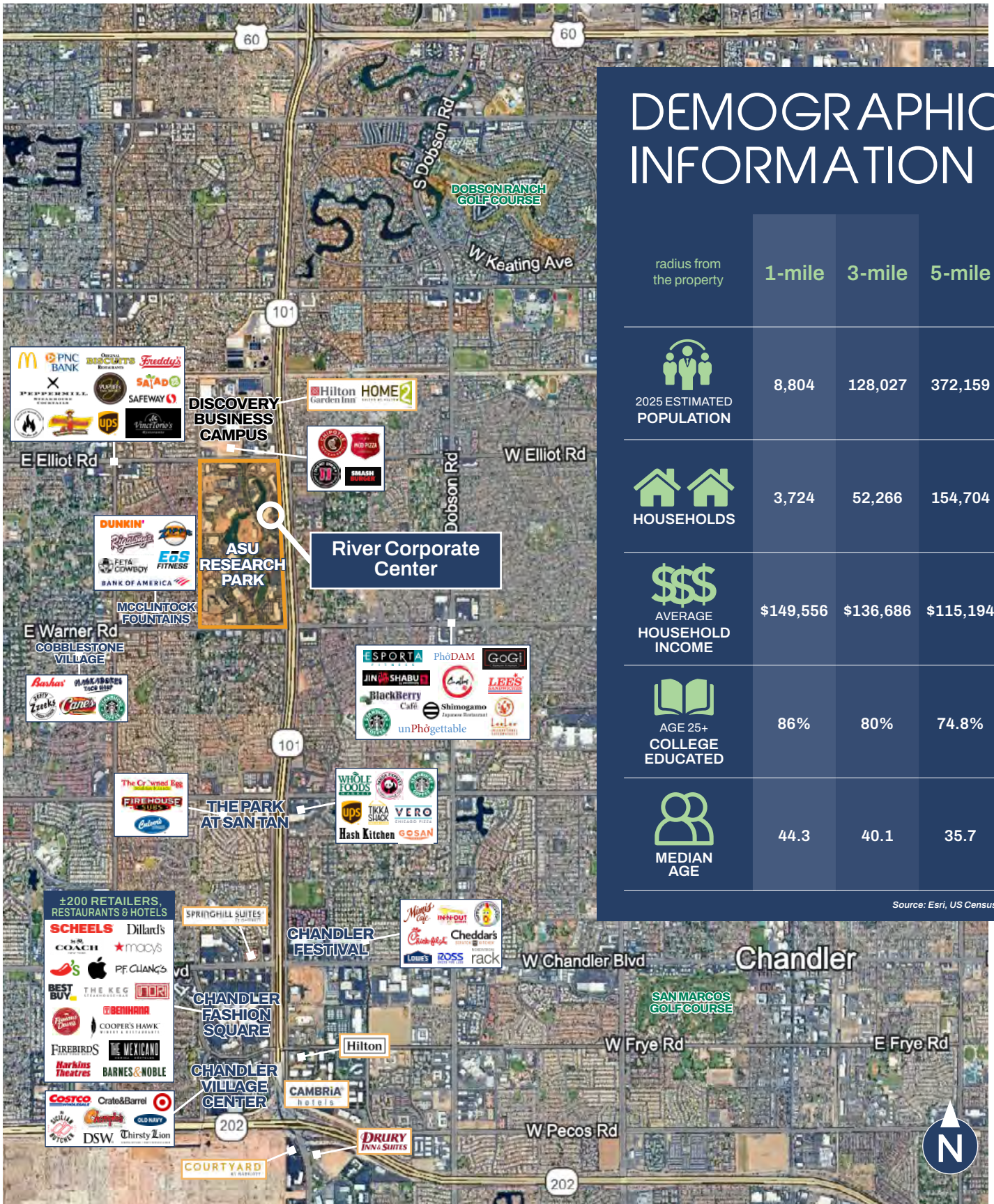
ABUNDANT AMENITIES

The Property is surrounded by amenities: on-site, in the park, and nearly 11M square feet of retail and restaurants are located within a three-mile radius, including the ±1.4 million square foot Chandler Fashion Center.

GROUND LEASE OVERVIEW

Landlord	Arizona State University Research Park, Inc., an Arizona non-profit corporation, fka Price-Elliott Research Park, Inc., an Arizona non-profit corporation
Demised Premises	Lot 5, as shown on the Final Plat of ASU Research Park, containing 542,942 square feet
Term Expiration	December 31, 2101
Current Rent	\$0.86 per square foot \$466,930 Annual Rent \$38,911 Monthly Rent
10-year Adjustments	3.0% annual bumps adjusted every ten years.

Dates	Rate	Annual	Monthly
1/1/2032 - 12/31/2041	\$1.12	\$607,009	\$50,584
1/1/2042 - 12/31/2051	\$1.45	\$789,112	\$65,759
1/1/2052 - 12/31/2061	\$1.89	\$1,025,845	\$85,487
1/1/2062 - 12/31/2071	\$2.46	\$1,333,599	\$111,133
1/1/2072 - 12/31/2081	\$3.19	\$1,733,679	\$144,473
1/1/2082 - 12/31/2091	\$4.15	\$2,253,783	\$187,815
1/1/2092 - 12/31/2101	\$5.40	\$2,929,917	\$244,160



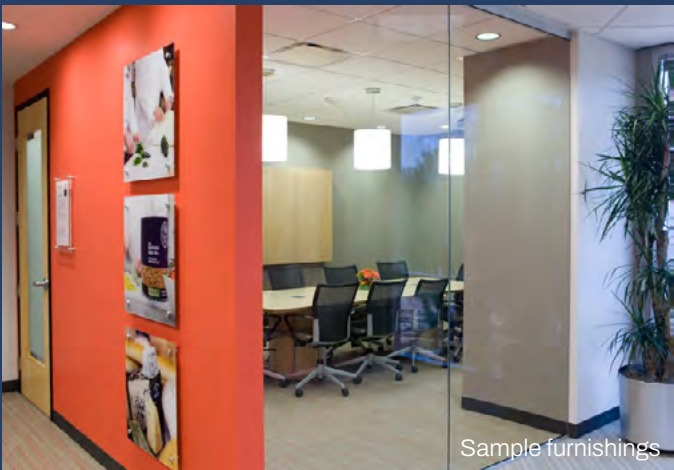
DEMOGRAPHIC INFORMATION

radius from the property	1-mile	3-mile	5-mile
2025 ESTIMATED POPULATION	8,804	128,027	372,159
HOUSEHOLDS	3,724	52,266	154,704
AVERAGE HOUSEHOLD INCOME	\$149,556	\$136,686	\$115,194
AGE 25+ COLLEGE EDUCATED	86%	80%	74.8%
MEDIAN AGE	44.3	40.1	35.7

Source: Esri, US Census



Sample furnishings



Sample furnishings



Sample furnishings

River Corporate Center | ASU Research Park | Tempe, AZ



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