

# PLAYA DEL NORTE

999 PLAYA DEL NORTE  
TEMPE, AZ

999

±94,000 SF CLASS A OFFICE BUILDING



# Premium, New Office

999 Playa del Norte is a **one-of-a-kind, 6-story, Class A office building** just off the high-traffic Loop 202 in the hyperdynamic market of Tempe. Ideal for a **high-tech corporate headquarters or landmark regional office**, the high-visibility building's sustainable design provides excellent cost efficiency, ample structured parking and prominent signage for today's office users.



**±95,637 SF Building**



**±26,900 SF Floor Plates**



**4:1,000 Total Parking Ratio**



**Prominent Signage Opportunity**



**Spec Suite Options**



**Flexible Floor Plates**



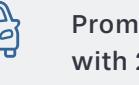
**±1,200 SF Conference Center with State-of-the-Art Technology and View Bar**



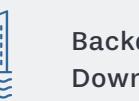
**On-Site Bike Storage**

# Front-Row Exposure. Backdoor Convenience.

Position your business at the crossroads of opportunity. **999 Playa del Norte** offers premier branding visibility and seamless access to Scottsdale, Tempe, and beyond.



Prominent signage on Loop 202 with 200,000+ vehicles per day



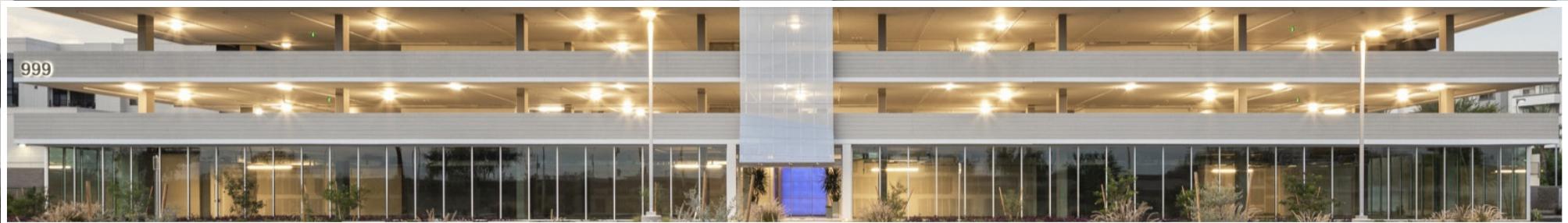
Backdoor access via Miller Road to Downtown Scottsdale & Loop 101



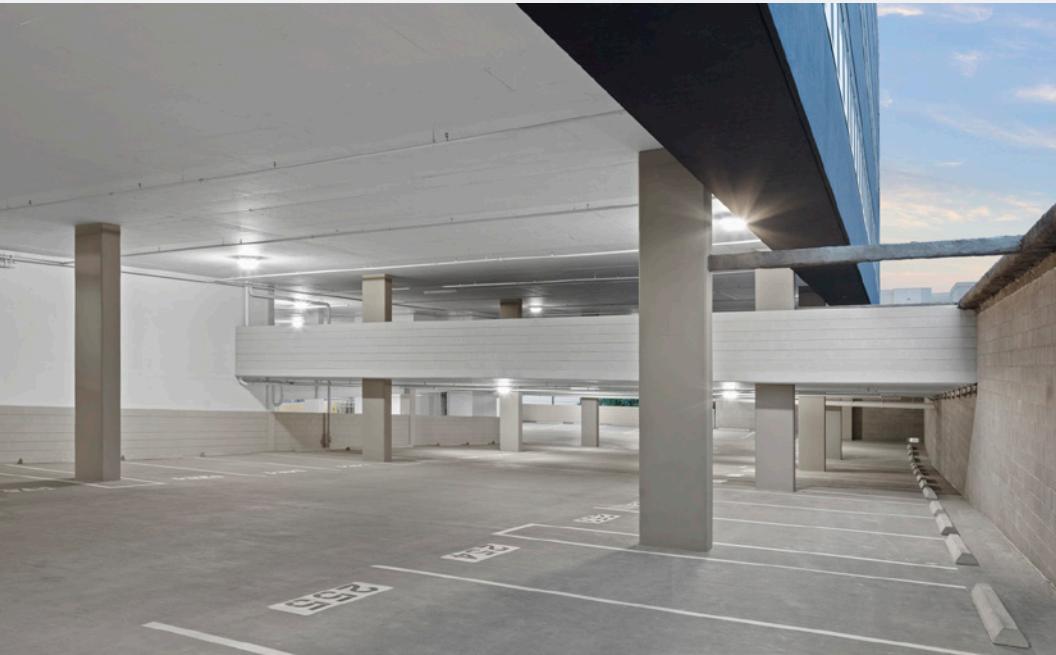
Prime Tempe location near waterfront, retail, and lifestyle amenities



# Abundant Parking



999 Playa del Norte offers **secured, covered parking** on the first three floors of the building with **direct access** to tenant floors. Surface parking is also available for tenants and visitors, meaning you'll **never have to worry about having a place to park.**



4:1,000

Total Parking Ratio



176

Surface Parking Spaces



13

Reserved Executive  
Parking Spaces

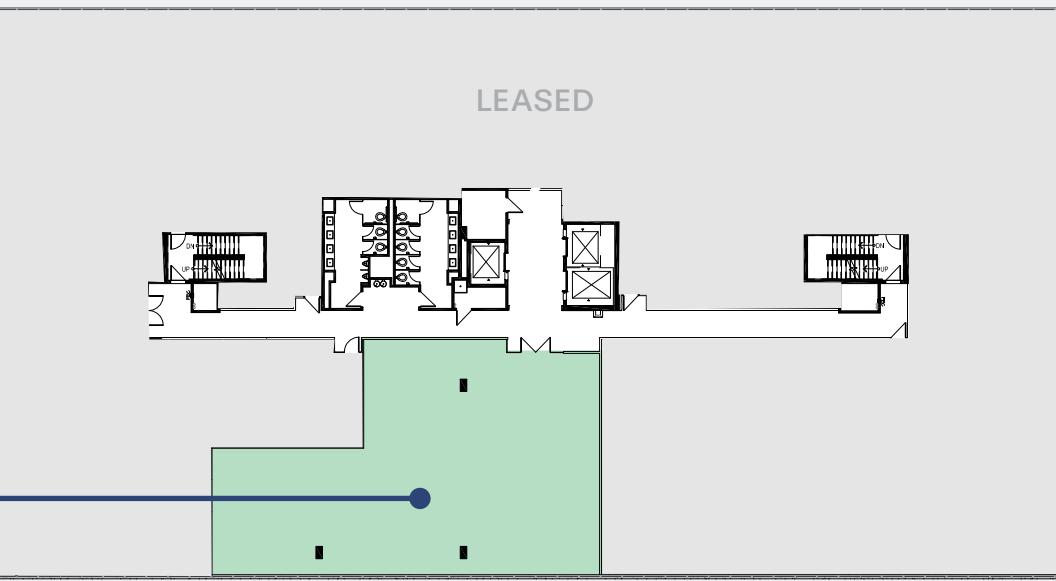
# Move-In Ready. Stand-Out Design.

High-end finishes, smart layouts and immediate availability – these spec suites are **built for business from day one**. More inventory is in production and will be **delivering soon**.

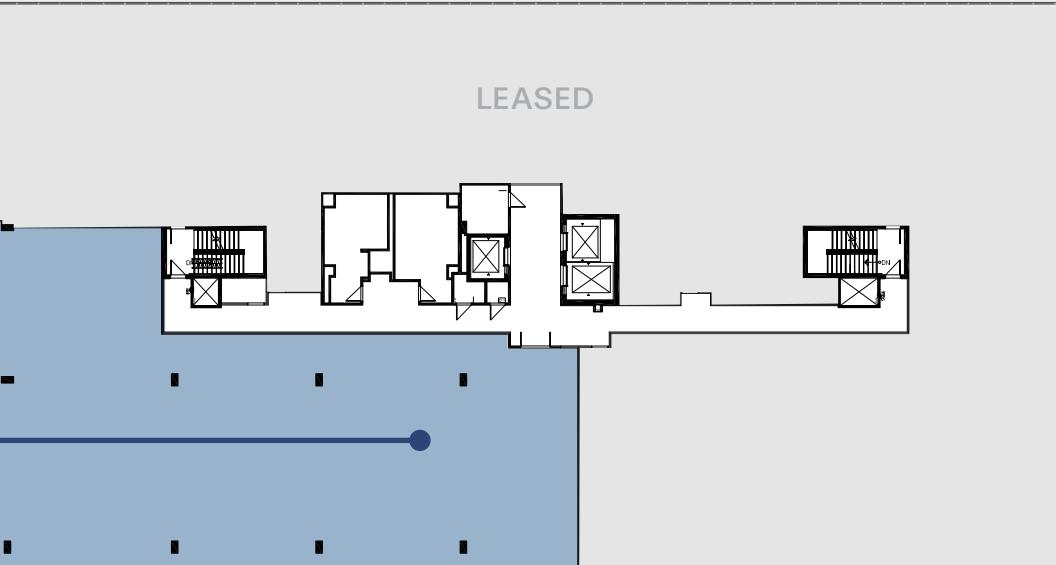


## Available Space

**Suite 505**  
±3,653 RSF  
Spec Suite  
Coming Soon

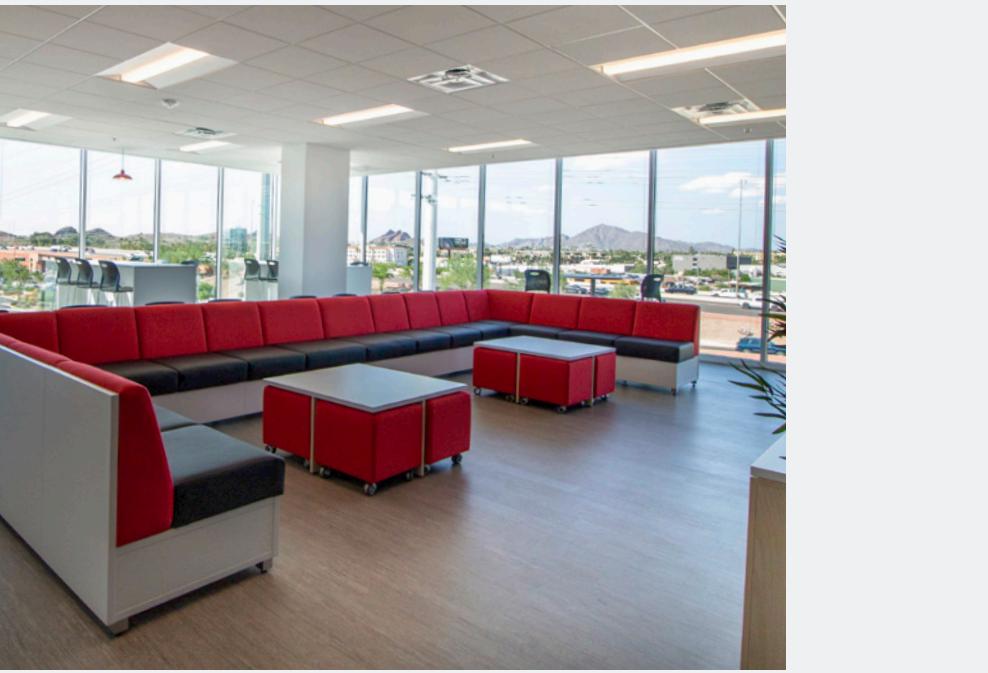


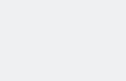
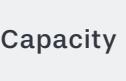
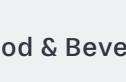
**Suite 610**  
±8,240 RSF  
Spec Suite  
Coming Soon



# Gather. Impress. Repeat.

A fully equipped conference center **designed for connection and impact**—ideal for meetings, presentations, and everything in between.



-  ±1,200 RSF
-  40+ Person Capacity
-  Elevated Finishes
-  Wet Bar / Food & Beverage Service
-  State-of-the-Art IT Service  
(Wi-Fi, Video Conferencing, Presentation)



# Immediate Walkable Amenities.

From fast-casual favorites to sit-down spots, Playa Del Norte puts **dozens of dining options just steps from your door.**

## Food & Beverage

Hundred Mile  
Brewing Co.

WING STOP

MONROE'S HOTCHICKEN

STARBUCKS COFFEE

IN-N-OUT BURGER

33

CURRY N CRUST

WaBagg

JERSEY MIKE'S SUBS

Door Hau

Sweet Republic

crumbl  
cookies

PokiLuv

## Hotels

Holiday Inn  
Express & Suites

RUMBLE BOXING

AURA  
WATERMARK

TEN|01

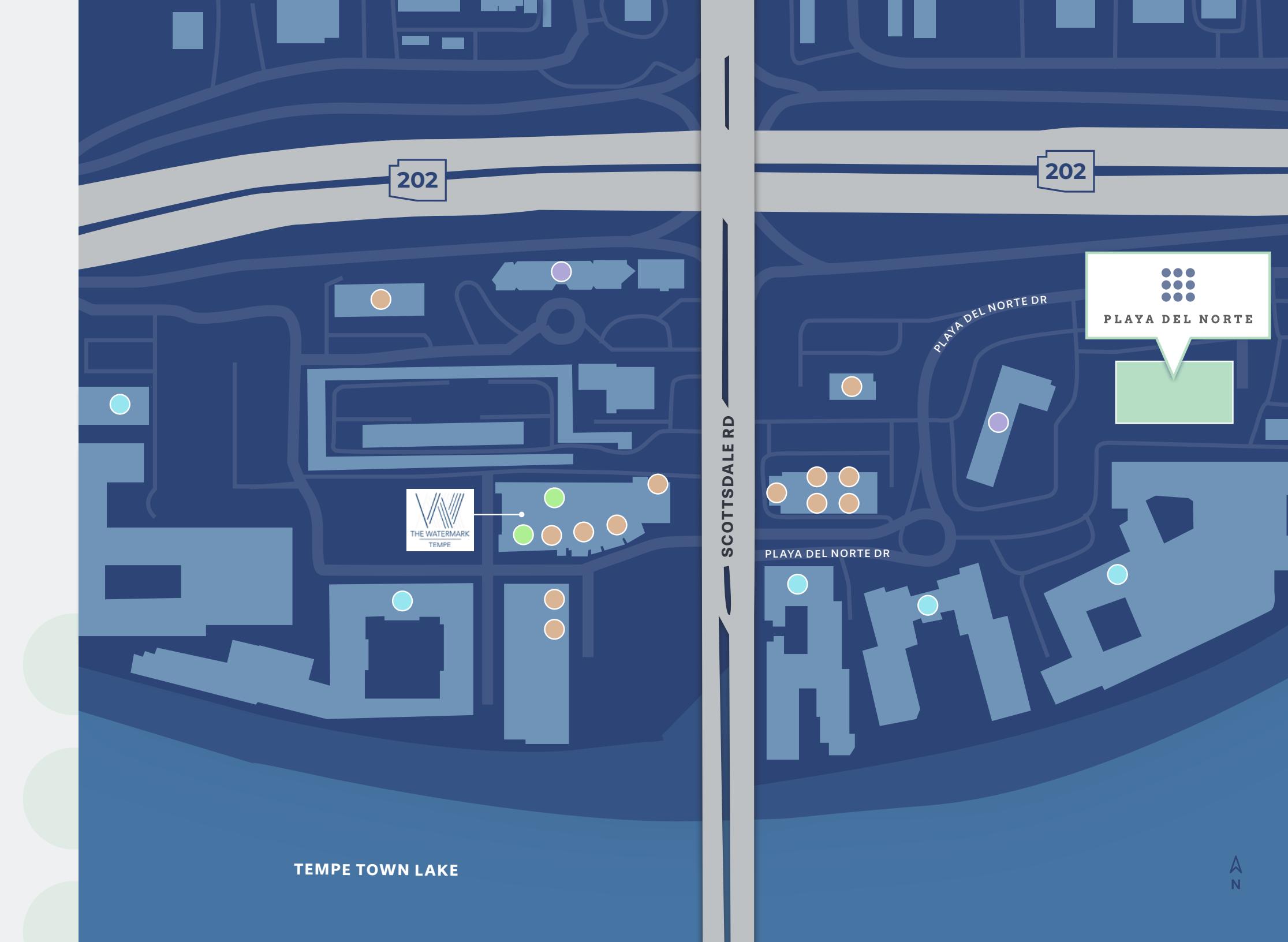
NORTE  
TOWN LAKE

aloft  
HOTELS

F45  
TRAINING

NORTH SHORE  
CONDOMINIUMS

VELA  
AT TEMPE TOWN LAKE



# Experience Tempe

Discover a location where lifestyle meets accessibility. From lakeside trails to local eats, Playa del Norte places you in the heart of **Arizona's most walkable and vibrant city**.



**350+**  
Restaurants



**85+**  
Retailers



**25+**  
Hotels



Adjacent to Tempe  
Town Lake and  
outdoor **recreation**



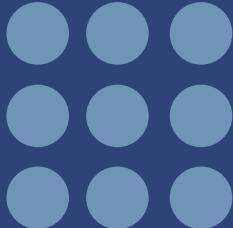
Minutes from **ASU**



Walk Score of **89**  
Arizona's most  
walkable city



A destination for **4M+**  
annual visitors and  
year round events



# PLAYA DEL NORTE

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