

# PLAYA DEL NORTE

999 PLAYA DEL NORTE  
TEMPE, AZ

±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.



Spec Suite Options



Flexible Floor Plates



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



On-Site Bike Storage



±95,637 SF Building



±26,900 SF Floor Plates



4:1,000 Total Parking Ratio



Prominent Signage Opportunity





# 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

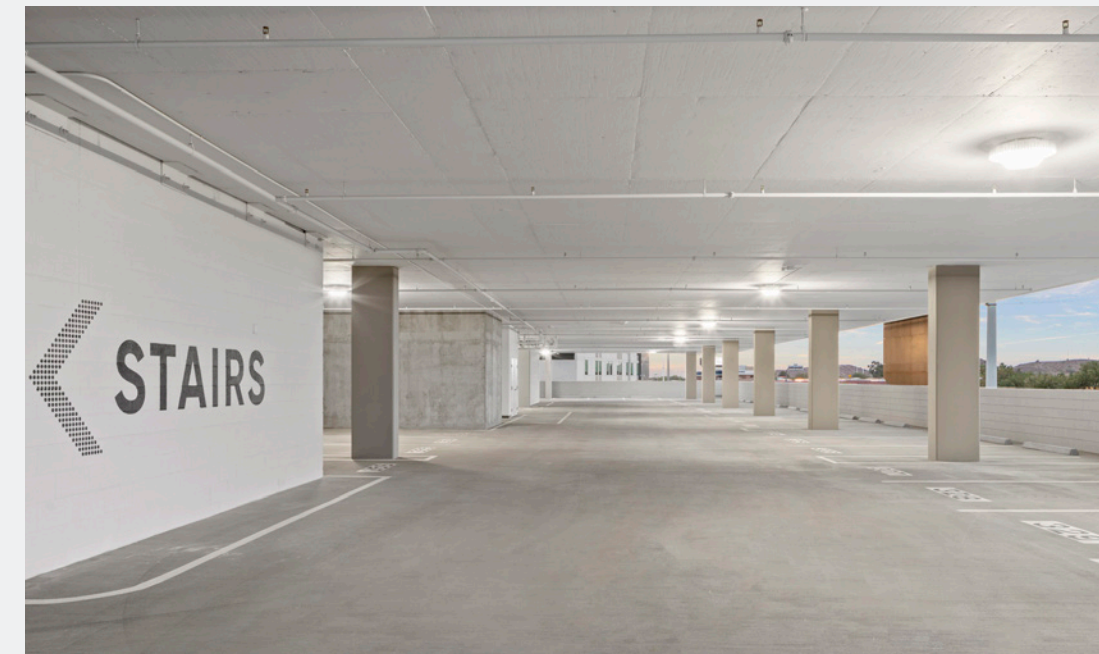




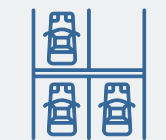
# Abundant Parking



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**.

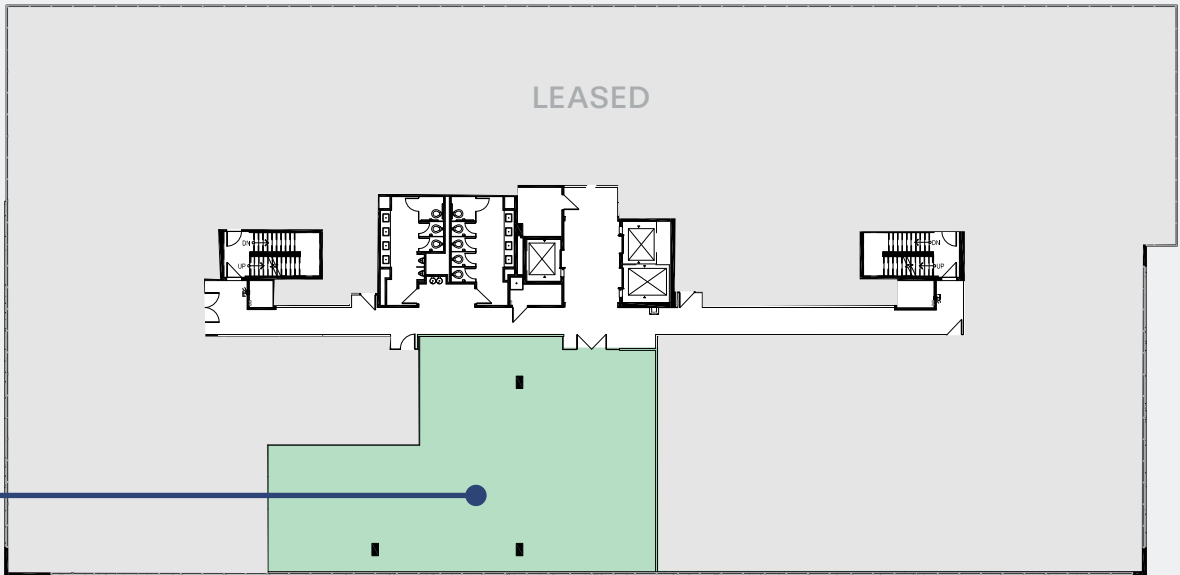


## Available Space

### Suite 505

±3,653 RSF

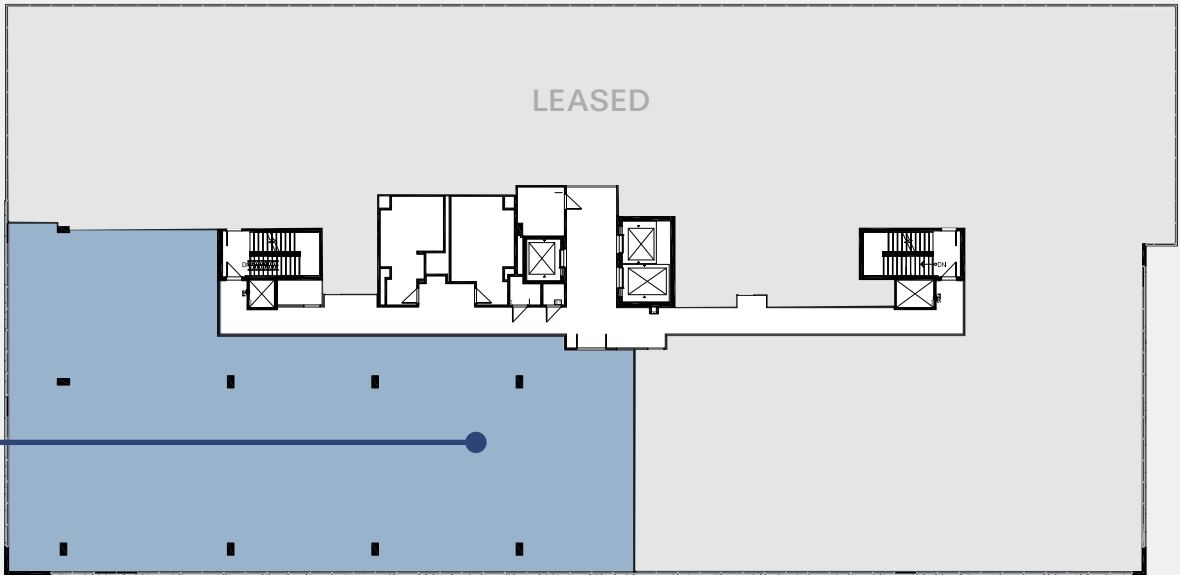
*Spec Suite  
Coming Soon*



### Suite 610

±8,240 RSF

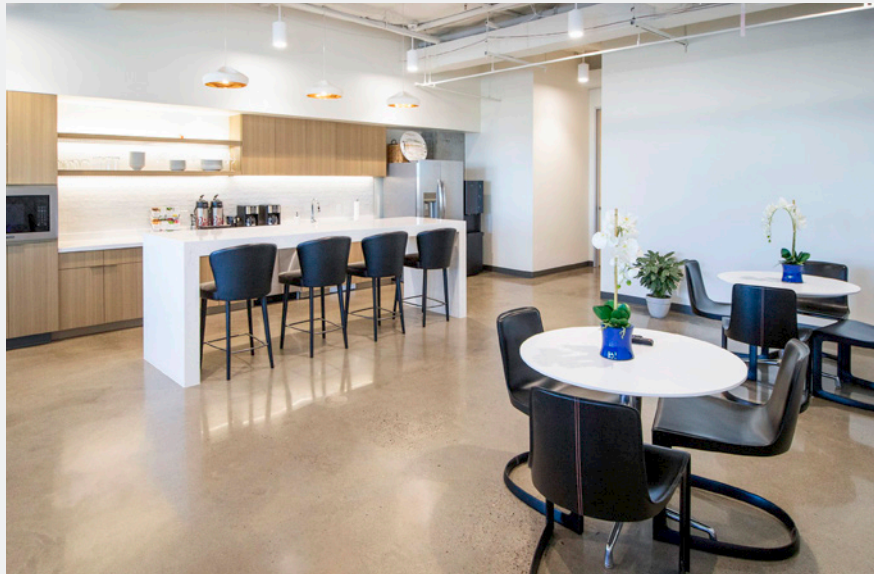
*Spec Suite  
Coming Soon*





# 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



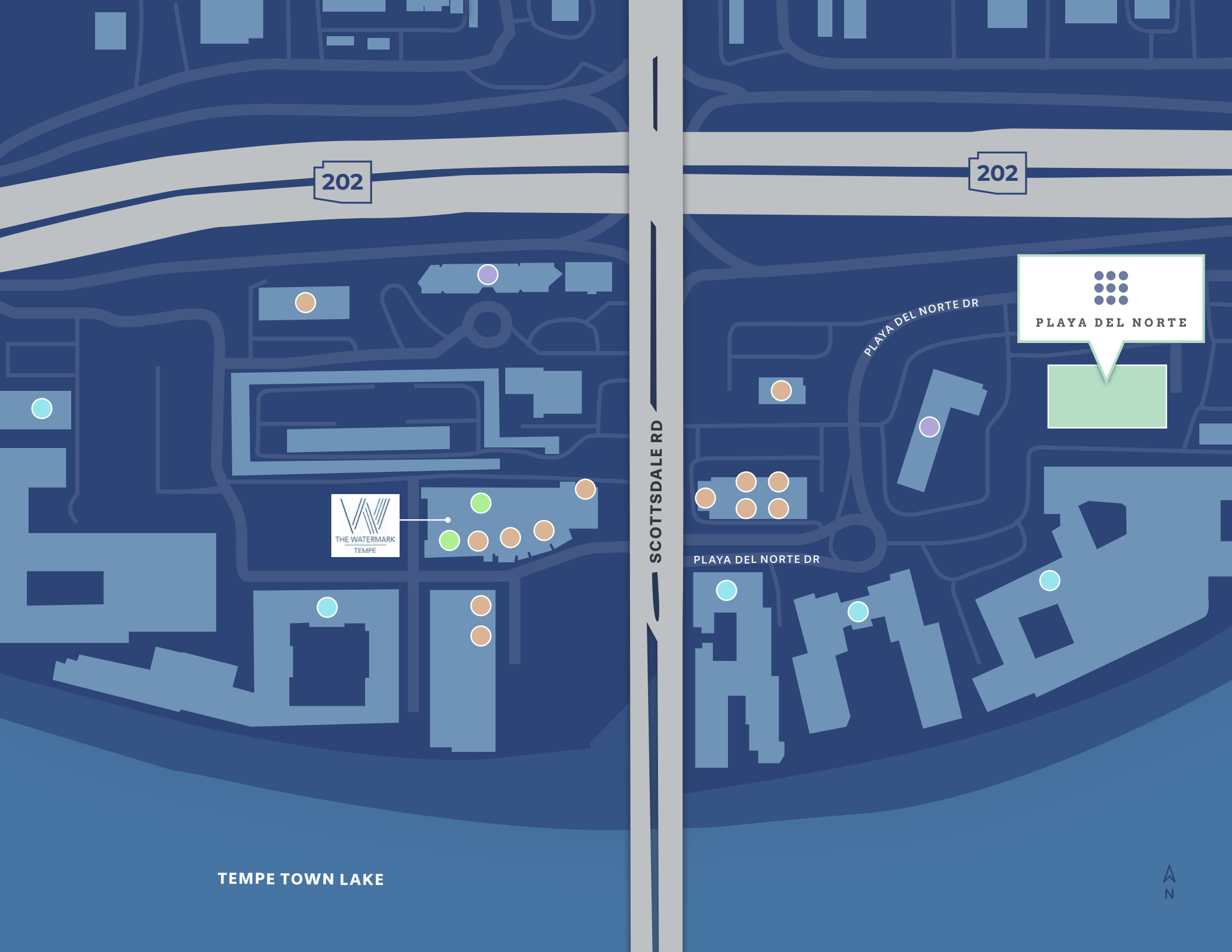
● Hotels



● Fitness Centers



● Urban Residential





# 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**

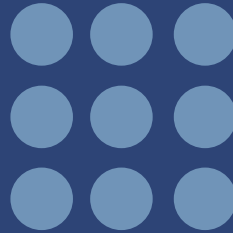


Walk Score of **89**  
Arizona's most  
walkable city



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





# PLAYA DEL NORTE

For more information, please contact:

**Pat Boyle**

Executive Vice President

+1 602 423 1905

[pat.boyle@cbre.com](mailto:pat.boyle@cbre.com)

**Erin York**

Account Manager

+1 602 689 6440

[erin.york@cbre.com](mailto:erin.york@cbre.com)



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