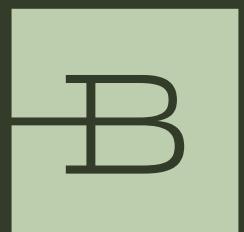


NEWMARK

433 SOUTH FARMER AVENUE | TEMPE, AZ



THE BEAM

ENGRAINED IN INSPIRATION

INSPIRING DESIGN SUSTAINABLE MATERIALS NATURAL CONNECTIVITY UNMATCHED EXPERIENCE



±183,000 RSF
newly constructed, trophy
5-story mass timber office



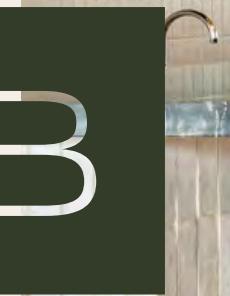
36' x 30'
column grid

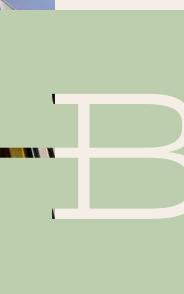


Large efficient
±40,000 SF floorplates



13.5' - 15.5' feet of volume
beneath the beautifully exposed
Austrian spruce ceilings





SOLID TIMBER AND GLASS

THE FUTURE OF THOUGHTFUL,
RESPONSIBLE AND INNOVATIVE
DESIGN AND CONSTRUCTION
IS HERE

Cross Laminated Timber (CLT) Construction

MODERN. NATURAL. CLEAN. REFINED.

Incorporating leading-edge design and sustainable materials widely used throughout Europe, Cross Laminated Timber (CLT) brings nature into the workplace. This innovative material provides biophilic elements - connecting occupants with the natural environment - and creates jaw-dropping aesthetics. Combined with traditional steel, concrete, and glass, CLT helps create one of the most unique, inspiring, and innovative office environments in downtown Tempe.



B



LEADING-EDGE DESIGN





SITE PLAN



Activated living room lobby
with conference center and
indoor/outdoor lounge

On-site gym with
lockers/showers
and bike storage

INSPIRATIONAL OFFICE SPACE

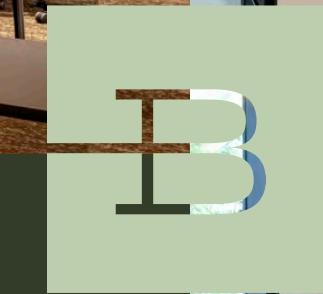
THOUGHTFUL ON-SITE
AMENITIES INCLUDING
A COFFEE BAR, FITNESS
CENTER, TENANT LOUNGE
& TRAINING ROOMS

A TRUE SENSE
OF ARRIVAL





INDOOR-OUTDOOR
CONFERENCE CENTER
AND TENANT LOUNGE



WINDOW COFFEE BAR



STATE-OF-THE-ART FITNESS CENTER



B



PRIVATE OUTDOOR PATIO

INSPIRING DESIGN

SUSTAINABLE MATERIALS

NATURAL CONNECTIVITY

UNMATCHED EXPERIENCE



State-of-the-art under floor air distribution (UFAD) system - best-in-class air quality, energy efficiency and temperature control



Raised flooring system provides greater flexibility for power and data



Destination dispatch elevators provide reduced wait times, shorter travel times and fewer stops



Maximizing outdoor air filtration through continuous ventilation



WiredScore certified



Arrive at The Beam



Automatic doors



Elevator fobs



Arrive at your workspace



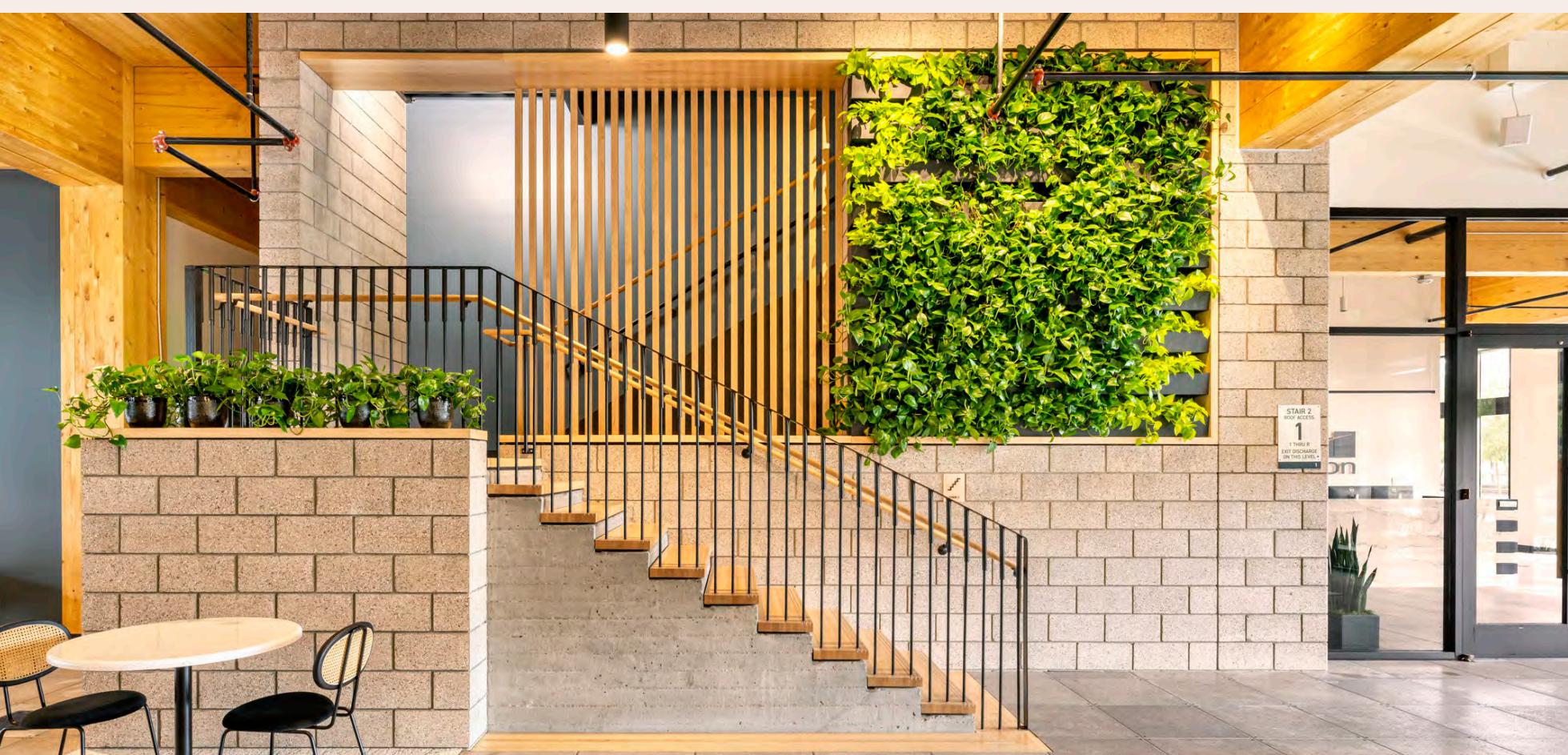
Touchless bathroom fixtures



Touchless Experience



INSPIRING DESIGN SUSTAINABLE MATERIALS NATURAL CONNECTIVITY UNMATCHED EXPERIENCE



 First-of-its-kind in
Arizona mass timber
construction

 Mass timber structure
that absorbs carbon

 UFAD system requires
less energy from unit to
produce heating/cooling

 Utilization of young
trees, a sustainable
forestry practice

 4,850 metric tons
of carbon captured
by The Bean's
timber members -
the equivalent of
taking 995 cars off
the road for a year

 It takes just 15 minutes
for U.S. and Canadian
forests to grow the
amount of wood used in
The Bean



INSPIRING DESIGN SUSTAINABLE MATERIALS NATURAL CONNECTIVITY UNMATCHED EXPERIENCE



Abundant natural light and opulent ceiling volumes



Dedicated wellness spaces including fitness, recovery, bike lockers, showers, and indoor/outdoor social spaces



Carpetless public areas

areas reduces dust

and VOC off-gassing

potential



Curated lobby and

common area

scent

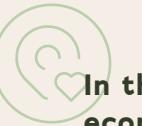
diffusers

THE NATURAL WARMTH OF WOOD GENERATES AN INNATE CREATIVE ENVIRONMENT

INSPIRING DESIGN SUSTAINABLE MATERIALS NATURAL CONNECTIVITY UNMATCHED EXPERIENCE



Access to 21 miles of trails between Papago Park and Tempe Beach Park



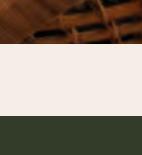
In the heart of the economic generator that is ASU



Located in the heart of the Farmers Arts District of Downtown Tempe with more than 165 restaurants within 1 mile



Thoughtfully designed tenant amenities foster collaborative and communal spaces



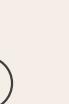
Annual community event include:

Tempe Festival of the Arts, Boat Parade, 6th Street Market, Innings Festival, Ironman Arizona, Rock 'n' Roll Arizona Marathon, Cactus League Spring Training, Oktoberfest, Boots in the Park, Tempe Center for the Arts performances



WELCOME TO TEMPE

WALK TO EVERYTHING, AVOID
THE TRAFFIC AT THE BEAM



BUS STOP

Immediately adjacent to property



LIGHT RAIL

Station within 0.4 miles



RETAIL

700,000+ SF of retail within 1 mile



HOTELS

12 hotels within 1 mile
12,000+ rooms available



DINING

More than 165 restaurants within 1 mile



MULTIFAMILY

6,000+ existing residential units within 1 mile



TRAVEL

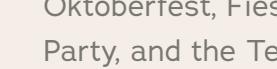
6 minute drive to Phoenix Sky Harbor International Airport



TEMPE TOWN LAKE

ASU FOOTBALL STADIUM

Gammage Events 35,000 Visitors annually	Pat Tillman Run 35,000 Visitors annually	Ironman 30,000 Visitors annually	Parades 100,000 Visitors annually	Festivals 360,000+ Visitors annually



ABOUT TEMPE

Just minutes from downtown Phoenix and Sky Harbor Airport, Tempe is a highly livable and walkable area that proudly boasts 300+ days of sunshine annually, hundreds of miles of running and biking paths, and water sports like kayaking, boating, and paddle boarding at Tempe Town Lake. Each year, Tempe plays host to more than 100 athletic, music, and cultural events, including Ironman Arizona, P.F. Chang's Rock 'n' Roll Marathon, Oktoberfest, Fiesta Bowl, New Year's Block Party, and the Tempe Festival of the Arts.



Sun Devil Games
45,000
Visitors per game



Rock N Roll Marathon
30,000
Visitors annually



Tempe Town Lake
2.5 MILLION
Visitors annually



Tempe Festival of the Arts
400,000
Visitors annually



RECRUITMENT & RETENTION

#1 LARGEST PUBLIC UNIVERSITIES IN THE UNITED STATES

Source: usnews.com

#1 IN THE U.S. FOR INNOVATION FOR THE LAST 9 YEARS AND RUNNING

Source: US News & World Report

60,000+ STUDENTS TOTAL ENROLLED ON THE TEMPE CAMPUS

DIRECT ACCESS TO ASU GRADUATES

TEMPE DEMOGRAPHIC PROFILE

20%
Population growth from 2010-2023

52.1%
Hold a bachelor's degree or higher

29.7
Average age

#1 Net importer of jobs of any major city in the Phoenix MSA

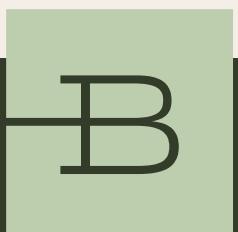
#2 Best place to live in the U.S.
Source: Money, 2022

TEMPE COMPANIES



Source: U.S. Census data and Maricopa Association of Governments





THE BEAM

ENGRAINED IN
INSPIRATION

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NEWMARK

