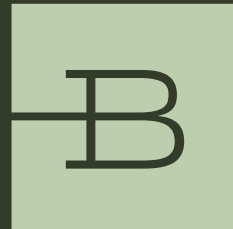


NEWMARK

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





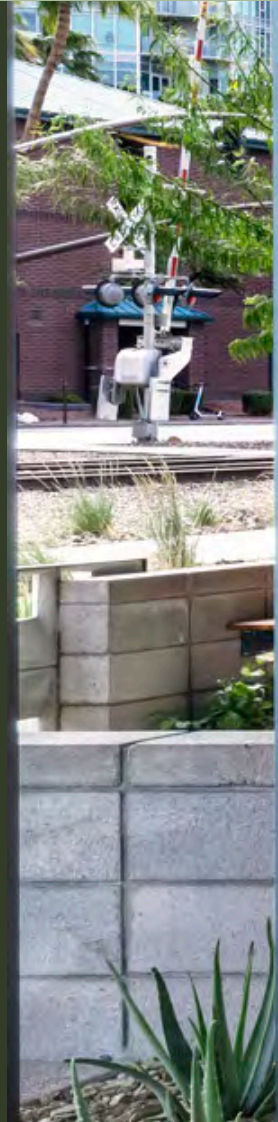
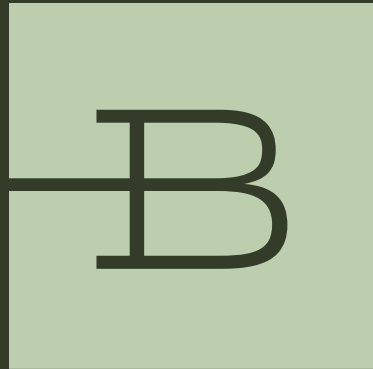
SOLID TIMBER AND GLASS

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**.



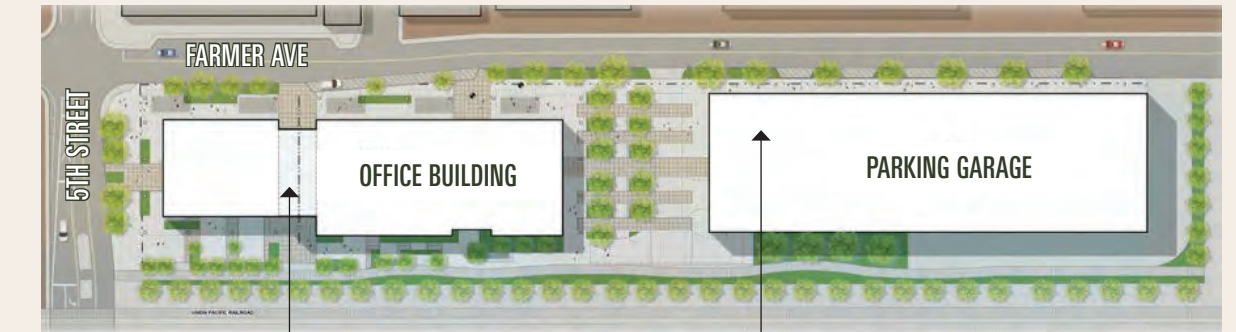


LEADING-EDGE DESIGN



photo has been edited for marketing purposes

SITE PLAN



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

On-site gym with
lockers/showers
and bike storage



photo has been edited for marketing purposes

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




PRIVATE OUTDOOR PATIO


INSPIRING DESIGN
SUSTAINABLE MATERIALS
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photo has been edited for marketing purposes




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



Touchless Experience



Arrive at The Beam



Automatic doors



Elevator fobs



Arrive at your workspace



Touchless bathroom fixtures

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 Beam's timber members - the equivalent of taking 996 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 Beam



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



STC and IIC ratings
result in minimal
noise transfer
between floors



Carpetless public
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



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



87 walk score, the highest walkability score of any Class A office building in Tempe
(Walkscore.com)



In the heart of the economic generator that is ASU



Thoughtfully designed tenant amenities foster collaborative and communal spaces



A biker's paradise with a bike score of 99
(Walkscore.com)



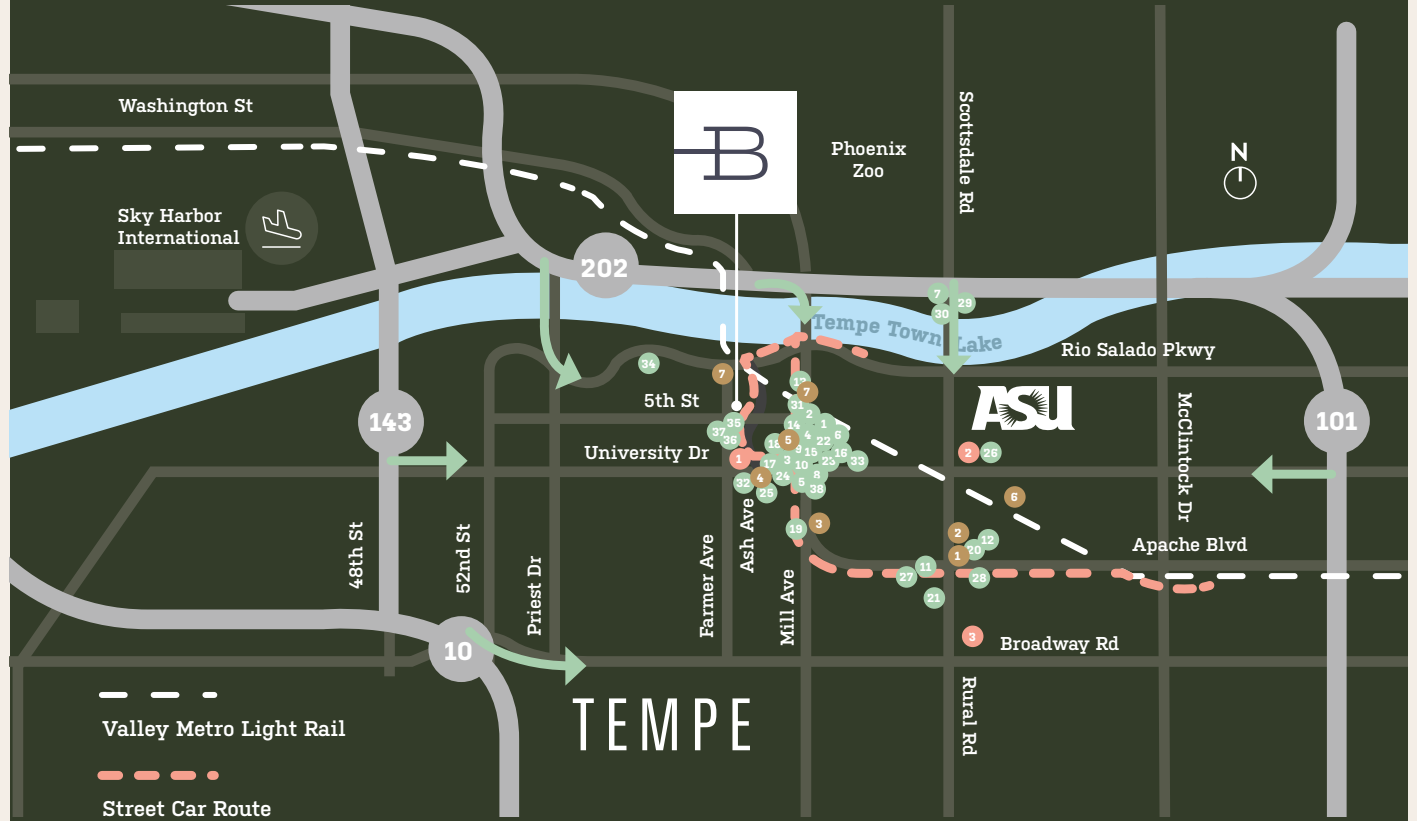
Annual community event include:

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



Valley Metro Light Rail
Street Car Route

RESTAURANTS/BARS

- 1 Pedal Haus Brewery
- 2 Caffe Boa
- 3 Mellow Mushroom
- 4 Spinelli's Pizza
- 5 Pita Jungle
- 6 House of Tricks
- 7 Macayo's
- 8 Ike's Love & Sandwiches
- 9 Jimmy John's
- 10 Zipps Sports Grill
- 11 Zoyo Neighborhood Yogurt
- 12 Hungry Howie's
- 13 Loco Patron
- 14 Fuzzy's Taco Shop
- 15 CASA Tempe
- 16 Shady Park
- 17 Tempe Tempe
- 18 Five Guys
- 19 Chipotle
- 20 McDonald's

- 21 Whataburger
 - 22 Low Key Piano Bar
 - 23 Slices on Mill
 - 24 Chick-fil-a
 - 25 Casey Moor's Oyster Bar
 - 26 Chompie's Deli
 - 27 Domino's
 - 28 Pete's Fish n' Chips
 - 29 In n' Out Burger
 - 30 Crumbl Cookies
 - 31 Daily Jam
 - 32 First Watch
 - 33 The ChuckBox
 - 34 The Shop Beer Co.
 - 35 Vib Boutique Hotel
 - 36 UpBar Tempe
 - 37 Tempe Taco Supply
 - 38 Omni Hotel
- Neighborhood Services Bar + Restaurant
- Library Rules
- Lucero
- Salt + Gila

GROCERY STORES

- 1 Whole Foods
- 2 Trader Joe's
- 3 Safeway

COFFEE SHOPS

- 1 Dutch Bro's
- 2 Urban Boba Tea Shop
- 3 King Coffee
- 4 Cartel Coffee
- 5 Snakes & Lattes
- 6 Infusion Coffee & Tea
- 7 Press Coffee



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
2,100+ 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

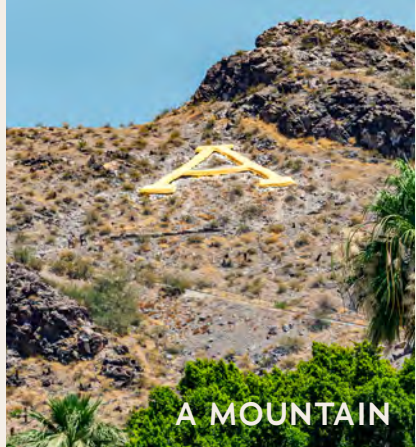
Parades
100,000
Visitors annually

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.



A MOUNTAIN



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



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

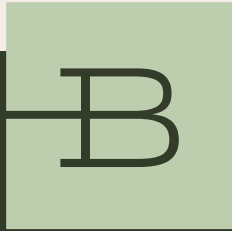


Best place to live in the U.S.
Source: Money, 2022

TEMPE COMPANIES



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



THE BEAM

ENGRAINED IN
INSPIRATION

LEASING:

Brett Abramson

602-803-6604

brett.abramson@nmrk.com

Chris Beall

602-459-5634

chris.beall@nmrk.com

Chris Latvaaho

602-616-7978

chris.latvaaho@nmrk.com

NEWMARK

