

A close-up, low-angle photograph of agave leaves, showing their characteristic spines and layered structure. The leaves are a muted green color, and the lighting creates a soft, natural glow. The background is slightly blurred, emphasizing the texture of the leaves in the foreground.

THE ARROYO

TEMPE, ARIZONA

1225 | 1255 | 1275 | 1295 W WASHINGTON ST, TEMPE, AZ



A CONFLUENCE OF INDUSTRY & INNOVATION

The Arroyo is a dynamic space for emerging markets, mavens of trade and forward-thinkers to converge using established principles to drive creative and targeted results within the greater Valley of the Sun and beyond.



Spacious Campus Environment



5:1,000 Parking Ratio



Freeway Visibility



Minutes from Sky Harbor, Downtown Tempe, Papago Park and Rolling Hills Golf Course



Dining Options Within Walking Distance

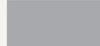
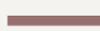


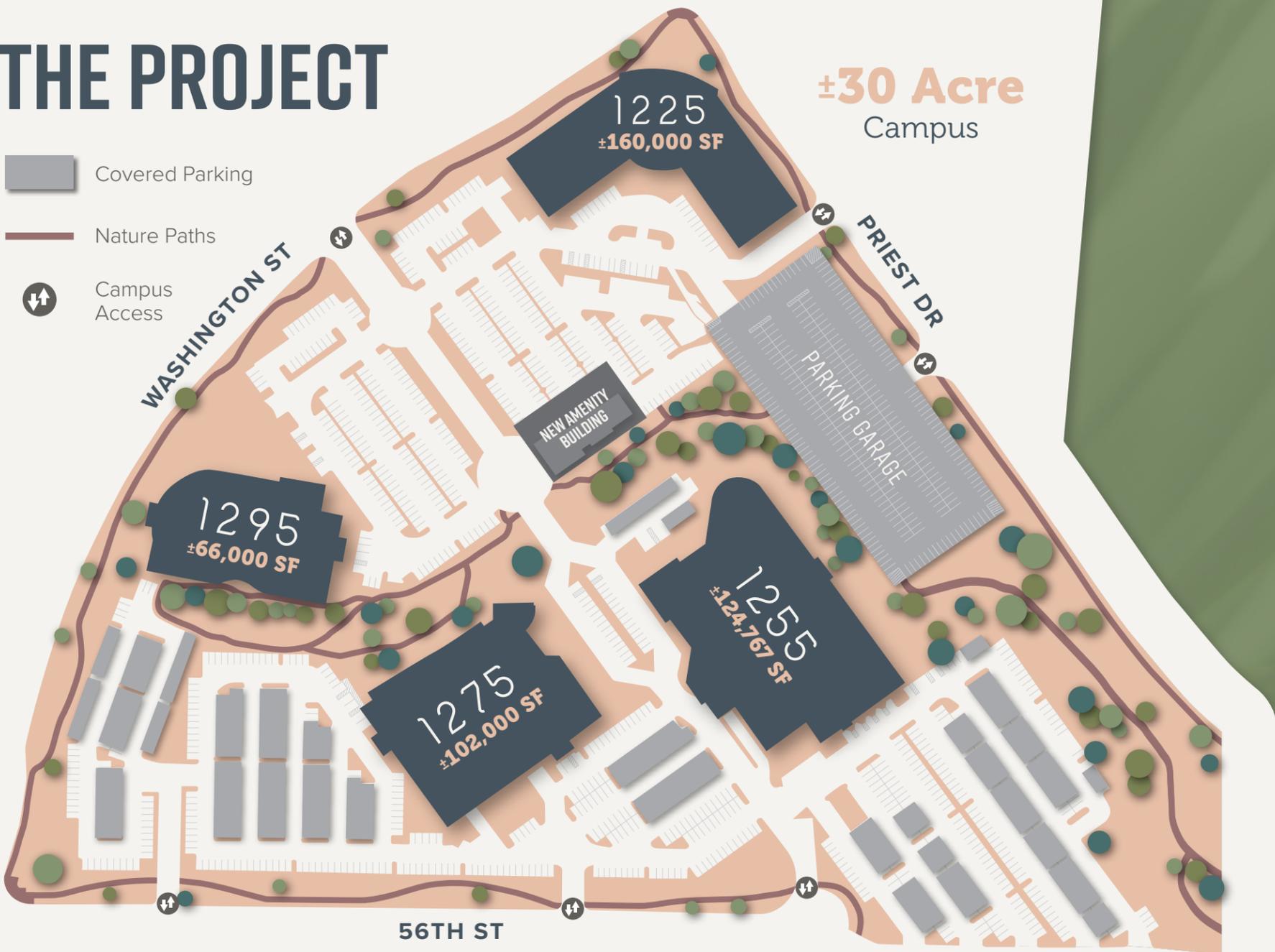
Tenant Nature Paths



THE PROJECT

±30 Acre
Campus

-  Covered Parking
-  Nature Paths
-  Campus Access



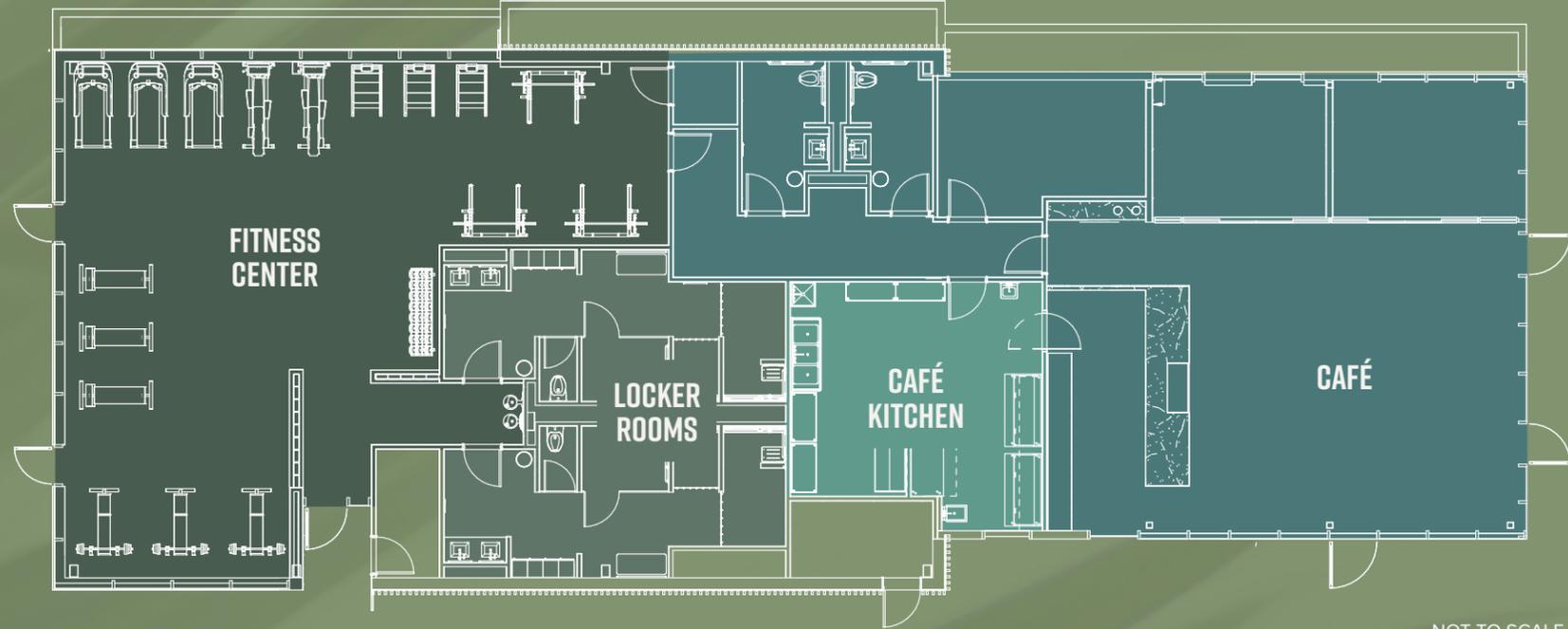
NOT TO SCALE



NEW AMENITY BUILDING


Fitness Center

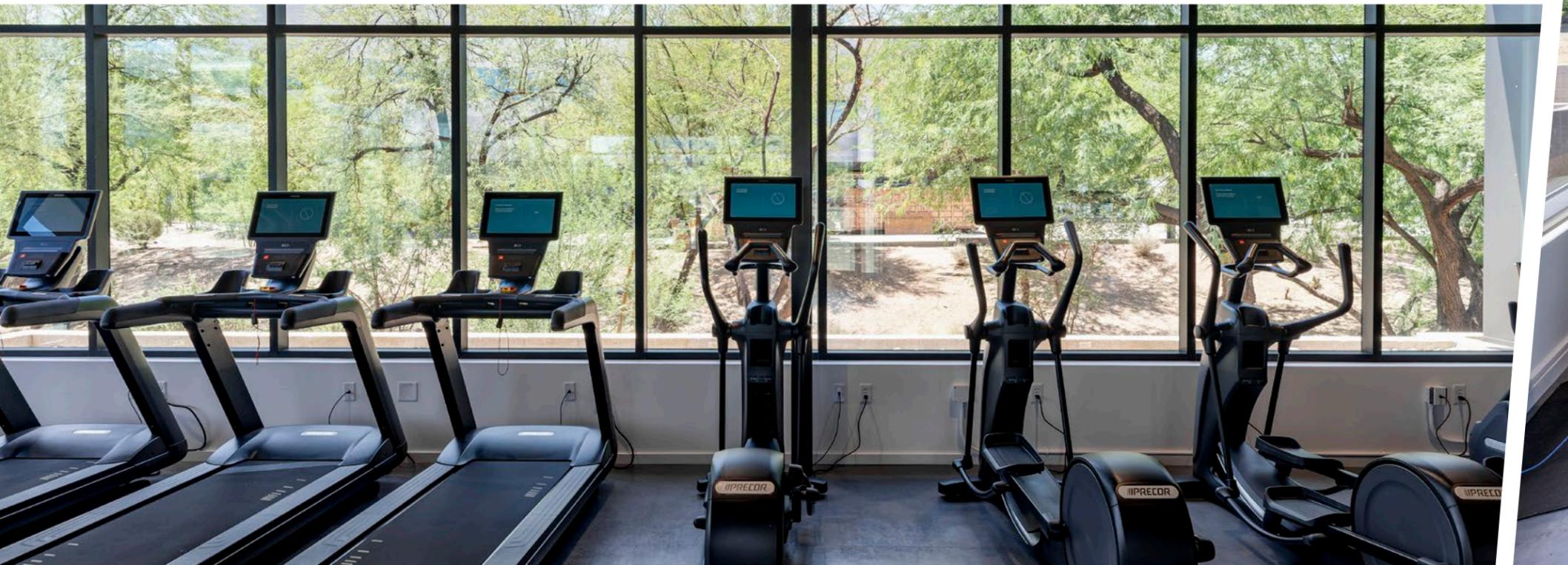

Café
COMING SOON



NOT TO SCALE



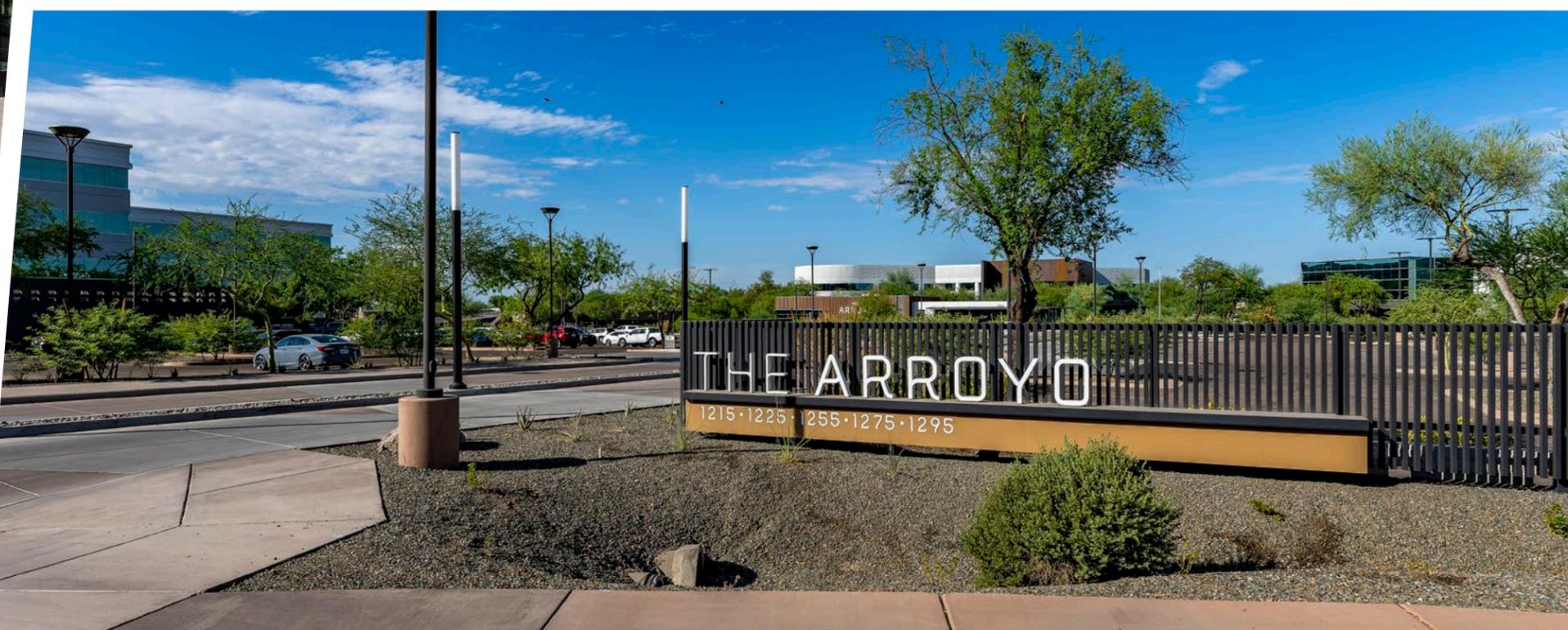
FITNESS CENTER



Amenity Building

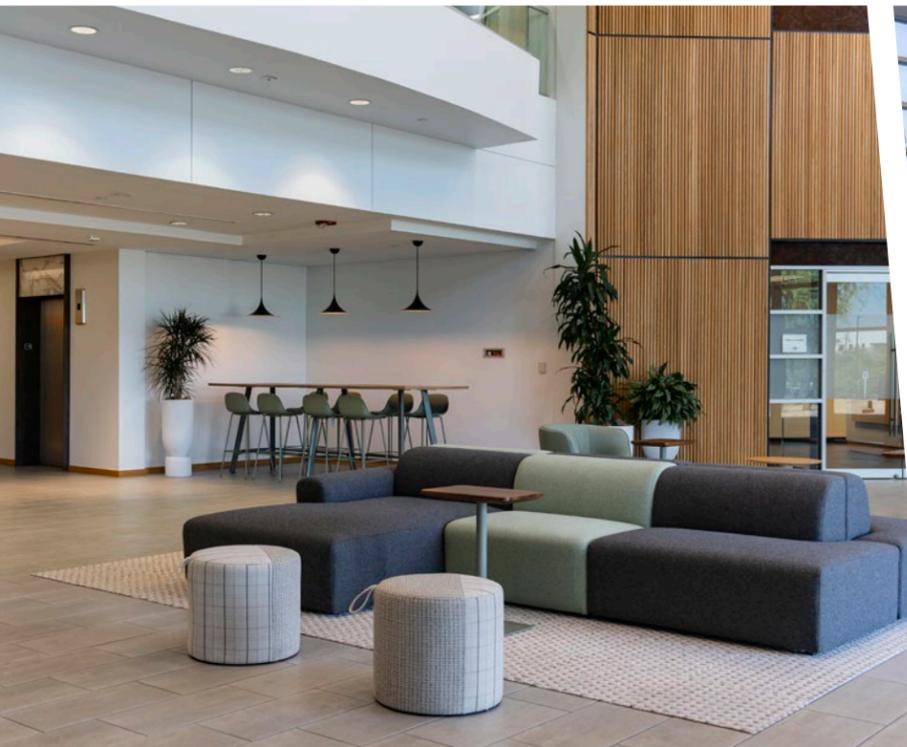


Amenity Building





1225

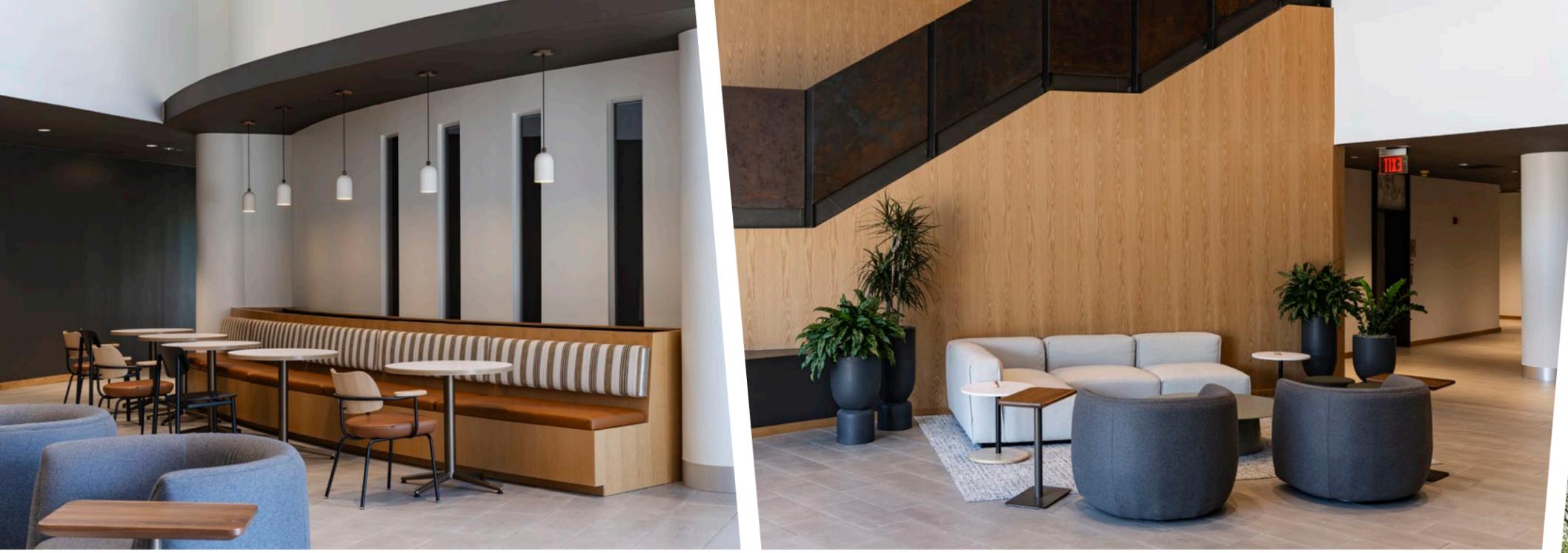




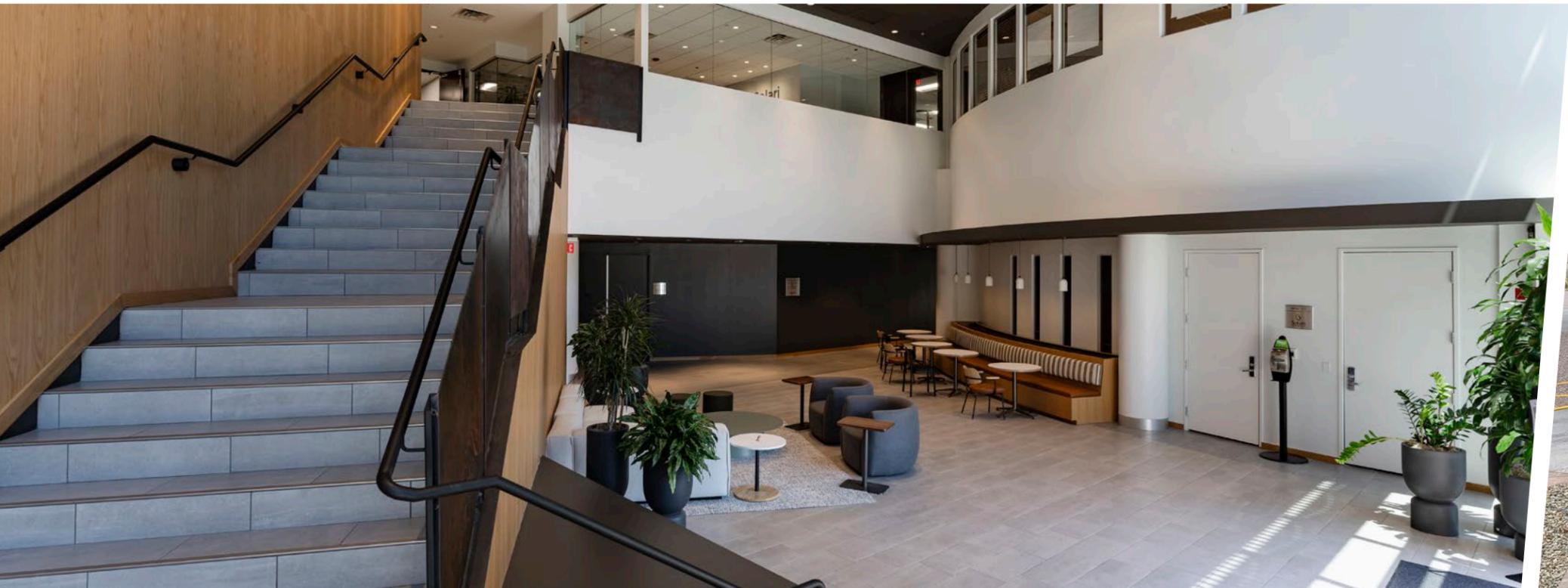
1255



1255



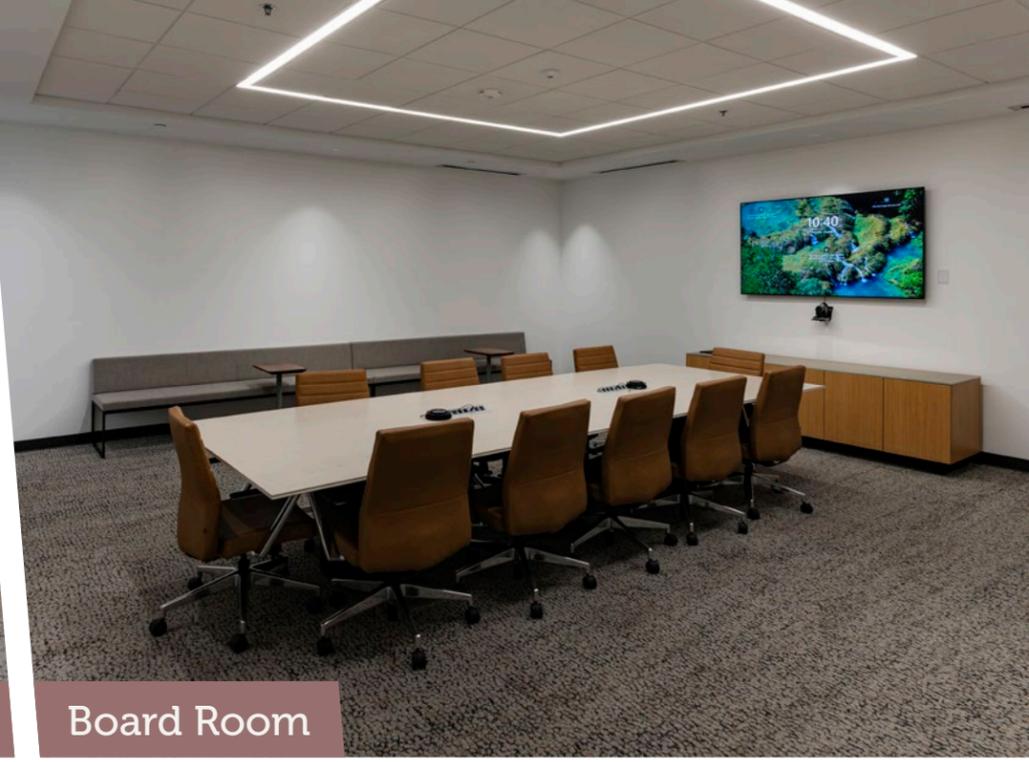
1275



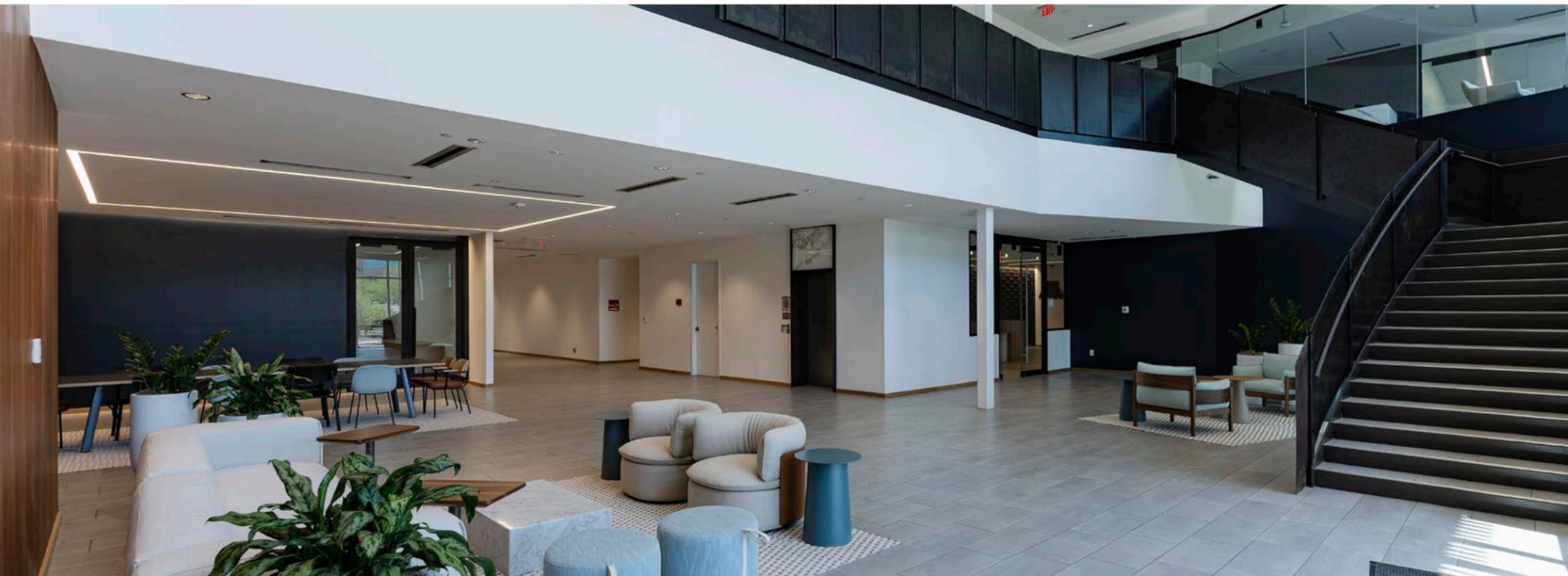
1295



Training Room



Board Room



LOCATION HIGHLIGHTS



Light Rail

Direct access to a Valley Metro light rail station



Freeway Access

Easy access to Loop 202, SR-143, & the I-10 Freeway



Sky Harbor

Close proximity to Sky Harbor Airport & ASU



Downtown Tempe

Minutes from downtown Tempe & Mill Avenue District



THE NEIGHBORHOOD



PHOENIX SKY HARBOR

Arizona's largest and busiest airport, among the largest commercial airports in the United States.



TEMPE TOWN LAKE

A desert oasis in the middle of the Phoenix Metropolitan area, a premier leisure, retail & office destination.



DOWNTOWN TEMPE

Downtown Tempe is Arizona's progressive urban hotspot with multiple new developments, expanding mass-transit and an extensive list of national corporations looking to have a footprint in Tempe.



Arizona State University is one of the largest public universities in the United States with over 98,000 students enrolled. It was named the #1 most innovative school in the country five years in a row by U.S. News & World Report.



TEMPE TOWN LAKE



DOWNTOWN TEMPE

WALKABLE RETAIL PLAZA

PORT OF SUBS
Good Fresh Sandwiches

Feel GOOD
nutrition

Starbucks

5th Street
Burger & Fries

Filberto's
MEXICAN FOOD

kwench

202

DOUBLE DIAMOND INTERCHANGE

1225

PRIEST DR

1255

AMENITY BUILDING

1295

1275

THE ARROYO

WASHINGTON ST

56TH ST



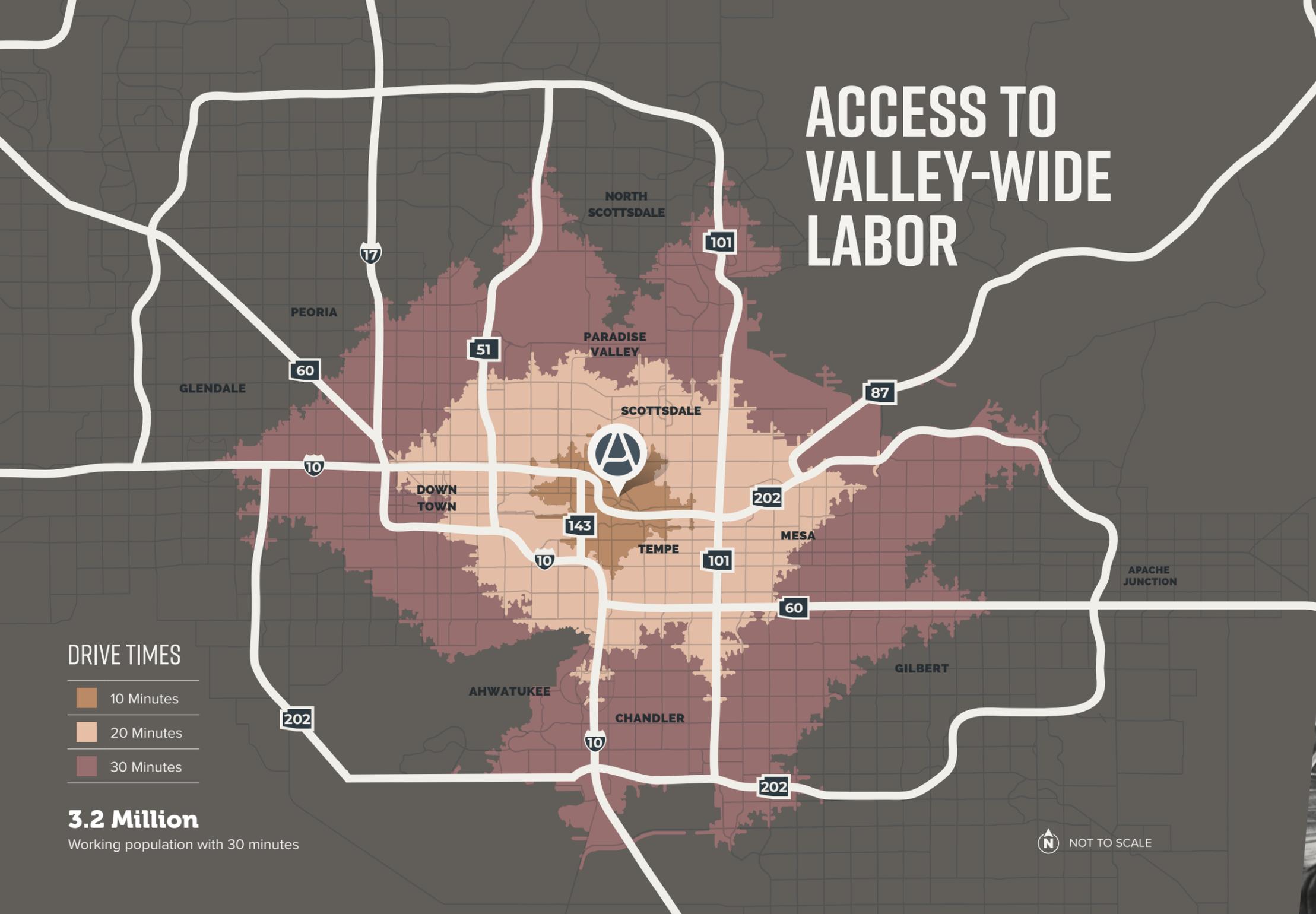
ACCESS TO VALLEY-WIDE LABOR

DRIVE TIMES

- 10 Minutes
- 20 Minutes
- 30 Minutes

3.2 Million

Working population with 30 minutes



CORPORATE NEIGHBORS

American Airlines 

usbank

SAP


CARIS


Sonora Quest
Laboratories

TRUIST 

SNP

 **BD**

PAYCHEX


Pulte
HOMES

 **CARVANA**

 **DOORDASH**





TEMPE

Most Walkable
City in Arizona

— Walkscore.com



TEMPE IS NAMED A
Bicycle Friendly
Community

— League of American Bicyclists



The Tempe
Average Resident
Age is **28.1**

— ESRI



#1 most innovative in the U.S.;
five consecutive years, ahead
of Stanford and MIT.

— U.S. News & World Report, five years, 2016-2020

TEMPE
7TH

7TH Best
Downtown
in U.S.

— Livability



#10 in U.S. for best
undergraduate teaching.

— U.S. News & World
Report, 2020

#7

Affordable
Top Tech Town

— Realtor.com

#1

In the world for
global management,
**Thunderbird Global
Management Degree.**

— Times Higher Education &
Wall Street Journal



2.6 MILLION

Population Within
30 Minute Commute.

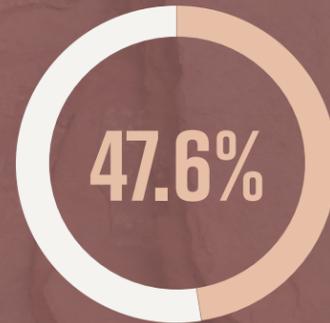
— ESRI



TEMPE

Top 20 Cities in
US for Live Music

— WClickitTicket



Of The Population
in Tempe Has a
Bachelor's Degree
Or Higher.

— ESRI

Tempe is Ranked 30TH
**BEST CITY FOR
NEW GRADS.**

— Infogram



10 Minutes From
Sky Harbor Airport

#5

Tempe is #5
Best City To
Start a Career.

— WalletHub

BUILDING

1225

1255

1275

1295

LEASING



CBRE

CBRE

CBRE

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CBRE



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