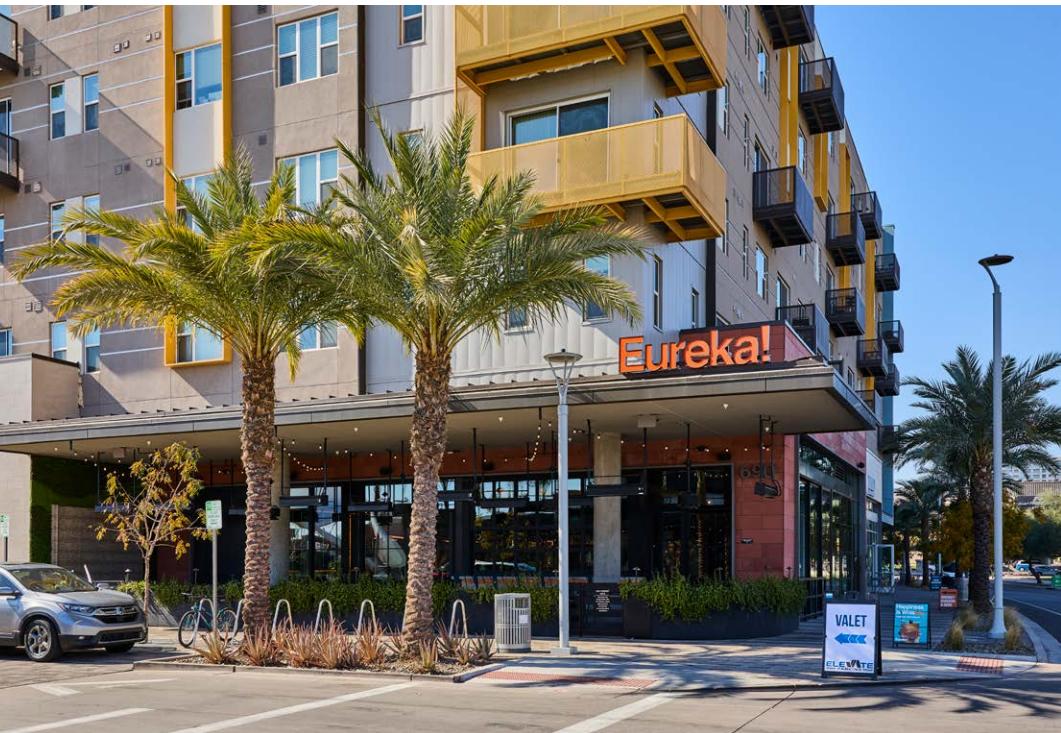


NOW OPEN



NOVUS

Novus Innovation Corridor is a public/private partnership between the nation's "Most Innovative University", Arizona State University and award-winning master developer Catellus Development Corporation. Strategically integrated with ASU's Tempe campus along Tempe Town Lake, the mixed-use development enables companies to achieve synergies with a major university, including access to world-class research and a highly educated and skilled workforce.

Early phases of Novus include the 2.1-million-square-foot Marina Heights and the \$307 million renovations of Sun Devil Stadium. Novus will continue to introduce leading-edge technologies into an urban landscape.



HIGHLIGHTS

PROPERTY

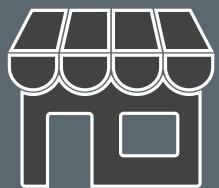
Novus is a 355-acre, multi-phased development, which at completion will encompass nearly 10 million square feet of urban mixed-use opportunities.

New world-class athletics district.

Rural Road averages approximately 47,000 vehicles per day & University drive averages approximately 30,000 vehicles per day.

TRADE AREA

Located where Scottsdale, Tempe and Phoenix communities come together.



TOTAL RETAIL/
RESTAURANTS
±4.2
MILLION
SQUARE FEET

Model for best-in-class, innovation, sustainable planning and development.

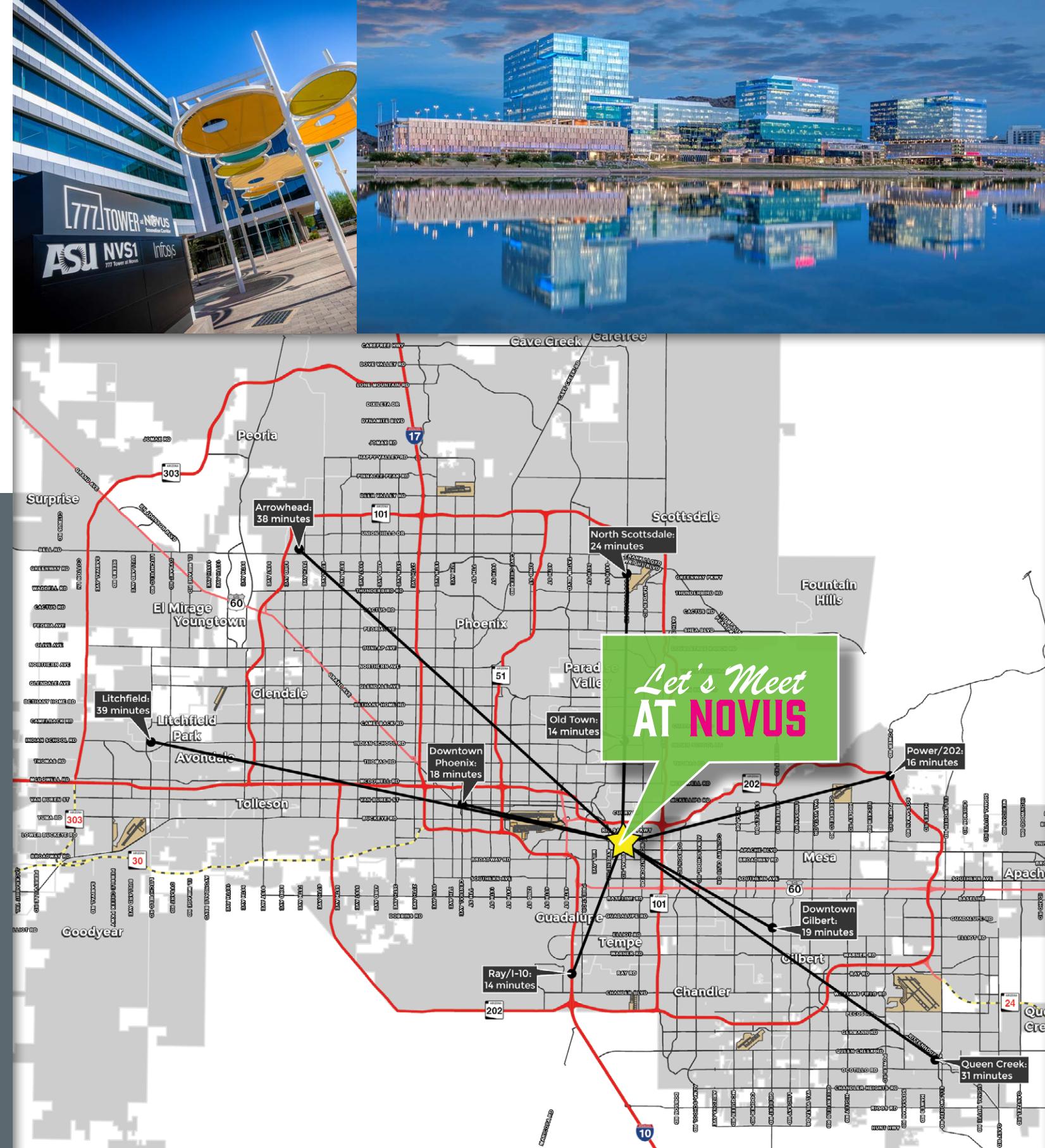
Unique opportunities to have brand presence that will be recognized internationally for innovation and design



TOTAL OFFICE
±9.3
MILLION
SQUARE FEET



MULTIFAMILY
±3,600
PLANNED
RESIDENCES



ARIZONA STATE UNIVERSITY

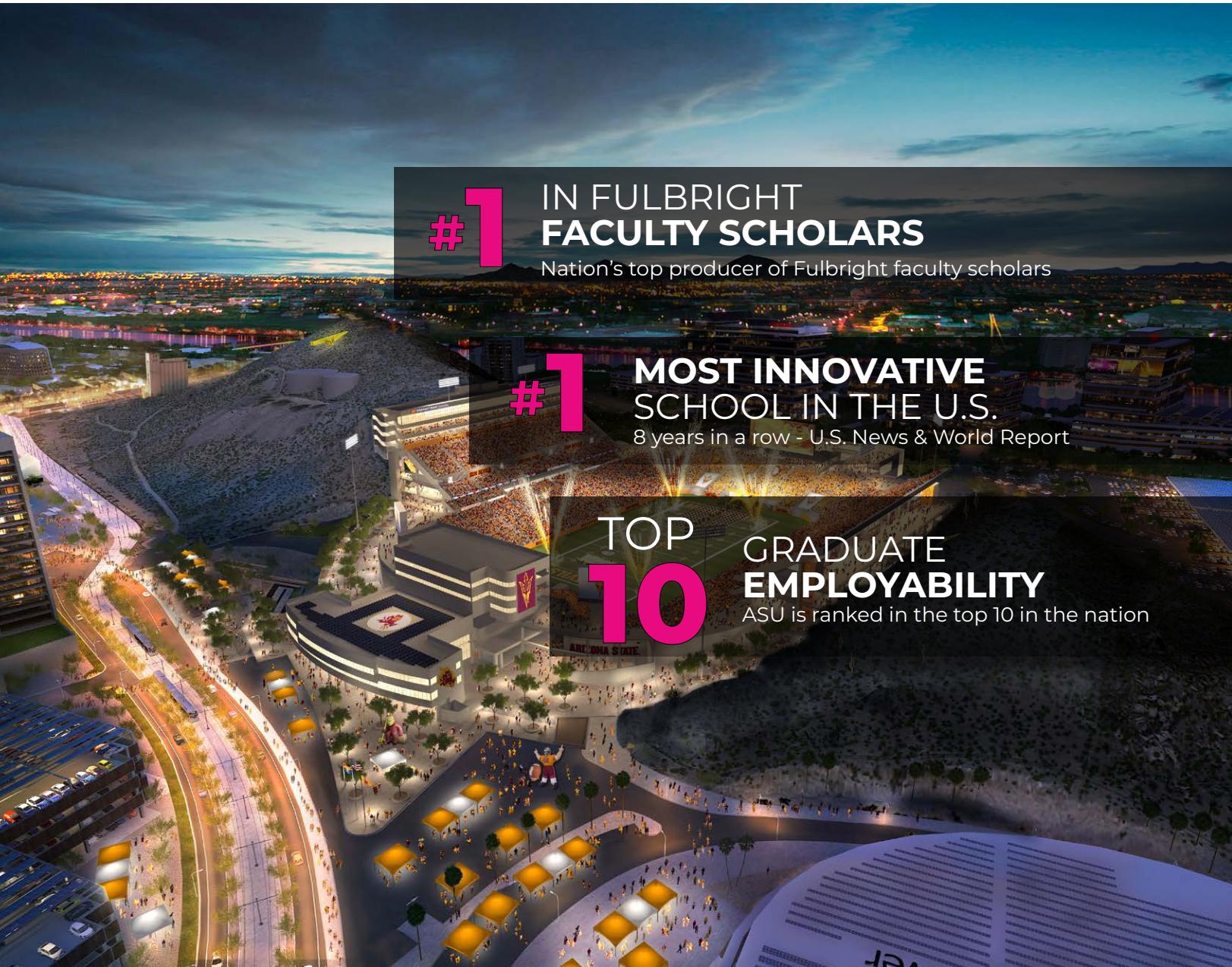
Arizona State University is consistently recognized globally as a top-ranked knowledge enterprise dedicated to delivering academic excellence, advancing research-based solutions for humankind's greatest challenges, producing strong and compassionate leaders, ensuring the health of our planet and providing quality education for all learners.

ASU/DOWNTOWN EVENTS

	Events	Avg Attendance	Annual Attendance
FOOTBALL	7	49,166	344,161
MEN'S BASKETBALL	16	9,251	148,019
WOMEN'S BASKETBALL	16	3,095	49,519
ALL OTHER MAJOR SPORTS	90	12,159	128,878

ASU MULLETT ARENA

	Events	Attendance
MAIN ARENA	131	280,00-400,000
PRACTICE ARENA	360 days per year	3,100



TEMPE OVERVIEW

Tempe is a city just east of Phoenix, in Arizona. It's striking Tempe Center for the Arts hosts concerts, dance and comedy shows. Nearby, Tempe Town Lake is dotted with kayaks, pedal boats and paddleboards. Tempe Beach Park hosts outdoor festivals. Rising above the city, Hayden Butte is a mountain dotted with centuries-old rock art. Sporting events and concerts are held at Desert Financial Arena.

Walkable, Bikeable & Mass Transit

International Travel Destination
(1.5 miles from Phoenix Sky Harbor)

**Over 15% of Arizona's High-Tech Companies
Above Average Job Growth Compared to
National Average**

More Than 100 Office Complexes

Tourism Brought \$730M+ to Tempe Economy

±210,000 People Work in Tempe

Central Valley Location

TOP EMPLOYERS



±8,330



±7,630



Banner Health®

±3,350



±2,620

American
Airlines

±2,610



±2,560



±2,420



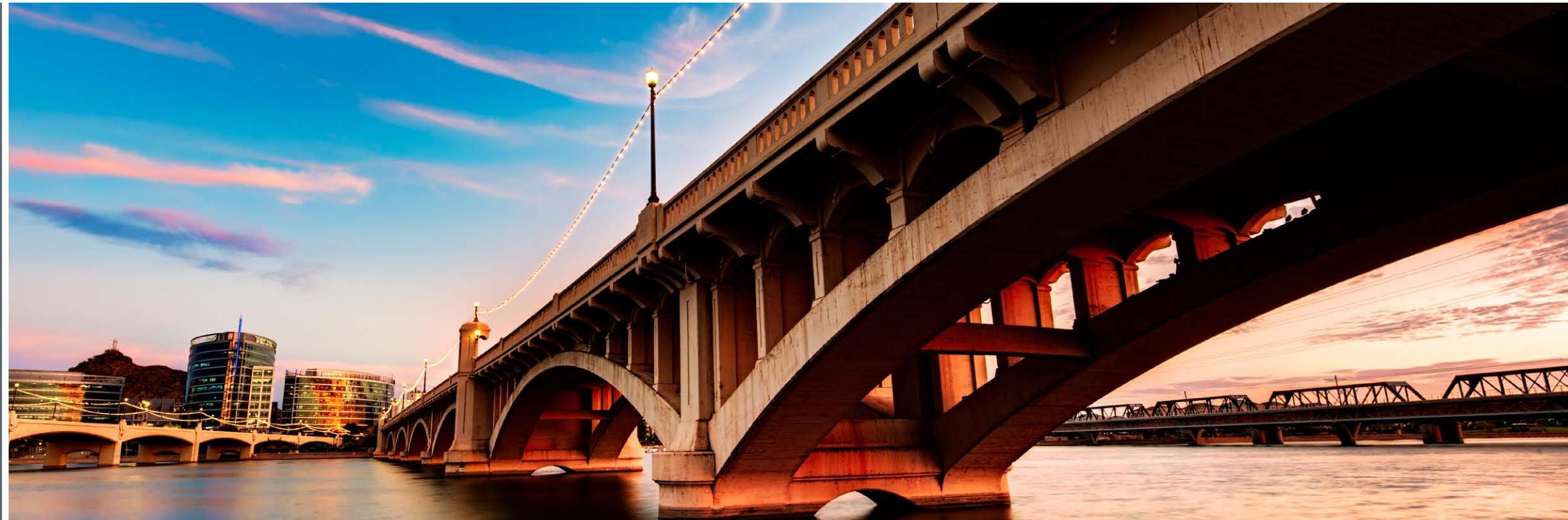
±2,380



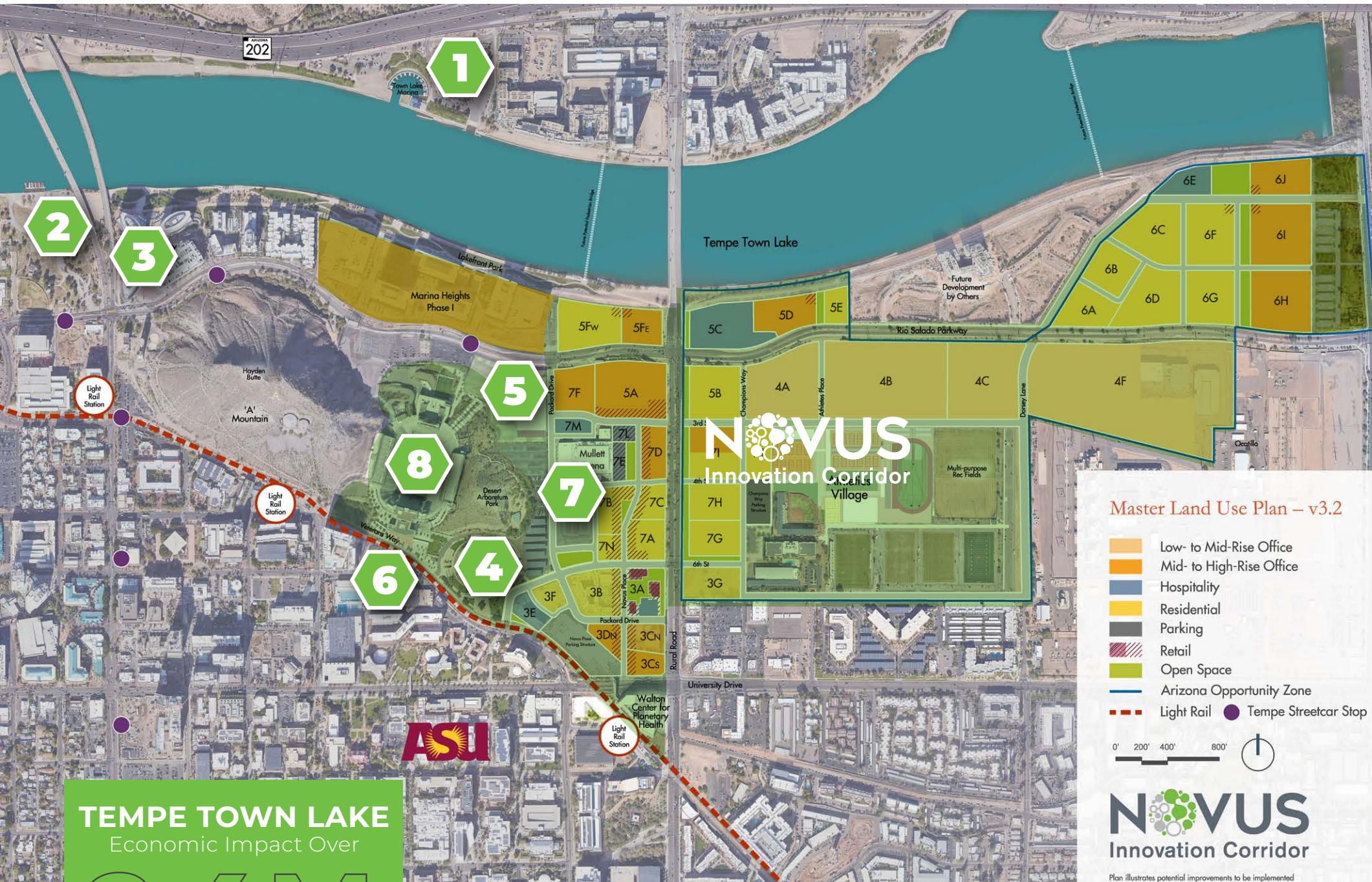
±2,310



±1,800



TEMPE EVENTS



NOVUS PLACE

1 TEMPE TOWN LAKE

- More than 2.4M people visit Tempe Town Lake each year.
- 40+ special events held annually & state's largest 4th of July Celebration
- Open year-round with ±2.7M visitors annually

IRONMAN | TEMPE, AZ

- Upwards of in attendance
- Impact is estimated at \$4M annually for restaurants, shops & hotel

2 TEMPE BEACH PARK

- Tempe Beach Park co-hosts about 40 events of all shapes and sizes each year, including the Ford Ironman Arizona, Rock 'n' Roll Marathon, Fourth of July celebration, Way Out West Oktoberfest, plus more

3 ROCK 'N' ROLL MARATHON

- Annual half and full marathon (January)
- Avg. runners & walkers in addition to volunteers & spectators annually

4 DESERT FINANCIAL ARENA

- Sun Devil men's and women's basketball, volleyball, gymnastics, and wrestling
- Average attendance 49,166
- Annual attendance 344,161

5 PAT'S RUN | TILLMAN FOUNDATION

- Annual 4.2 mile race (April)
- 35,000 Runners, walkers, volunteers and spectators

6 MONA PLUMMER AQUATIC COMPLEX

- Center seats 2,000 spectators
- Swimming, diving, water polo, triathlon events

7 MULLETT ARENA

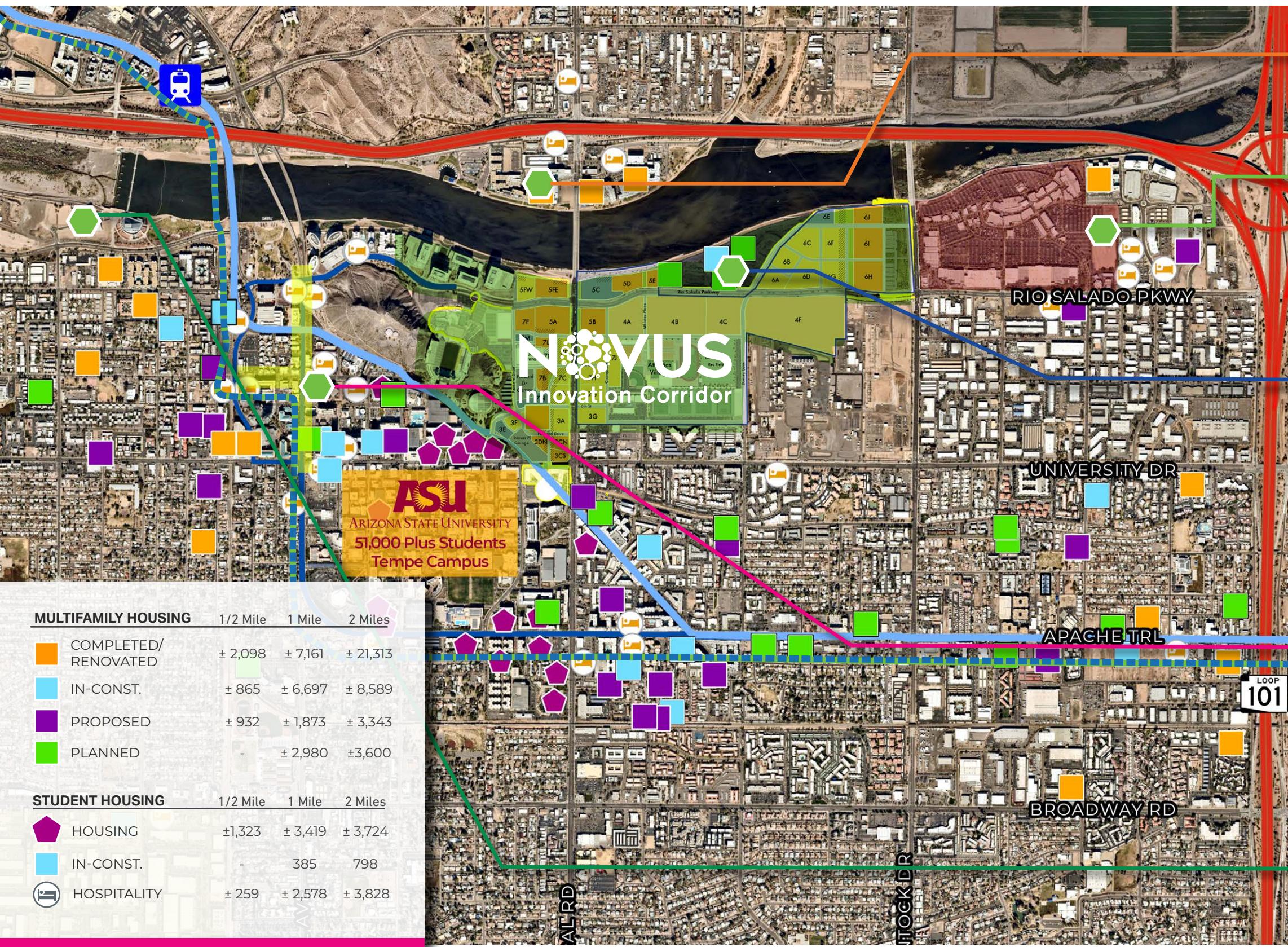
- Home to Sun Devil Hockey, NHL Arizona Coyotes Hockey, ASU Club Hockey, Figure Skating, and live national touring acts such as concerts, comedy shows, family shows, holiday and more.
- Practice arena (open 360 days/year) with an estimated weekly foot traffic of 3,100, which includes youth/adult hockey, high school/club games, practices, parties and figure skating

8 SUN DEVIL STADIUM

- Seats for 50,000+ spectators
- Average attendance 49,166
- Annual attendance 344,161

PROJECTS

Under Construction Or Future



MULTI-FAMILY PROJECTS

NOVUS PLACE

THE WATERMARK | TEMPE

- Mixed-used development
- 600K of Class-A office space at buildout
- 360 unique luxury apartments

RIO 2100

- ± 780K sf mixed-use development
- Phases I-IV fully leased
- Phase V in final construction stages
- Two additional phases planned (TBD)
- Two on-site hotels
 - Hilton Garden Inn (125 Rooms)
 - Homewood Suites (121 Rooms)
- The Cameron, a 350 luxury unit multi-family complex
- Rio East, a planned 336 unit multi-family complex

PIER 202

- 2.24M sf mixed-use development
- 11-acre property will feature hotels, apartments and retail
- Under Construction
- Early site work has begun on the project for the two apartment projects totaling 724 units, along with 22 ground floor retail stores

TEMPE WATERFRONT

- 400k mixed-use office building

HAYDEN FLOUR MILL

- 175 sf future mixed-use development
- 150K sf planned hotel
- 257 rooms and 13 stories high

HAYDEN STATION

- Renovation & redevelopment of Hayden Station office campus, 107K sf (In design phase)

TEMPE DEPOT

- ± 992K sf mixed-use development
- 17 story office tower and 18 story hotel tower

FIRST & FARMER

- ± 60K sf mixed-use development

VIB TEMPE

- ±49K sf hotel
- 102 rooms; 5-stories

IDEA TEMPE CAMPUS

- ±185K sf medical office building complete
- Phase II is on hold per City of Tempe
- Future phases estimated to be 850K sf

Packard Parking

Structure 7
±1,635 Parking Stalls

Sun Devil Stadium

Total Season
Attendance: 344,161

Desert Financial Arena

2019 - 2020 Men's Basketball
Total Season
Attendance: 148,019

The Piedmont

± 20,000 SF Retail
318 Units
Completed

Hyatt Place/ Hyatt House

259 Rooms
Completed

Vero - Transwestern

199 Units
Completed

Novus Place Parking Garage

±1,800 Stalls
Completed

700 Novus Place

±149,000 SF Office
± 11,000 SF Retail
Est. Completion 2026

University/Rural Light Rail Station

State Farm

Regional HQ
±8,500 Employees

Mullett Arena

±5,000 seats
Completed
2021

777 Tower

±160,907 SF Office
with ±7,760 SF Retail
Customized Patio
Style Restaurant

3G Multifamily

340 Units
Construction started Q1 2023
Est. Completion Q4 2025

Mixed-Use Park Block

North Italia, Blanco, Flower Child
completed

Tower 3

±160,000 SF Office
±7,500 Restaurant/Retail

ISTB7 Rob & Melani Walton Center for Planetary Health

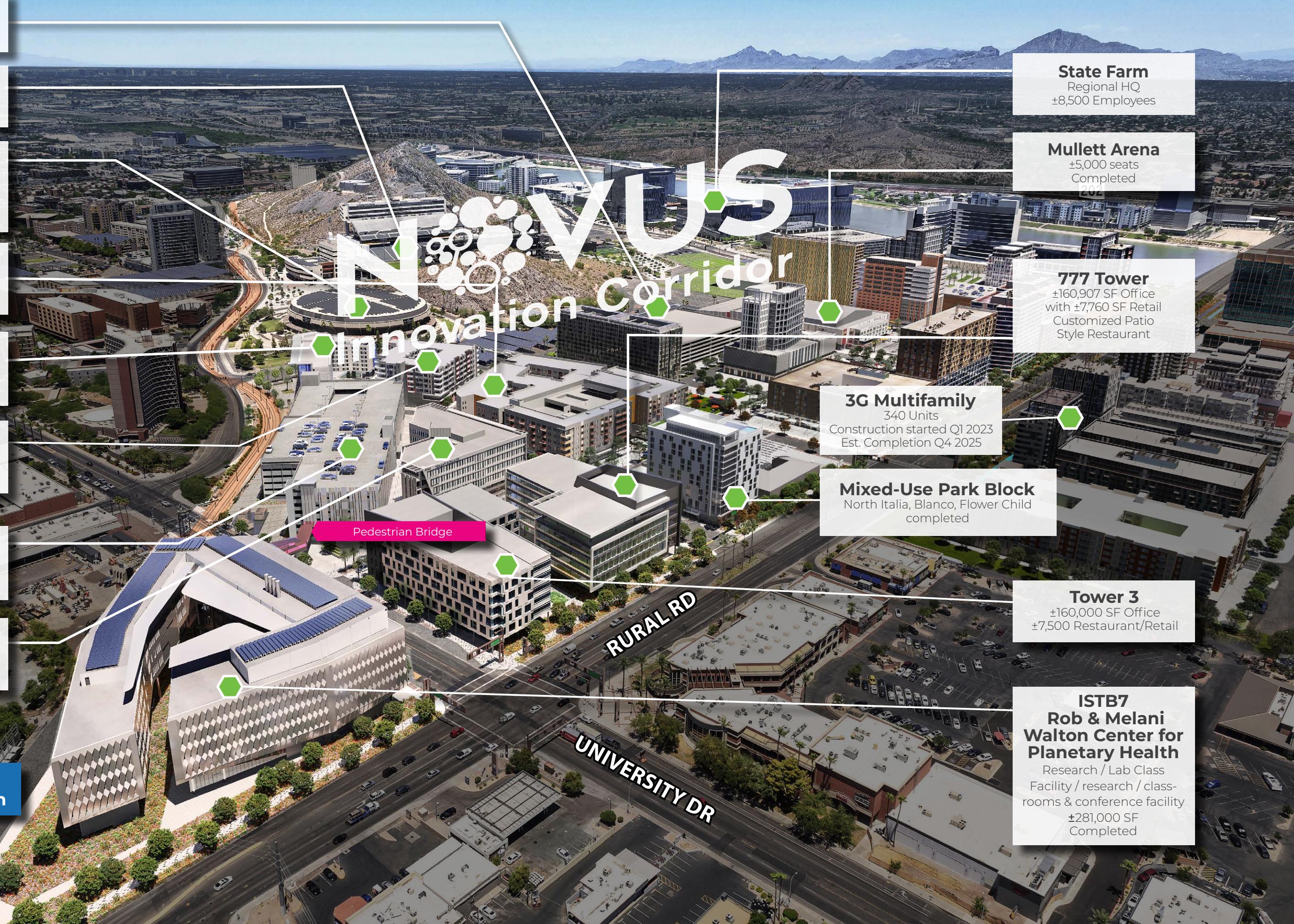
Research / Lab Class
Facility / research / class-
rooms & conference facility
±281,000 SF
Completed

Novus
Innovation Corridor

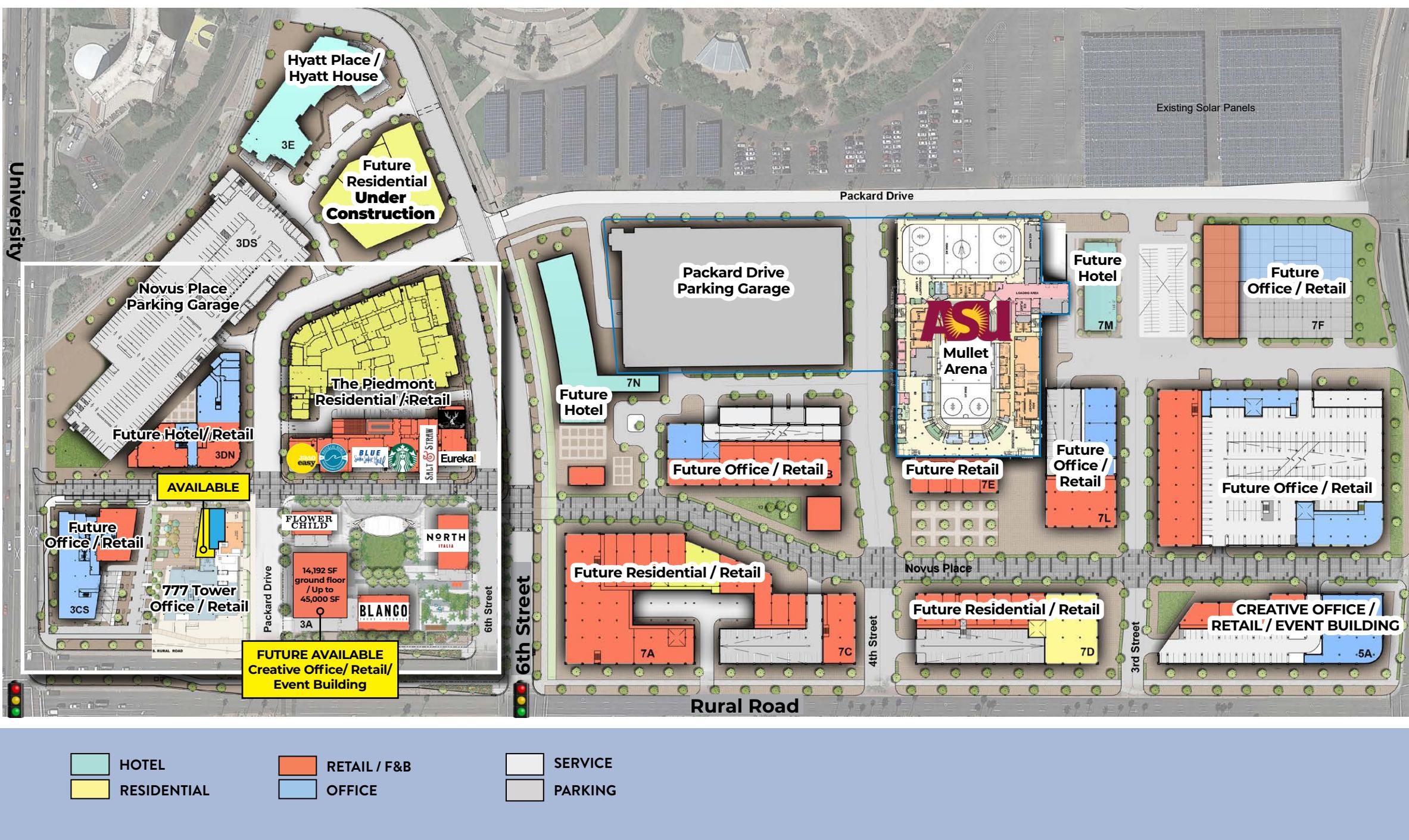
Pedestrian Bridge

RURAL RD

UNIVERSITY DR



NOVUS PLACE MASTER PLAN



Eureka!

BLANCO

TACOS + TEQUILA

BLUE
Sushi Sake Grill

NORTH

ITALIA



FLOWER CHILD



THE PIEDMONT

PACKARD DR & NOVUS PLACE

318 UNITS ABOVE

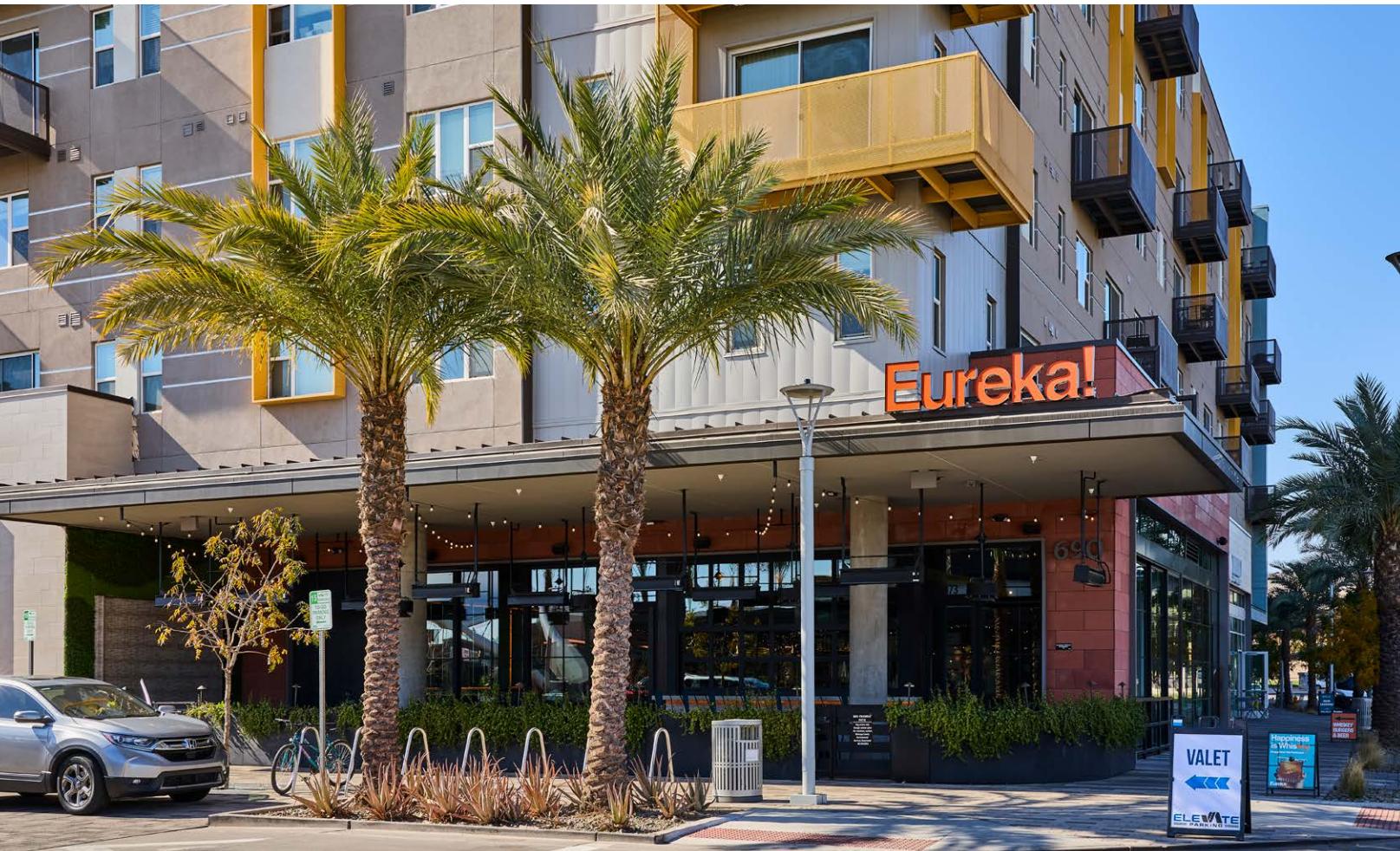
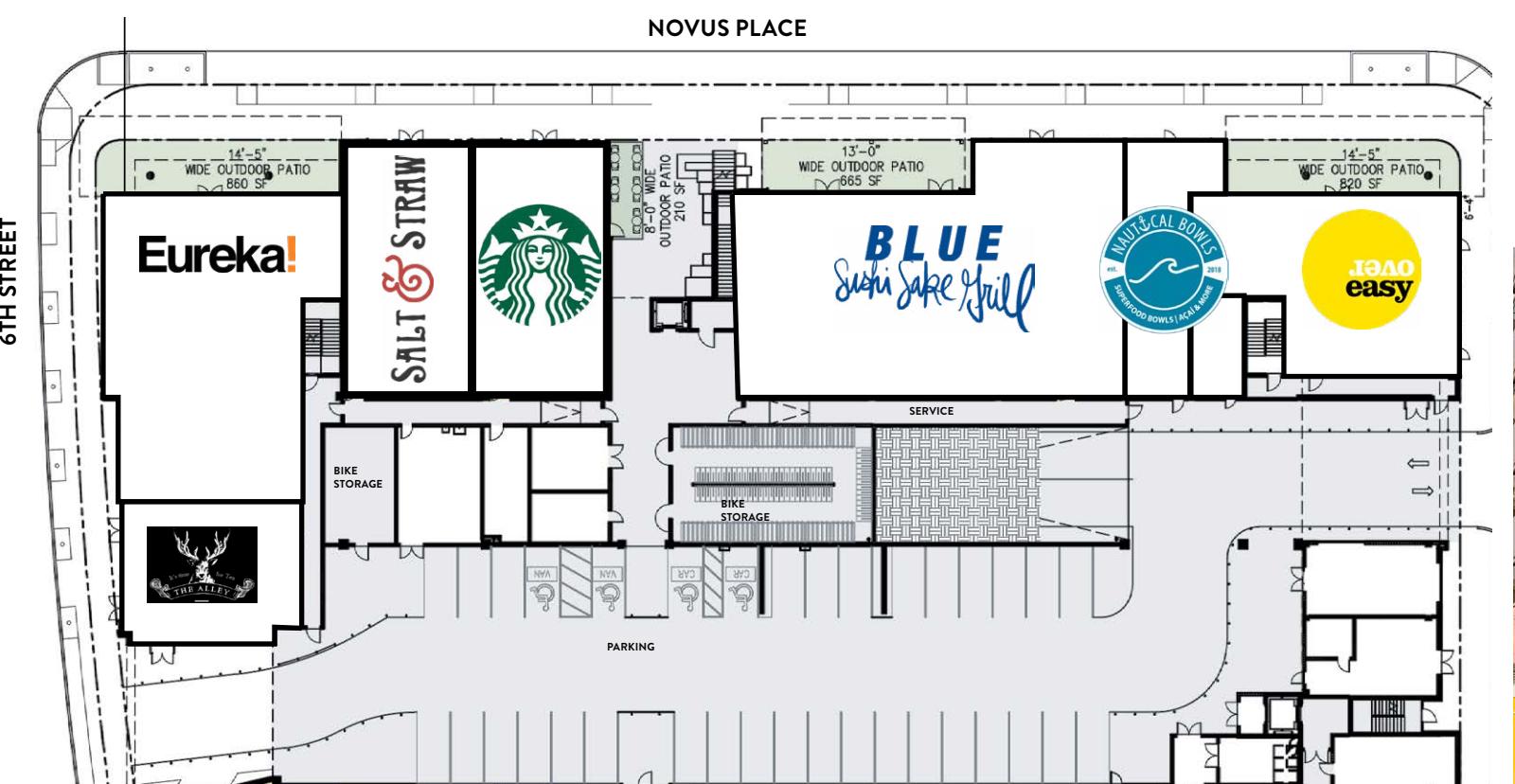
Ability for Tenant to customize their storefronts

Engaging Streetscapes

Street and garage parking
Retail spaces in Piedmont Garage

The Piedmont. Located near Arizona State University in the heart of Novus Place and center of the Valley- Downtown Tempe.

Premier entertainment destination on Novus Place, with multiple stadium venues, sports facilities, open spaces, and walkable connections, all enhanced by new adaptive technology.



LARGE
PATIO
OPPORTUNITY

777 TOWER

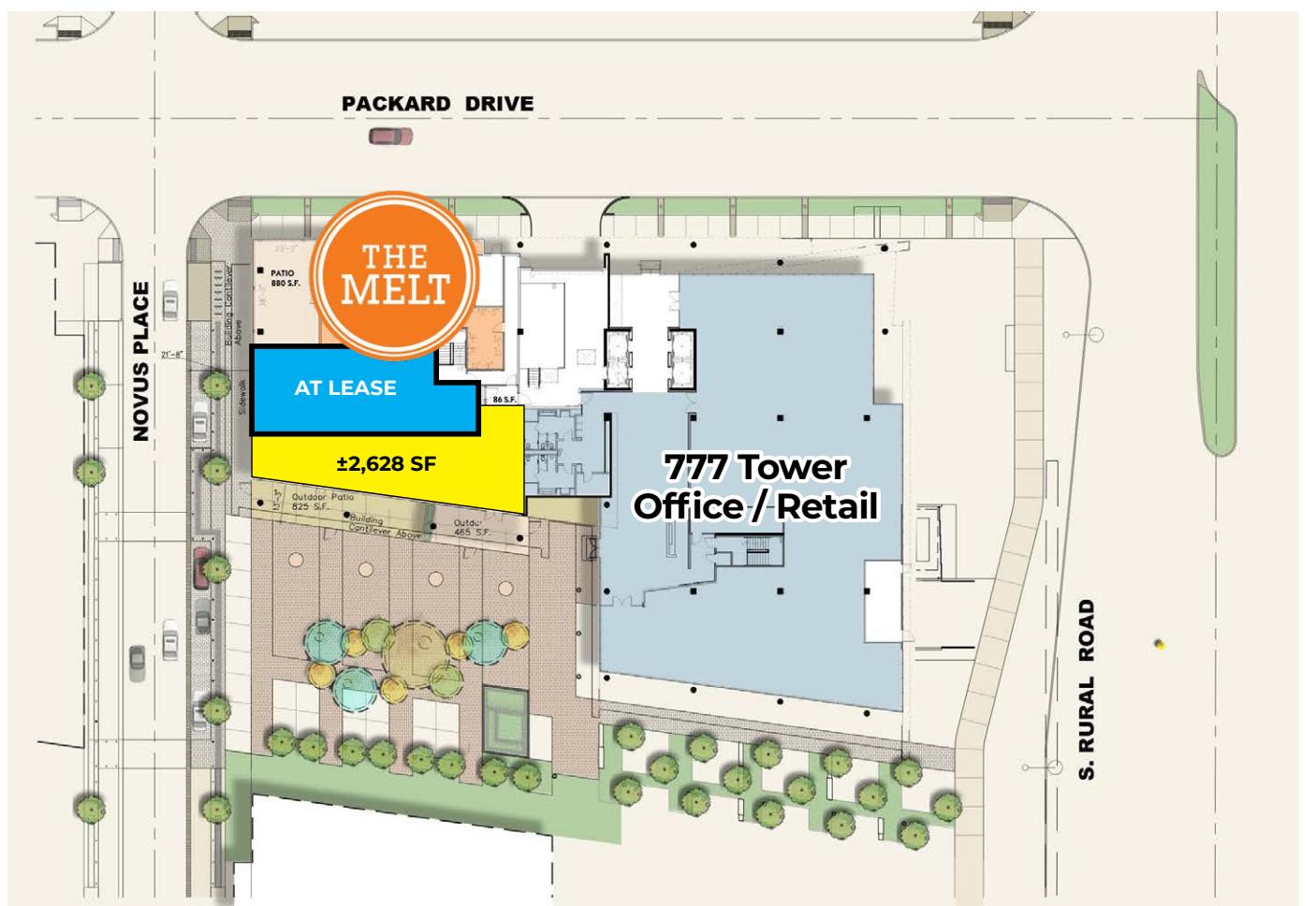
UNIVERSITY DR & SOUTH RURAL RD

±2,628 SF of Retail Available on the Ground Floor of the 777 Tower located at the corner of Novus Place and Packard Drive- space is Divisible.

Large Patio Opportunity

Tenant Customized Storefronts

±160,907 SF Office and ±7,760 SF Retail



NOVUS PLACE

Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University.

Convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.



PCA
PHOENIX COMMERCIAL ADVISORS

MIXED USE PARK BUILDING

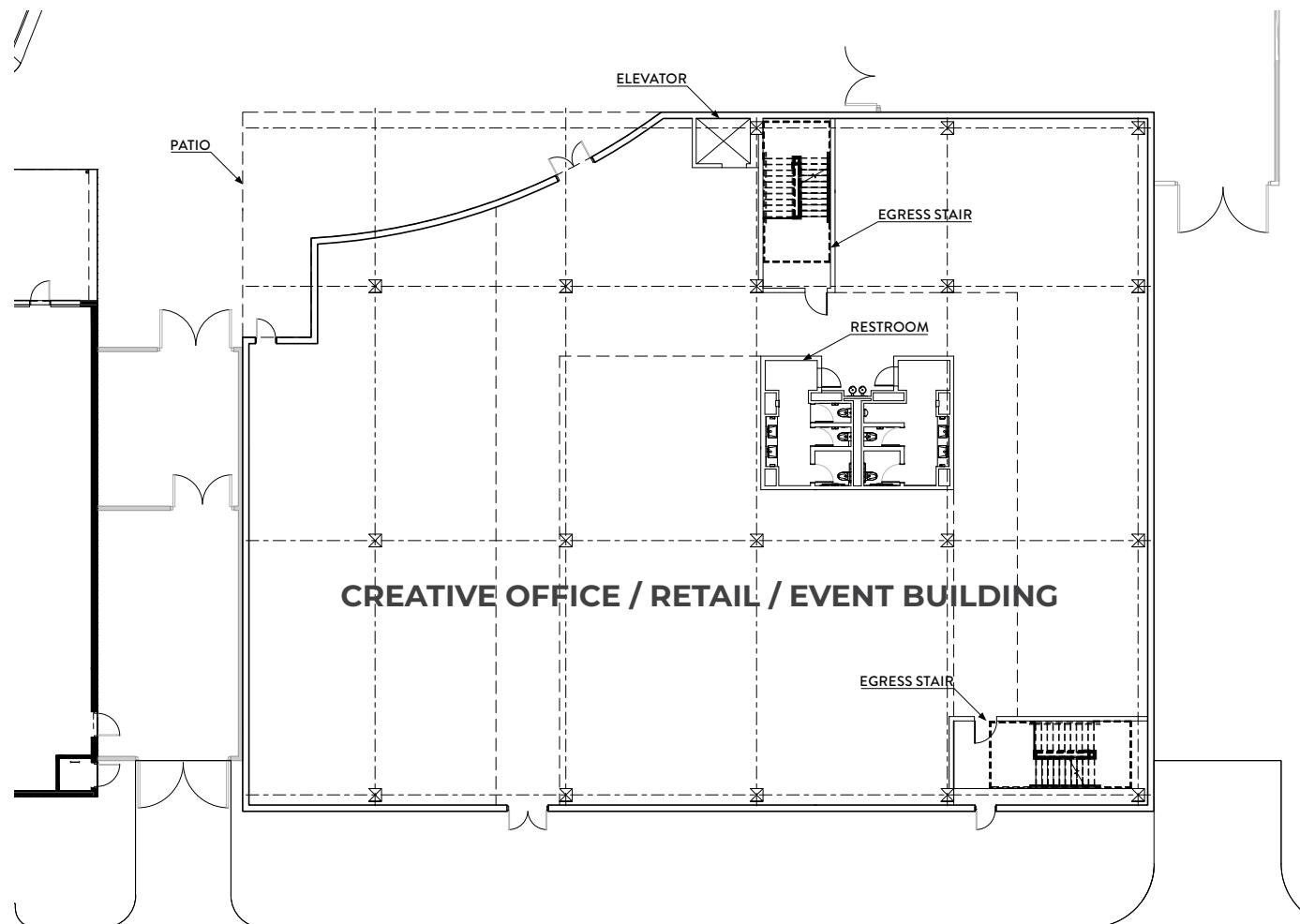
UNIVERSITY DR & SOUTH RURAL RD

Located at the corner of Novus Place and Packard Drive- space is Divisible.

Patio Opportunities

Tenant Customized Storefronts

- Ground Floor 14,192 SF + Patio- demisable
- Second Floor 13,412 SF + 780 SF Terrace
- Third Floor 8,225 SF + 5,953 SF Terrace



Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University.

Convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.





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