

ONE PAPAGO HILLS

1144 W WASHINGTON STREET, TEMPE, AZ

±91,000 SF AVAILABLE

NEWMARK

PROPERTY HIGHLIGHTS



TOTAL AVAILABLE SF
±91,000



**IDEAL SINGLE-TENANT
OPPORTUNITY**



**PAPAGO PARK CENTER IS
STRATEGICALLY SITUATED
AND ACCESSIBLE TO MAJOR
TRANSPORTATION MODES:**

- Loop 202 Freeway
- Metro Phoenix Light Rail
- Sky Harbor International Airport
- SR 143 - Hohokam Expressway



**2-STORY 81,500 SF OFFICE
BUILDING & 9,500 SF SINGLE-
STORY ANNEX BUILDING**



6.75/1,000 PARKING RATIO



12' DROPPED CEILING HEIGHT
Throughout entire building



FLOOR BREAKDOWN

1st Floor: ±40,750 SF
2nd Floor: ±40,750 SF
Annex Bldg: ± 9,500 SF



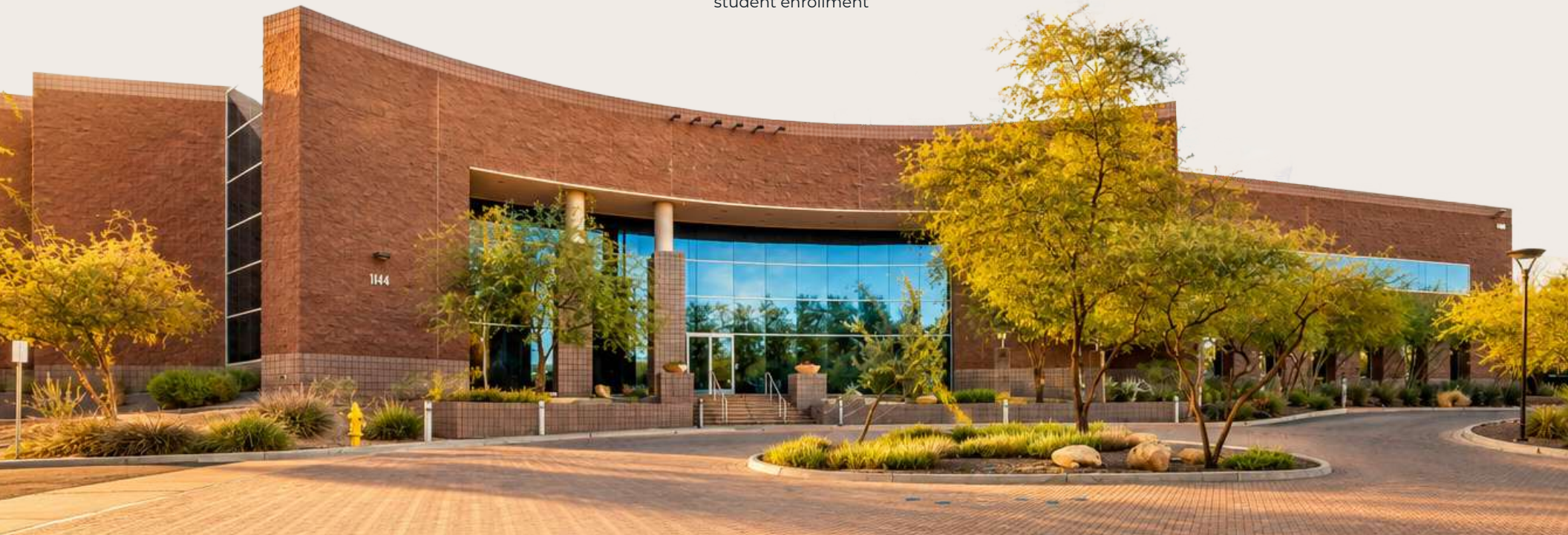
**ADJACENT TO ARIZONA
STATE UNIVERSITY**

One of the largest public
universities in the United
States with over 150,000
student enrollment



**ADJACENT TO PAPAGO HILLS
RETAIL CENTER** anchored by a

drive-thru Starbucks and seven
(7) fast-casual restaurants



DESIGNED FOR PEOPLE. BUILT FOR PERFORMANCE.



SPACE TO GATHER. ROOM TO THINK.



FUEL THE DAY. POWER THE TEAM.



1ST FLOOR

±40,750 SF

LAYOUT INCLUDES

OFFICES

Eight (8)

WORKSTATIONS

(169)

HUDDLE ROOMS

Eight (8)

CONFERENCE ROOMS

Three (3)

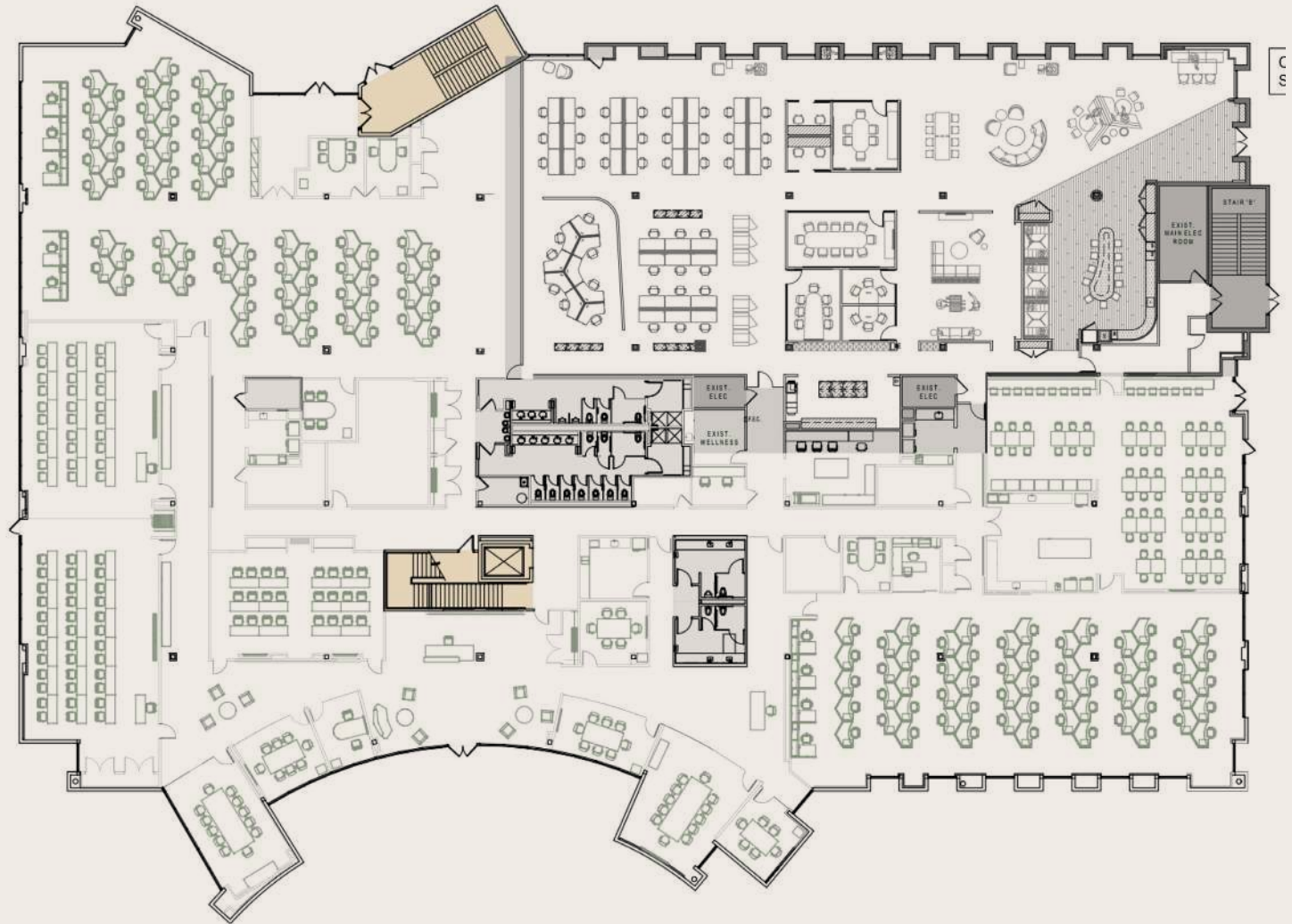
TRAINING ROOMS

Two Large (2)

KITCHEN/ BREAKROOM

One Large (1)

SHOWERS ON 1ST FLOOR



2ND FLOOR

±40,750 SF

LAYOUT INCLUDES

OFFICES

Nine (9)

HUDDLE ROOMS

Nine (9)

CONFERENCE ROOMS

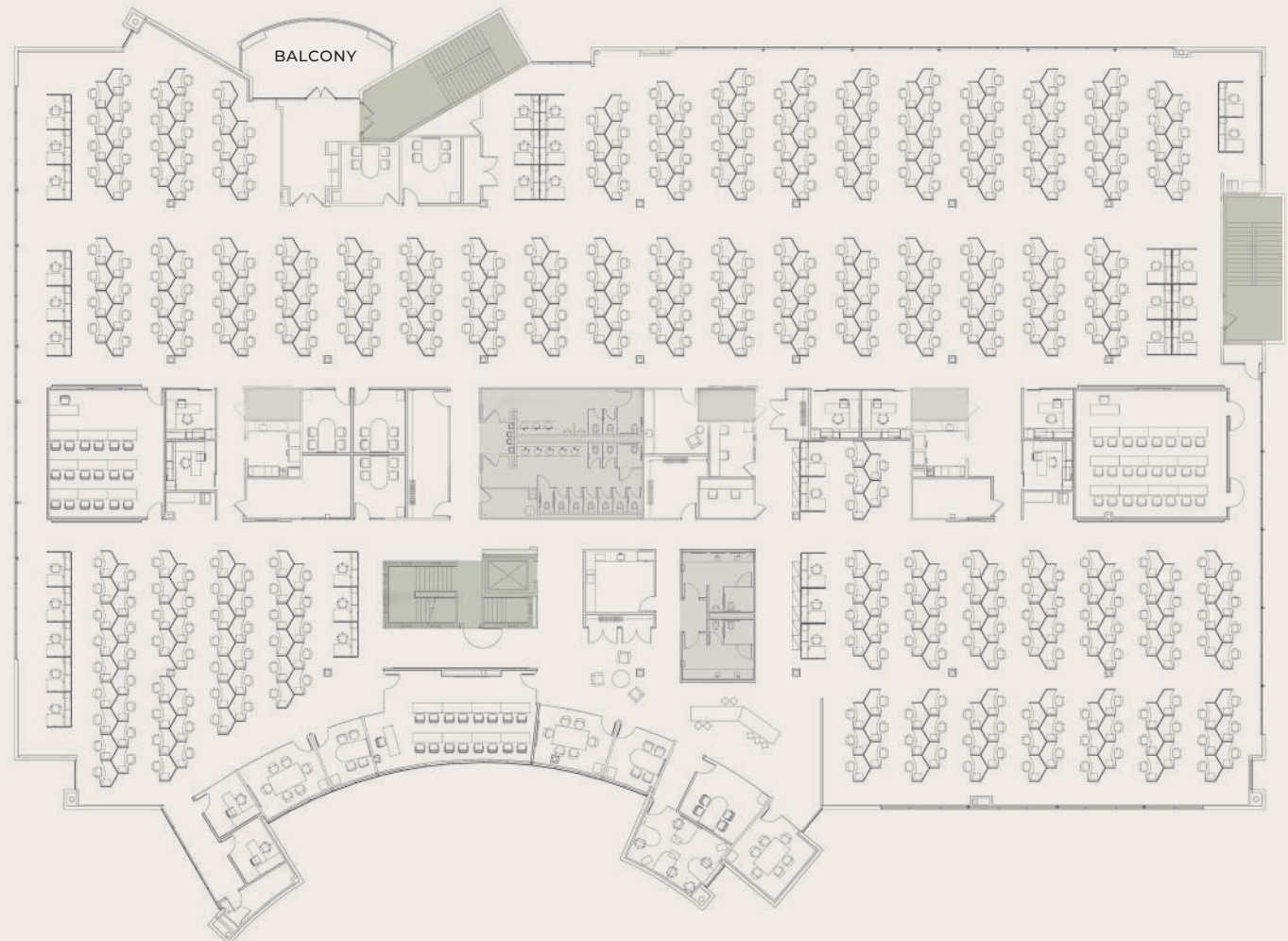
Three (3)

TRAINING ROOMS

Three (3)

CAFE/ BREAKROOM

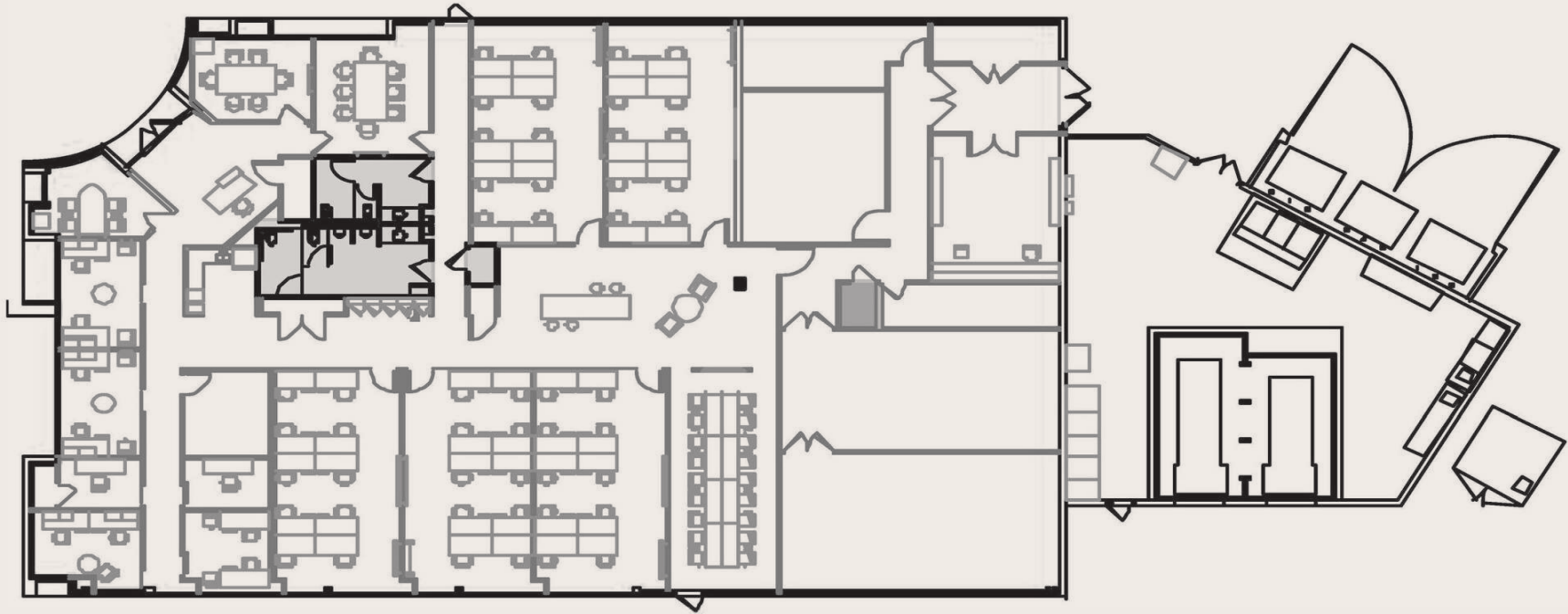
Two (2)



*Conceptual furniture and workstations; not included

ANNEX BUILDING

±9,500 SF



*Conceptual furniture and workstations; not included

WALKABLE AMENITIES



202

Full-diamond Interchange at Priest - Loop 202 Freeway and Half-diamond at Center Parkway - Loop 202



Adjacent to Metro Light Rail Stop (Connected to Sky Harbor International Airport and ASU/Downtown Tempe)



±11,500 SF retail building within walking distance of 7 fast casual dining options



Located Across Tempe Town Lake from Arizona State University

STRATEGIC ACCESS.

UNMATCHED CONVENIENCE.



LIGHT RAIL

Walkable



SKY HARBOR AIRPORT

5 min



DOWNTOWN TEMPE

5 min



DOWNTOWN PHOENIX

15 min



SCOTTSDALE

15 min



PAPAGO PARK

2 min



IN THE HEART OF PAPAGO PARK CENTER.





ONE PAPAGO HILLS

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NEWMARK

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