



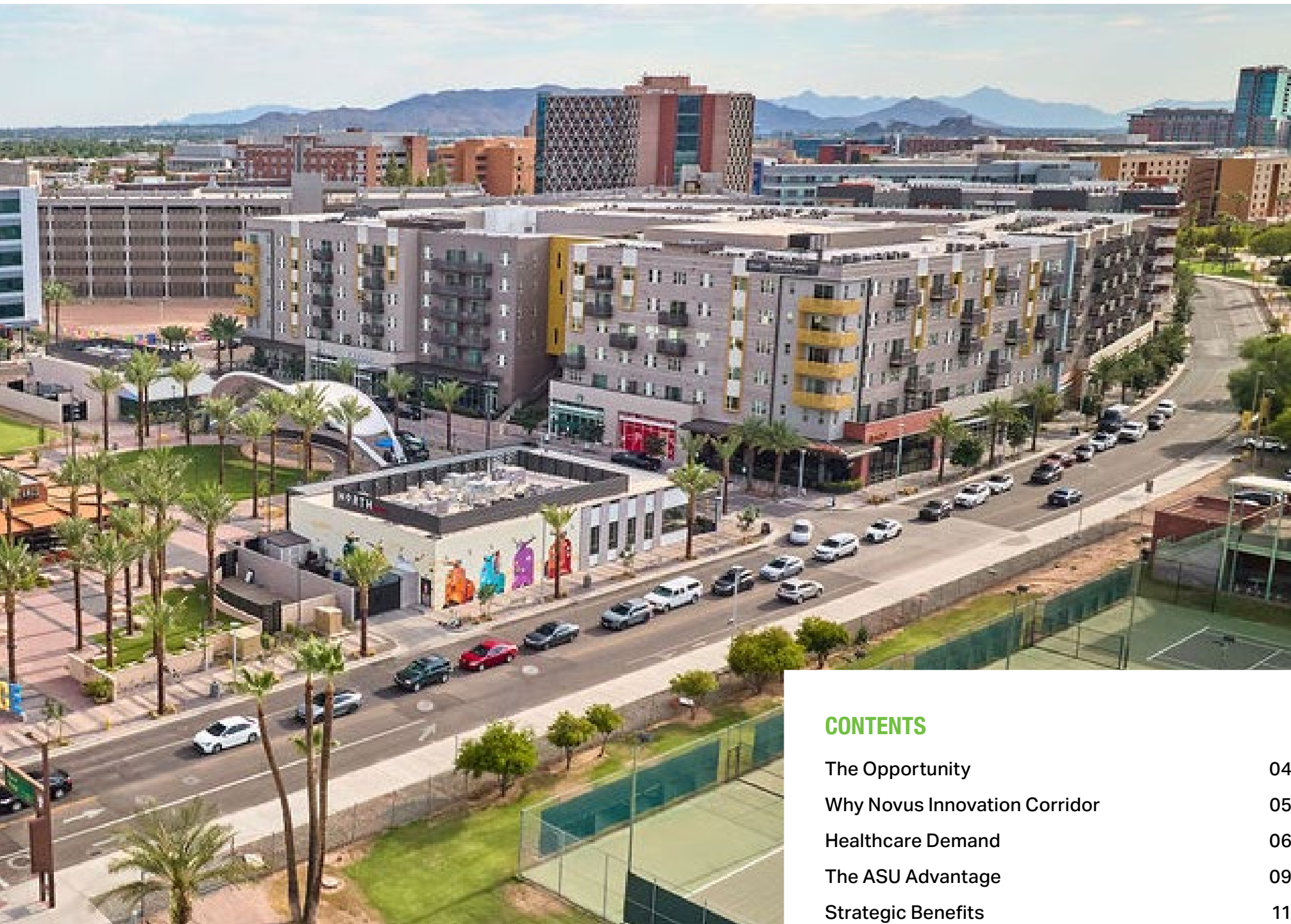
# An Academically Driven Healthcare Enterprise



## OUR MISSION

Novus Innovation Corridor aims to deliver next-generation care and specialty services in a purpose-built, university setting — to be a place where clinical excellence, talent pipelines and innovation converge into one powerful enterprise.





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## THE OPPORTUNITY

# A Flagship Healthcare Destination

Just steps away from Arizona State University's (ASU) venues and the vibrant Novus Place retail district, Parcel 4A at Novus Innovation Corridor offers the scale, visibility and connectivity to deliver all levels of healthcare and surgery in an innovative, high-amenity environment.

## ABOUT PARCEL 4A

±6.54 acres in the heart of Novus Innovation Corridor  
— an amenity-rich, mixed-use district

Potential uses: outpatient, specialty services,  
ambulatory surgery, imaging/diagnostics, wellness

Immediate adjacency to ASU athletics village and  
Novus Place entertainment district







## WHY NOVUS INNOVATION CORRIDOR

# Unmatched Patient and Workforce Access

Novus Innovation Corridor provides a live-work-play-heal environment designed for daily life.

As the district scales, it will deliver the critical ingredients for high-performing healthcare: population density, convenience and sustained foot traffic — plus seamless access to ASU's talent and research.

## ABOUT NOVUS INNOVATION CORRIDOR

**355**

acres at full build-out

**±275K**

SF of retail & entertainment

**10M+**

SF mixed-use development

**±6.5M**

SF of Class A office

**±4,100**

planned residences

**1000+**

hotel rooms

**±940K**

employed within 10 miles by companies like State Farm Ins, Salt River Project, Carvana and ASU

**\$4.6B**

economic output per year

**110,741**

population within a 10-minute drive

## HEALTHCARE DEMAND

# Poised for Growth

Across nearly every service line, the Tempe-Novus catchment shows strong, sustained growth in outpatient volumes over the next decade — particularly in cardiology, ortho, ophthalmology, dermatology, vascular, PT/rehab and other specialty groups, priming it to become a booming enterprise for healthcare.

### OUTPATIENT VOLUME GROWTH

**2.2M**

Current Demand

**2.5M**

5 Year  
Projected Volume

**2.8M**

10 Year  
Projected Volume

**ZERO**

New out-patient medical  
buildings have been  
delivered in the last

**15 years**



### DEMAND DRIVERS



Paired with regional population gains and a maturing 35–64 cohort, Parcel 4A is ideally positioned to absorb and accelerate clinical growth.

Rapid population expansion through 2030–2050 with an expected 1,300 residential units delivering in 2026 at Shorehaven and The Pier



Dense daytime workforce and student population



Year-round events, athletics, foot & bike path and tourism powering foot traffic and awareness



Convenient multi-modal access for patients, staff and physicians





A new foot & bike path will increase traffic directly in front of Parcel 4A.



The Pier will feature 587 residential apartments.



Shorehaven will feature 724 luxury residential apartments.

# Direct Integration with a Nationally Scaled Healthcare Enterprise

By partnering with Arizona State University, Novus leverages the university’s scale and expertise to drive rapid innovation in health education, diagnostics, engineering, and data science

ARIZONA STATE UNIVERSITY HEALTH AT A GLANCE

LEARNERS & SCALE

- 50M+ annual learners engaged
- 194,000+ enrolled students
- 7,000+ student enrolled in the College of Health Solutions
- 1,000+ community partners

PROGRAMS & PIPELINES

- Nursing
- Public health
- Biomedical diagnostics
- Medical laboratory science
- Computational life sciences
- Health Observatory & School of Technology for Public Health
- John Shufeldt School of Medicine and Medical Engineering opening August 2026

INNOVATION & CONVENING

- National Diagnostics Summit
- AI-enabled decision tools
- Industry partnerships

STATEWIDE SOLUTION

- Integrates medicine, nursing, public health, engineering, data science, and community partnerships to improve access, outcomes and efficiencies across Arizona

WHAT THIS MEANS FOR CARE DELIVERY

TALENT PIPELINE

- Ready access to clinicians, technologists, and data talent

RESEARCH COLLABORATION

- Diagnostics
- Precision health
- Immune intelligence
- Applied projects

WORKFORCE DEVELOPMENT

- Upskilling/reskilling programs integrated with clinical operations

BRAND VISIBILITY

- Alignment with a nationally recognized innovation leader



Unbridled Access to  
the ASU Enterprise



**158,000+**  
students enrolled across  
ASU campuses

**27,000**  
total  
employees

**RANKED 37TH**  
Total Research Expenditures

**9-MINUTE**  
drive to Sky Harbor  
International Airport

**8**  
specialized event venues  
across all campuses

**313,798**  
ASU graduates employed within  
Arizona

## STRATEGIC BENEFITS

# How Practices and Hospitals Win at the Novus Innovation Corridor

ASU's John Shufeldt School of Medicine and Medical Engineering opening August 2026



### ACADEMIC INTEGRATION

Pipeline for clinicians, allied health and diagnostics talent



### MARKET ACCESS

High visibility to residents, students, athletes and visiting families



### RECRUITMENT POWER

Walkable amenities and ASU affinity accelerate hiring and retention



### PATIENT EXPERIENCE

Seamless access, parking, retail and lifestyle amenities



### GROWTH CAPACITY

Expandable program and phased development potential



### INNOVATION BRAND

Position your system inside Arizona's most visible innovation district



## KEY BENEFITS FOR PRACTICE/HOSPITAL:

### Ambulatory Surgery Center (ASC):

Efficient, patient-centric surgical platform

### Physical Therapy & Rehab:

Proximity to sports venues, wellness corridors and pedestrian flow

### Outpatient & Specialty Clinics:

Multi-disciplinary care floors; flexible clinic modules

### Diagnostics & Imaging:

Integrated access supporting same-day care pathways

### Structured Parking:

Right-sized for clinical peak loads; wayfinding and patient convenience

### Ground-Floor Activation:

Retail, food and amenity mix to enhance patient and staff experience

### Education & Collaboration Zones:

Simulation, lecture and co-work spaces for programming



## IMPLEMENTATION PATH: FROM VISION TO OPENING DAY

### PROGRAM ALIGNMENT:

Confirm service lines, volumes and ASC requirements

### PARTNERSHIP FRAMEWORK:

Define academic collaboration, rotations and research touchpoints

### DESIGN & ENTITLEMENTS:

Optimize patient flow, staff efficiency and retail adjacency

### DELIVERY & OPERATIONS:

Phase construction to meet market demand and brand milestones

### LAUNCH & GROWTH:

Open with marquee specialties, then scale clinics and services

# Become a part of the region's most innovative healthcare enterprise.

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