

A close-up, artistic photograph of agave leaves, showing their sharp, serrated edges and layered structure. The leaves are a muted green color, and the lighting creates a soft, ethereal glow. The text is overlaid on this background.

THE ARROYO

TEMPE, ARIZONA

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



MILL AVE

202

1225

PRIEST DR

1255

AMENITY BUILDING

1295

1275

PHOENIX LIGHT RAIL

WASHINGTON ST

56TH ST

THE ARROYO

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

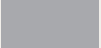



Tenant Nature Paths



THE PROJECT

±30 Acre
Campus

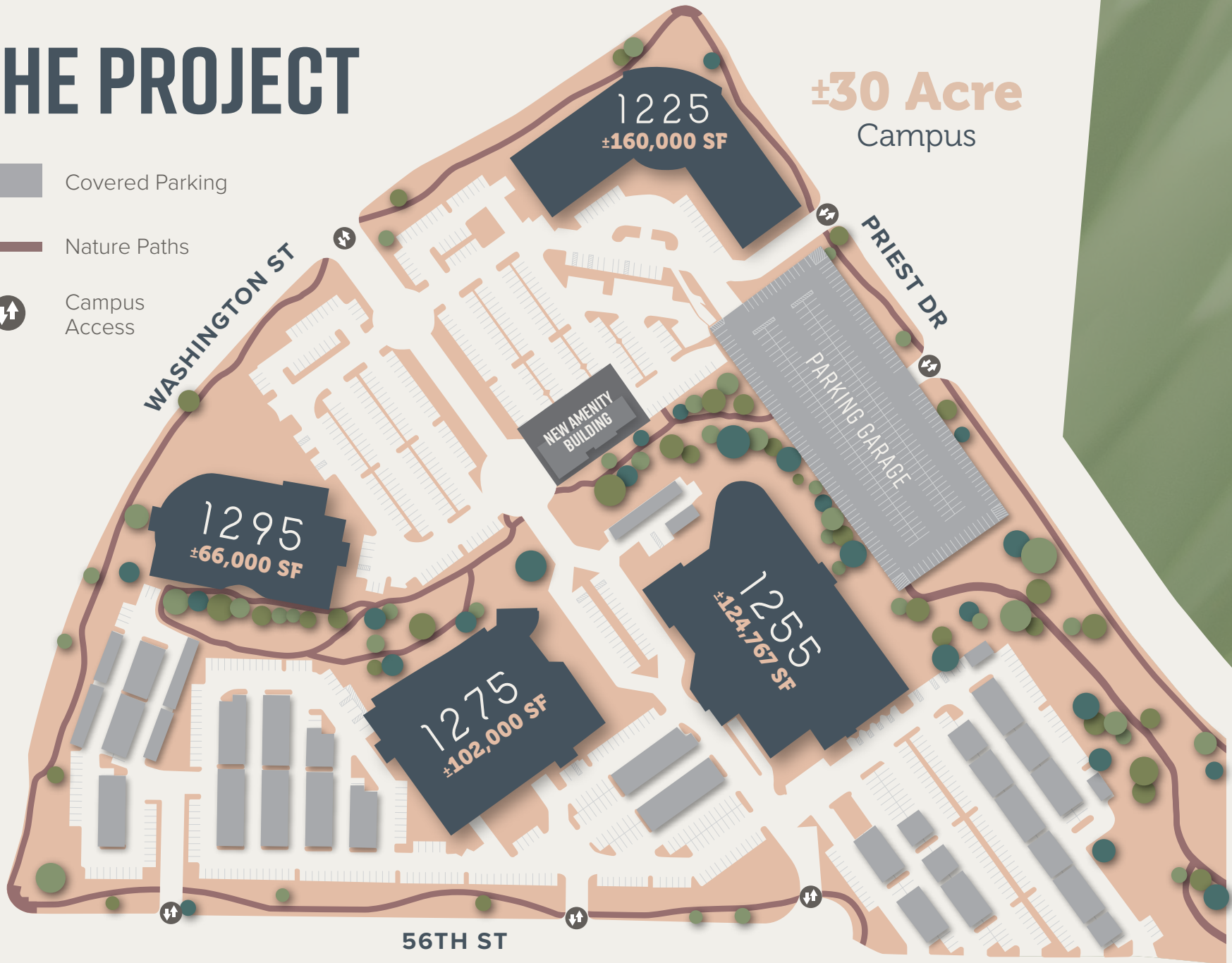
 Covered Parking

 Nature Paths

 Campus Access



 NOT TO SCALE





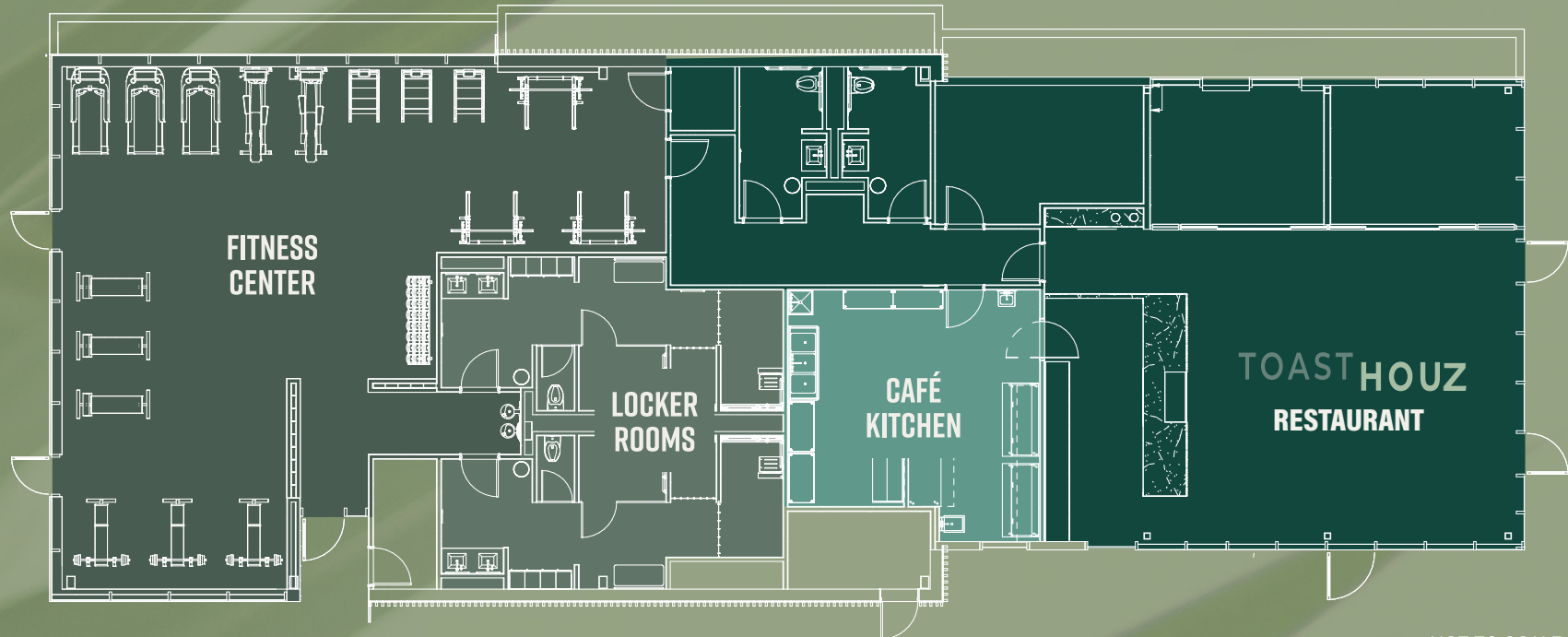
NEW AMENITY BUILDING



Fitness Center
+ Locker Rooms



TOAST^{HOUZ}
NOW OPEN



NOT TO SCALE 

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

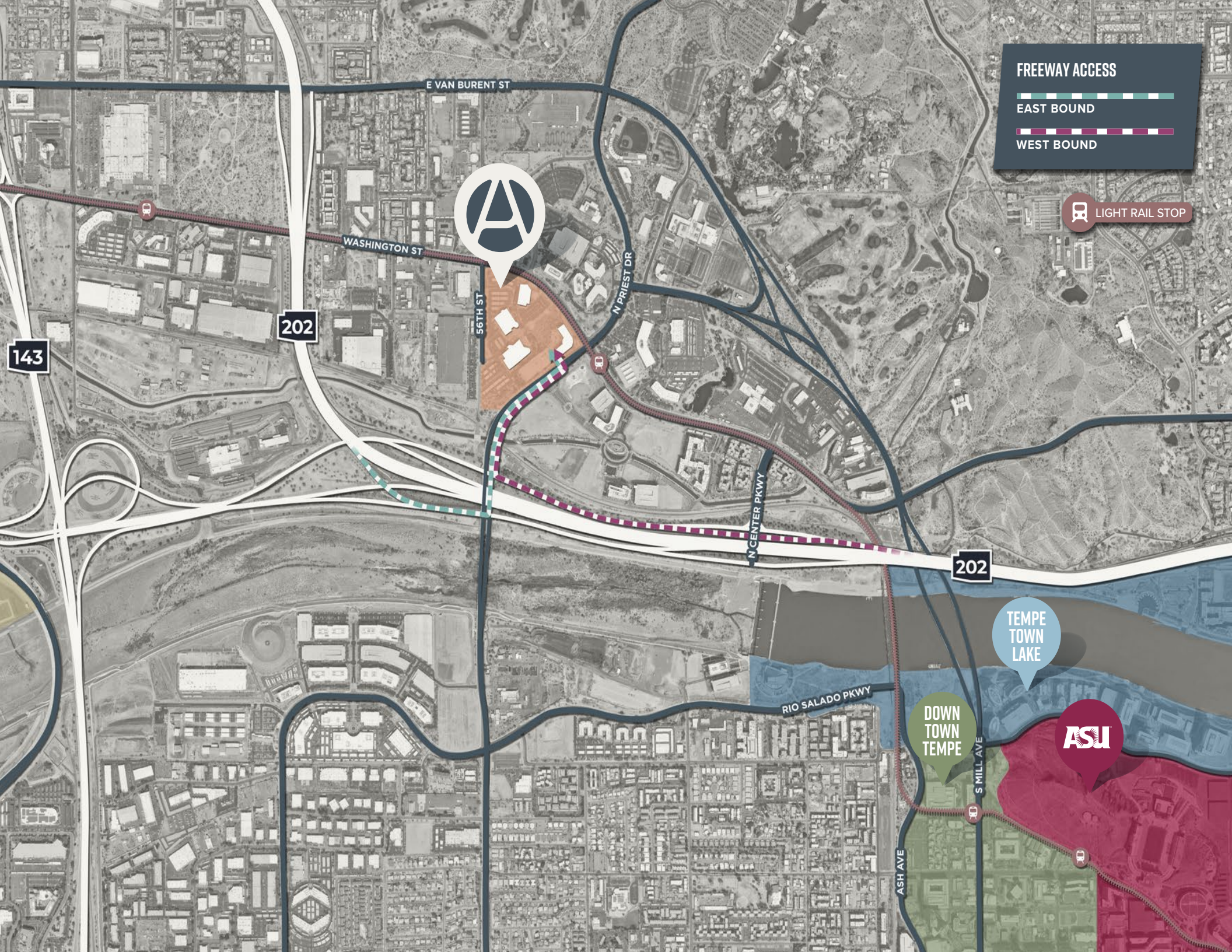
Close proximity to Sky Harbor Airport & ASU



Downtown Tempe

Minutes from downtown Tempe & Mill Avenue District





FREEWAY ACCESS

EAST BOUND

WEST BOUND

 LIGHT RAIL STOP



TEMPE TOWN LAKE

DOWN TOWN TEMPE



E VAN BURENT ST

WASHINGTON ST

56TH ST

N PRIEST DR

N CENTER PKWY

RIO SALADO PKWY

ASH AVE

S MILL AVE

202

202

143



TOASTHOUZ

On Site Dining



Catering Services



Outside Dining

FITNESS CENTER





1225





1255

1255





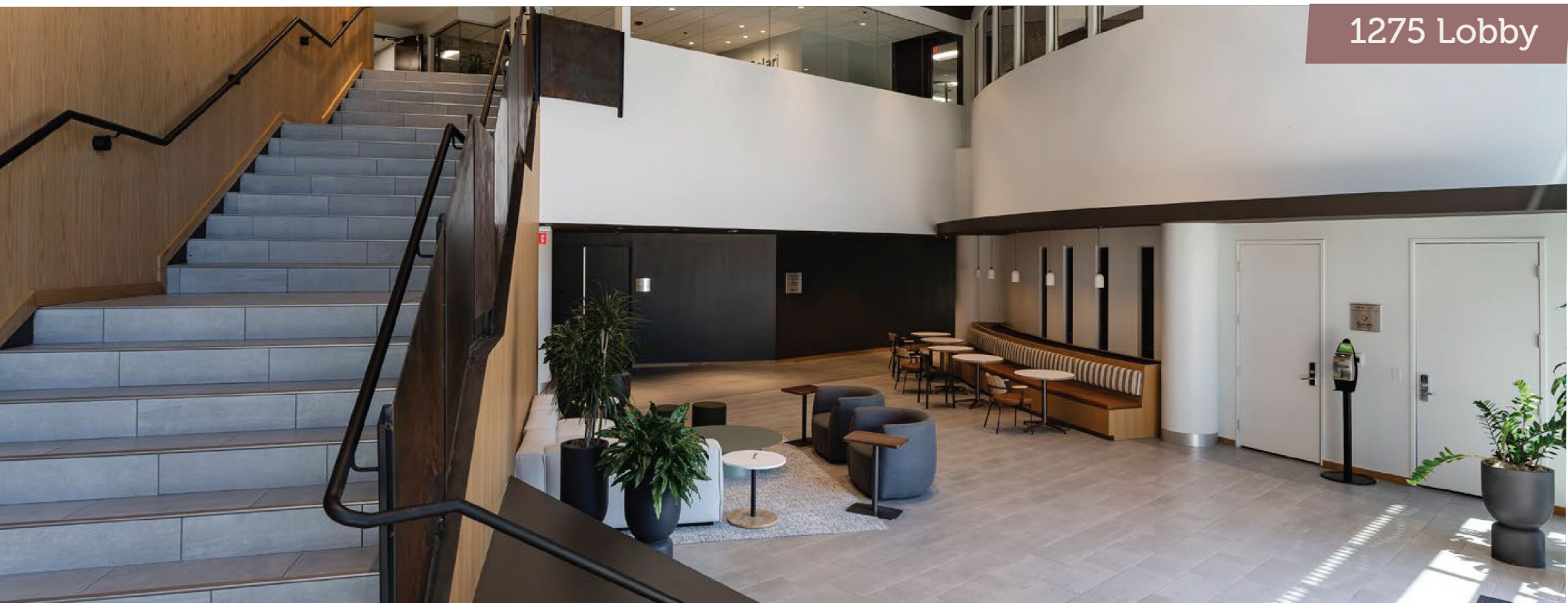
1255

PERMITTED
PARKING
12-11-2019
12-11-2019
12-11-2019

PERMITTED
PARKING
12-11-2019
12-11-2019
12-11-2019

1275





1275 Lobby

1295

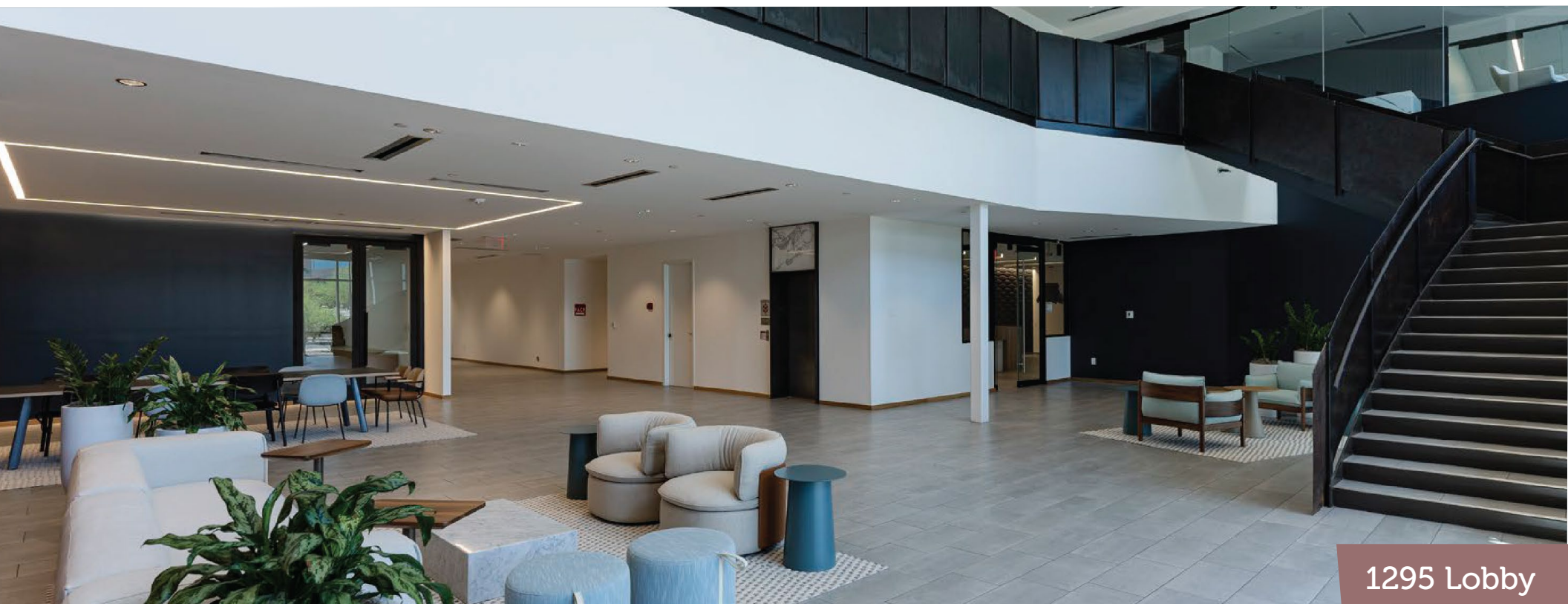




Training Room



Board Room



1295 Lobby

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.





WALKABLE
RETAIL
PLAZA

PORT OF SUBS
Sliced Fresh Sandwiches



Filiberto's
MEXICAN FOOD



5th Street
Burger & Fries



202

DOUBLE DIAMOND
INTERCHANGE

1225

PRIEST DR

1255

AMENITY BUILDING

1295

1275

THE ARROYO

WASHINGTON ST

56TH ST



LIGHT RAIL STOP

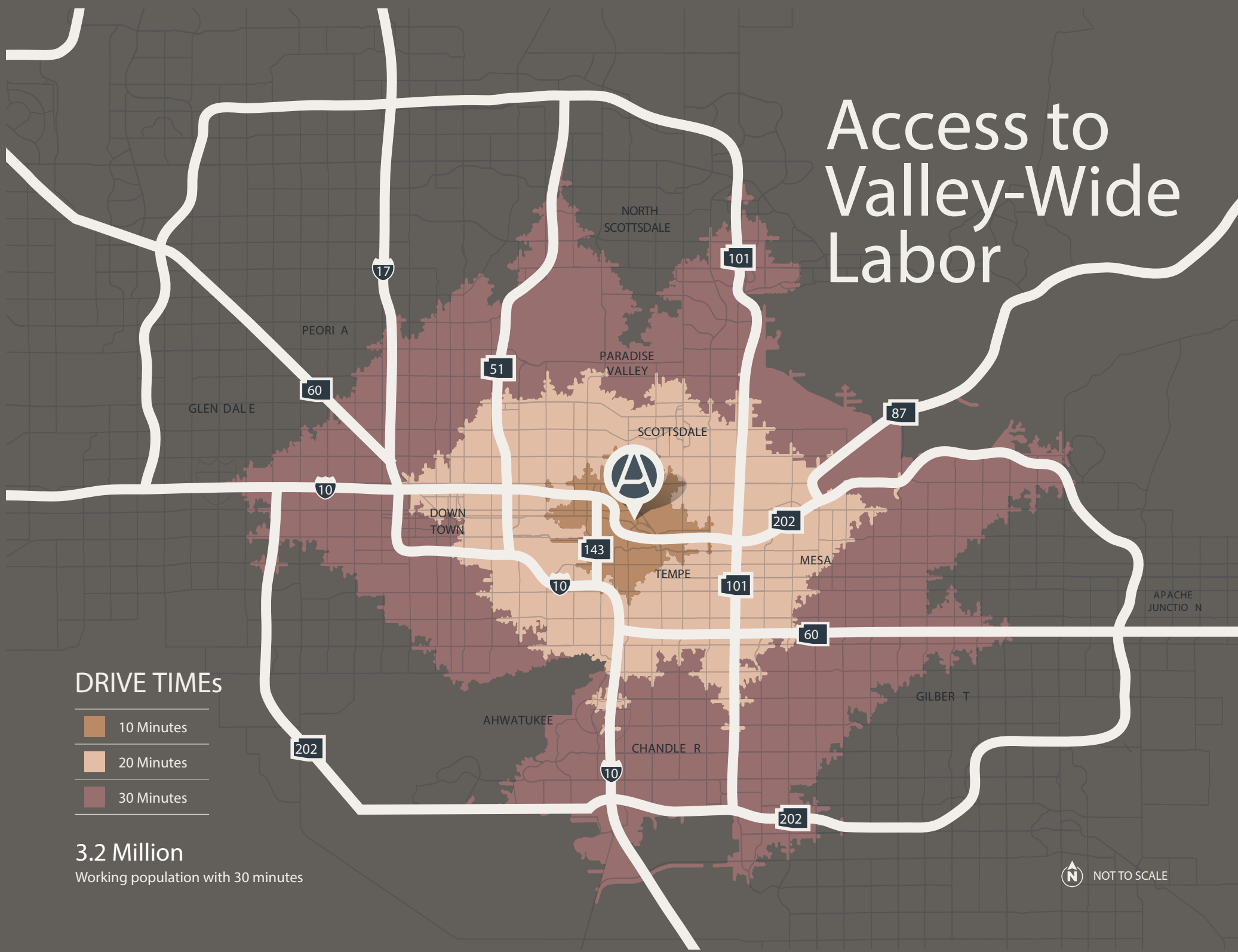
Access to Valley-Wide Labor

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 



 **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

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

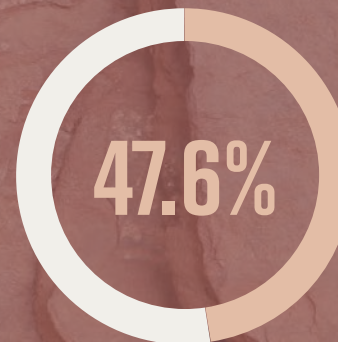
— Realtor.com



TEMPE

Top 20 Cities in
US for Live Music

— WClickitTicket



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

— ESRI



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

#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 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

FOR MORE INFORMATION

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