

ONE PAPAGO HILLS

1144 W WASHINGTON STREET, TEMPE, AZ

±91,000 SF AVAILABLE



EXCLUSIVE ADVISORS

NEWMARK

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PROPERTY HIGHLIGHTS

- ◆ Total Available SF: ±91,000
- ◆ 2-Story Office Building
- ◆ Ideal Single-Tenant Opportunity
- ◆ 1st Floor: ±40,750 SF
2nd Floor: ±40,750 SF
Annex Bldg: ± 9,500 SF
- ◆ 12' Dropped Ceiling Height Throughout Entire Building
- ◆ 6.75/1,000 Parking Ratio
- ◆ Adjacent to Arizona State University, one of the largest public universities in the United States with over 150,000 student enrollment
- ◆ Papago Park Center is strategically situated and accessible to major transportation routes:
 - Loop 202 Freeway
 - Metro Phoenix Light Rail
 - Sky Harbor International Airport
 - SR 143 - Hohokam Epressway
- ◆ Adjacent to Papago Hills Retail Center anchored by a drive-thru Starbucks with five (5) fast-casual restaurants



LOBBY WAITING AREA



EXPANSIVE & EFFICIENT FLOORPLATES



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MAIN LOBBY



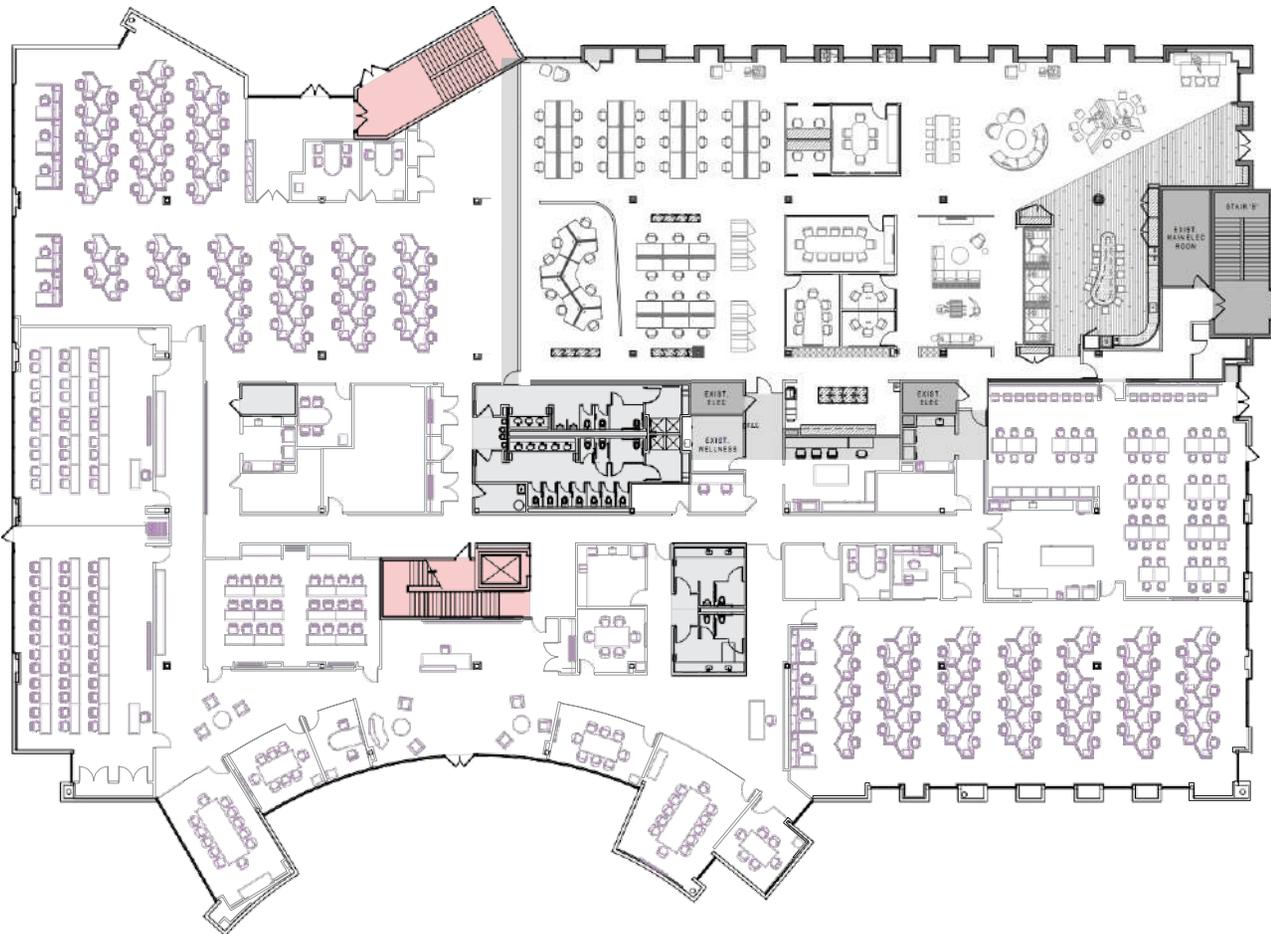
LARGE CAFE BREAK AREA



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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)

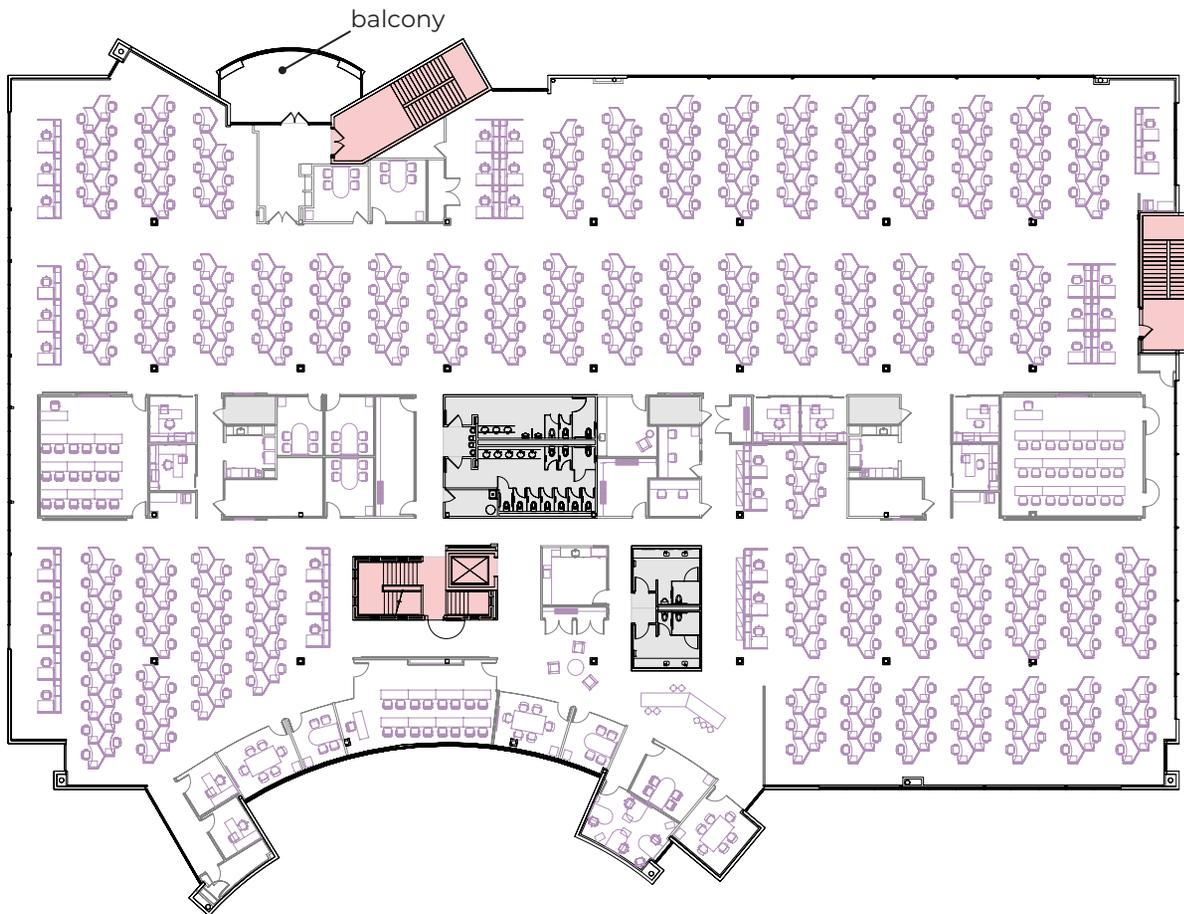
Kitchen/Breakroom

One Large (1)

ONE PAPAGO HILLS

1144 W WASHINGTON STREET, TEMPE, AZ

2nd Floor* ±40,750 SF



Layout Includes:

Offices

Nine (9)

Huddle Rooms

Nine (9)

Conference Rooms

Three (3)

Training Rooms

Three (3)

Cafe/Breakroom

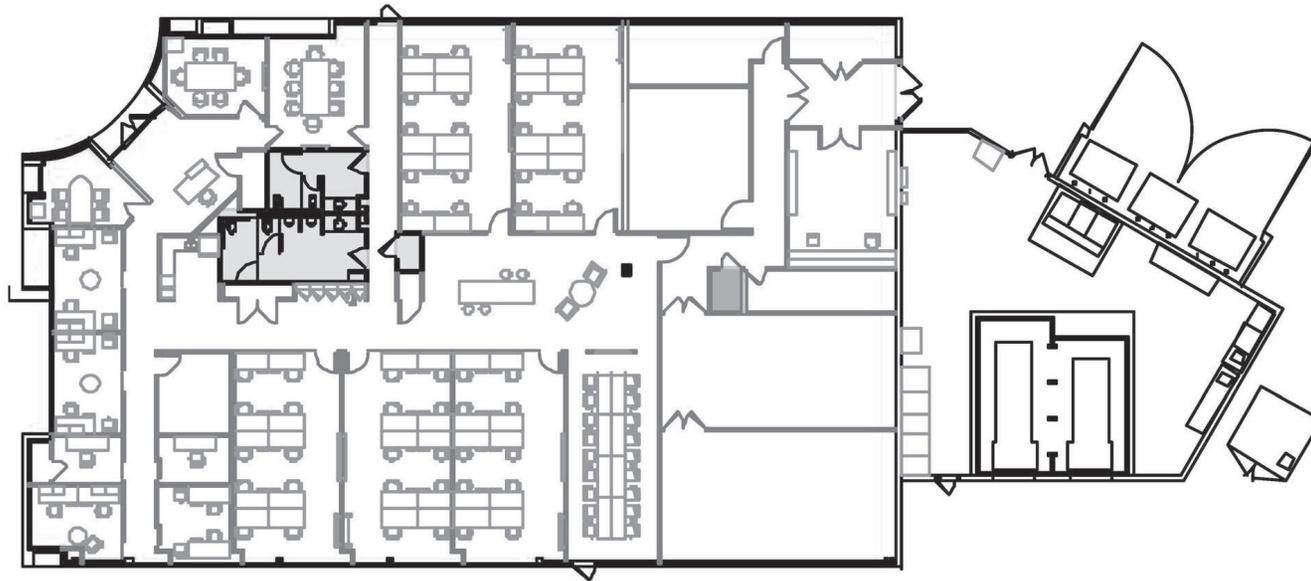
Two (2)

*Conceptual furniture and workstations; not included

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Annex Building Floor Plan* ±9,500 SF



*Conceptual furniture and workstations; not included

MAIN BUILDING ENTRANCE



Tempe Town Lake

LOOP 202



Rio
PARADISO
APARTMENT HOMES
466 Units

THE
AUBREY
300 Units

RED MOUNTAIN FWY

W ROOSEVELT WAY

LOOP 202

N CENTER PKWY

WASHINGTON ST



PAPAGO DR

GRAND WY

ONE PAPAGO HILLS

1144 W WASHINGTON STREET, TEMPE, AZ



Priest Dr/Washington St
Light Rail Stop



N PRIEST DR

WASHINGTON ST

W CENTER PKWY

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