

850

RIO SALADO PARKWAY

Tempe, AZ within the

IDEA

campus

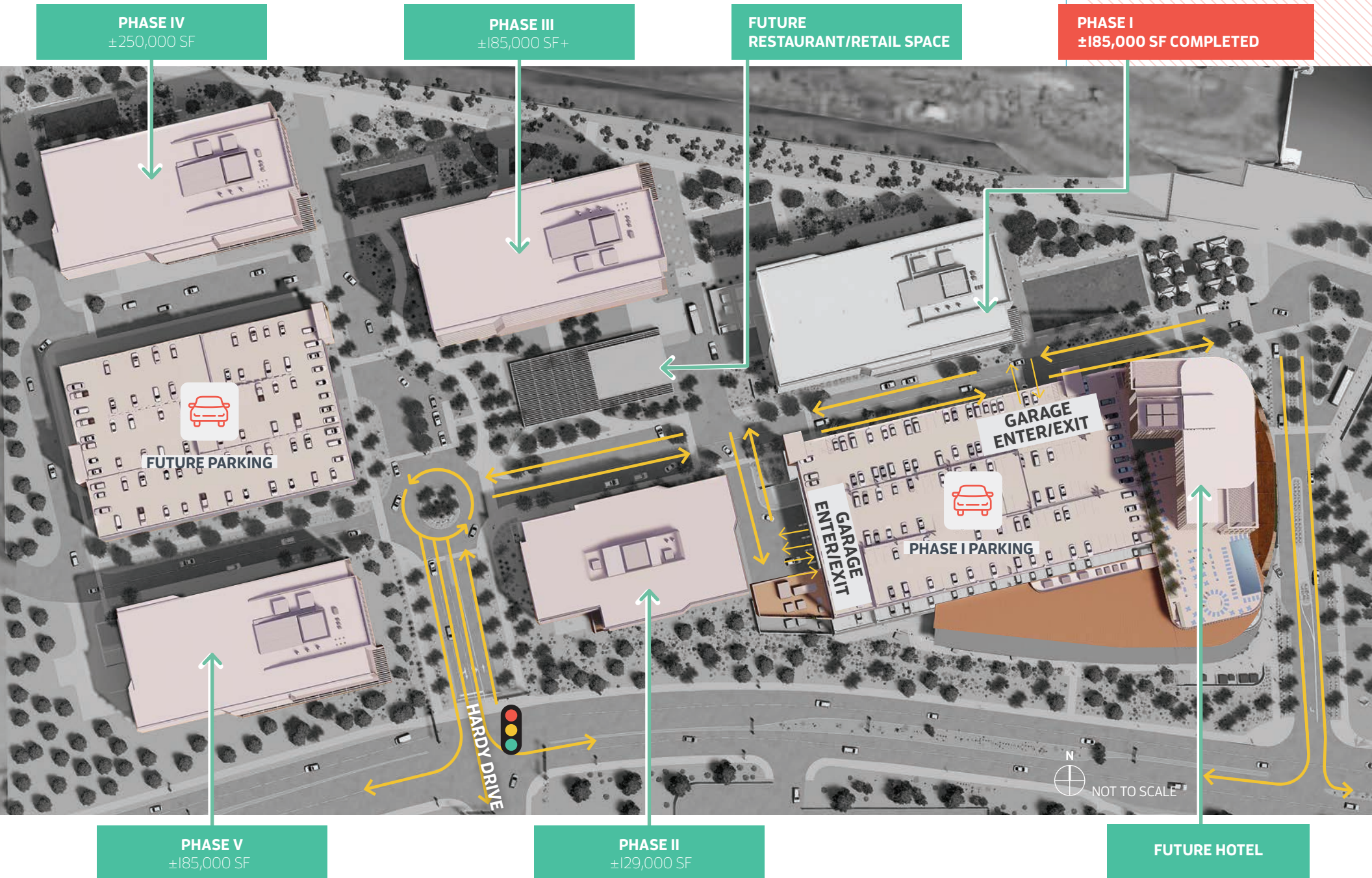
PHASE I COMPLETE



CBRE

Five Building Office Campus

UP TO $\pm 1,000,000$ SF AVAILABLE





±185,833 SF
SIX-STORY BUILDING



±4,841 SF - ±37,758 SF
IMMEDIATELY AVAILABLE



PARKING RATIO
5.0/1,000 SF IN MULTI-LEVEL PARKING STRUCTURE



EXCELLENT FREEWAY ACCESS
TO THE LOOP 202 AT PRIEST DRIVE



ON-SITE
CAFÉTERIA AND FITNESS CENTER



FIBER PROVIDED
BY COX AND CENTURYLINK



ELECTRONIC VEHICLE
CHARGING STATIONS



FREEWAY & MONUMENT SIGNAGE
AVAILABLE



CONCRETE
CONSTRUCTION



10' FINISHED
CEILINGS



14' FLOOR TO DECK
CEILINGS



PHASE I BUILDING INFORMATION



2nd Floor ±4,841 SF Available

On-Site Amenities



Cafeteria



Fitness Center



Outdoor Grass Recreation Area



Outdoor Patio



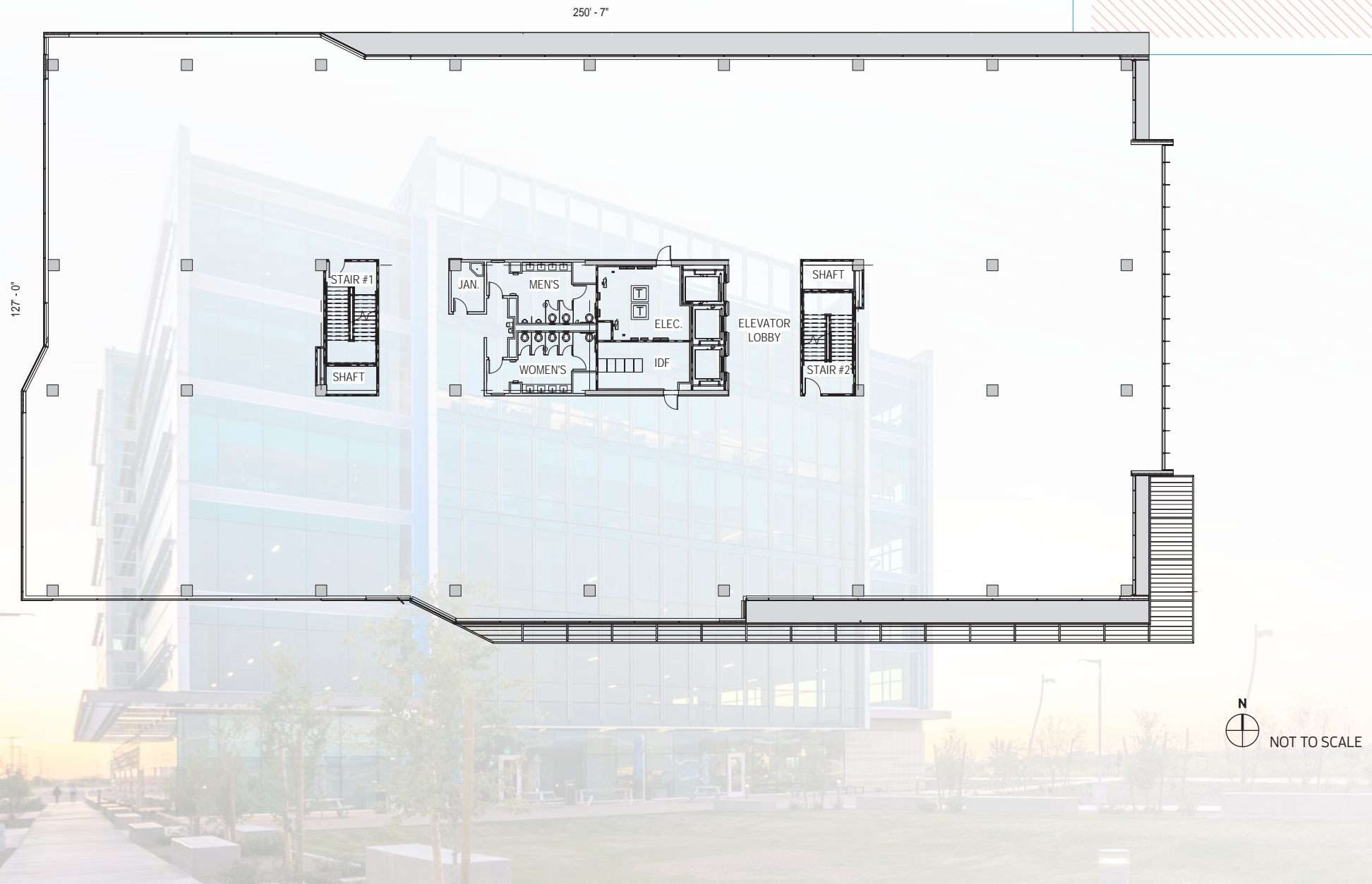
Access to TCA for large meeting rooms



Tempe Bike Path with access to City of Tempe bike sharing hub adjacent to the building

Typical Floor Plate

±32,917 SF (DIVISIBLE)



Ease of Access



Access all the best things about Tempe, without the traffic

850
RIO SALADO PARKWAY
IDEA



Starbucks
Pizzeria
DEEZ BUNS
SAMI'S GYROS

SPRINGHILL
HYATT REGENCY

Rally's
TACO BELL
SUBWAY
DUNKIN'

CORNISH PASTY
GREEN HILL

Starbucks

culinary dropout
THE MADISON

DILLY'S
FIRED

On the Border
GADZOOKS

LODGE

CENTERPOINT ON MILL
FIVE GUYS PF. CHANG'S
Pita Pit mellow MUSHROOM
FAT TUESDAY

FIRST WATCH
CVS BLAZE PIZZA
CASEY MOORE'S OYSTER HOUSE
Chick-fil-A

Starbucks
FUZZY'S
SPINELLI'S PIZZA
CAFFE BOA

AC HOTELS
MARRIOTT

Jack
in the box

Chop Shop

MOUNTAIN SIDE
FITNESS
Starbucks
BIG

ROYAL COFFEE BAR

DICKEY'S BAR-B-QUE
POSTINO
Snooze
Panda Express

ASU
Arizona State University

Scottsdale Rd

202

Curry Rd

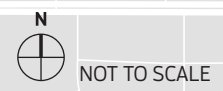
Tempe Town Lake

Rio Salado Pkwy

University Dr

Apache Blvd

Rural Rd



IN-N-OUT

T-Mobile
Walla
Starbucks
Jockey
Walla

CORNERSTONE
BUFFALO WILD WINGS
Cane's
Cafe Rio

Why Tempe?

LIFESTYLE



TEMPE TOWN LAKE

ACCESS TO A VARIETY OF OUTDOOR ACTIVITIES



MILL AVENUE

RESTAURANTS, RETAIL, NIGHTLIFE AND HOUSING

BUSINESS ATTRACTION



CENTRALLY LOCATED TO PHOENIX'S MAJOR FREEWAYS



PROXIMITY TO ASU



WITHIN 30 MINUTES OF 65% OF WORKING PROFESSIONALS



TEMPE SUBMARKET - #1 IN ABSORPTION 3 OF THE LAST 5 YEARS

HOUSING (10-MILE RADIUS)



136,000

MULTI-FAMILY UNITS
EXISTING

8,544

MULTI-FAMILY UNITS
UNDER CONSTRUCTION



MEDIAN HOME PRICE:

\$270,000



CONNECTION

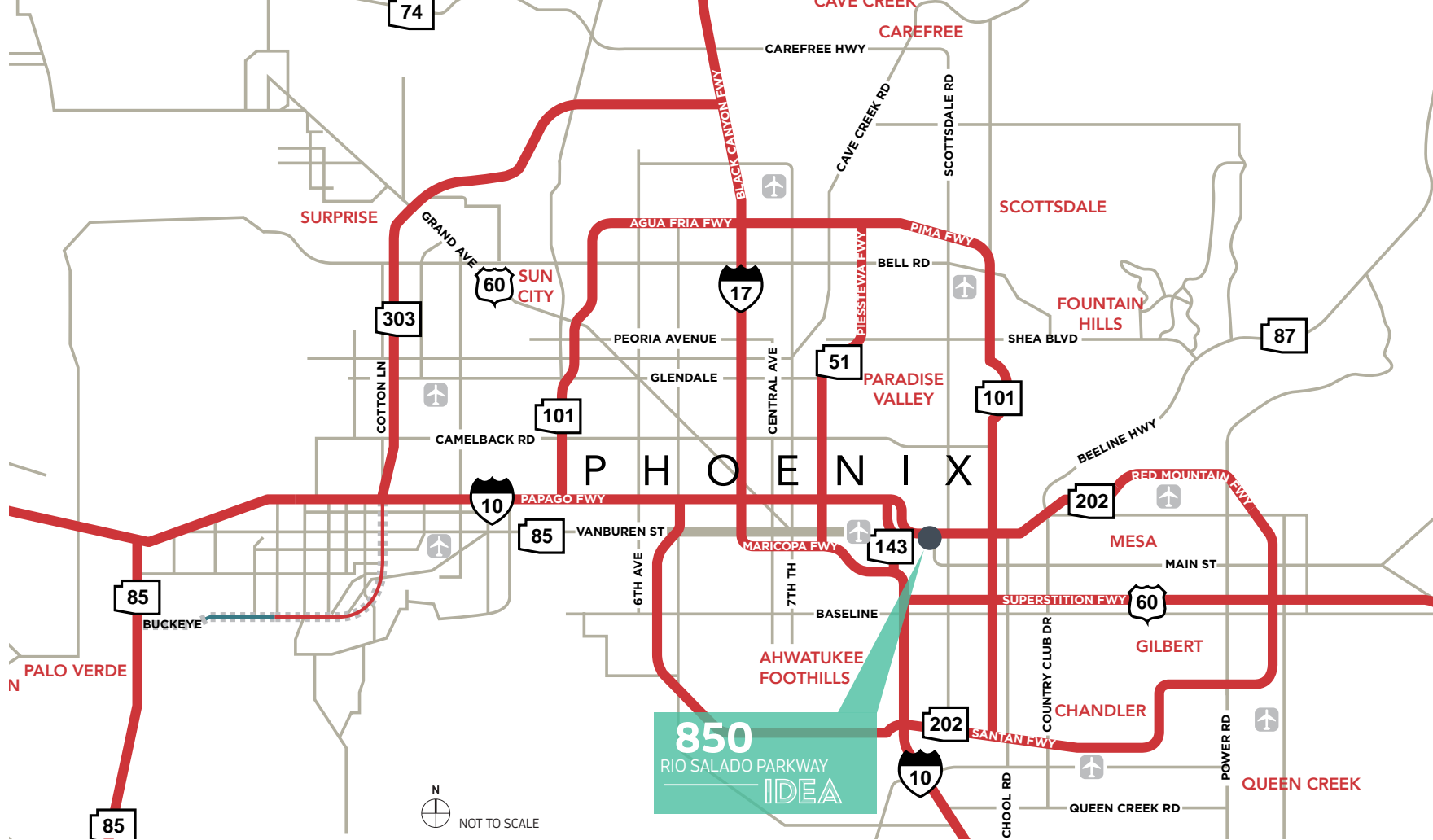


**111,000 TOTAL
STUDENTS ENROLLED**

"WHEN STUDENTS GRADUATE, THEY ARE PREPARED WITH THE SKILLS EMPLOYERS ARE LOOKING FOR, MAKING STUDENTS NOT ONLY MARKETABLE LOCALLY BUT ALSO BEYOND THE STATE. A VAST MAJORITY, NEARLY 70%, OF ASU GRADUATES WORK IN ARIZONA."

ASU Now, May 2019





For more information, please contact



The Boyer Company is one of the largest development firms in the Western United States having developed over 35 million square feet of commercial space since 1972.

Currently, Boyer has \$500 million of additional development in progress, this includes multiple Arizona based projects.

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