

# 850

## RIO SALADO PARKWAY

Tempe, AZ within the  
IDEA  
campus

PHASE I COMPLETE



CBRE

# Five Building Office Campus

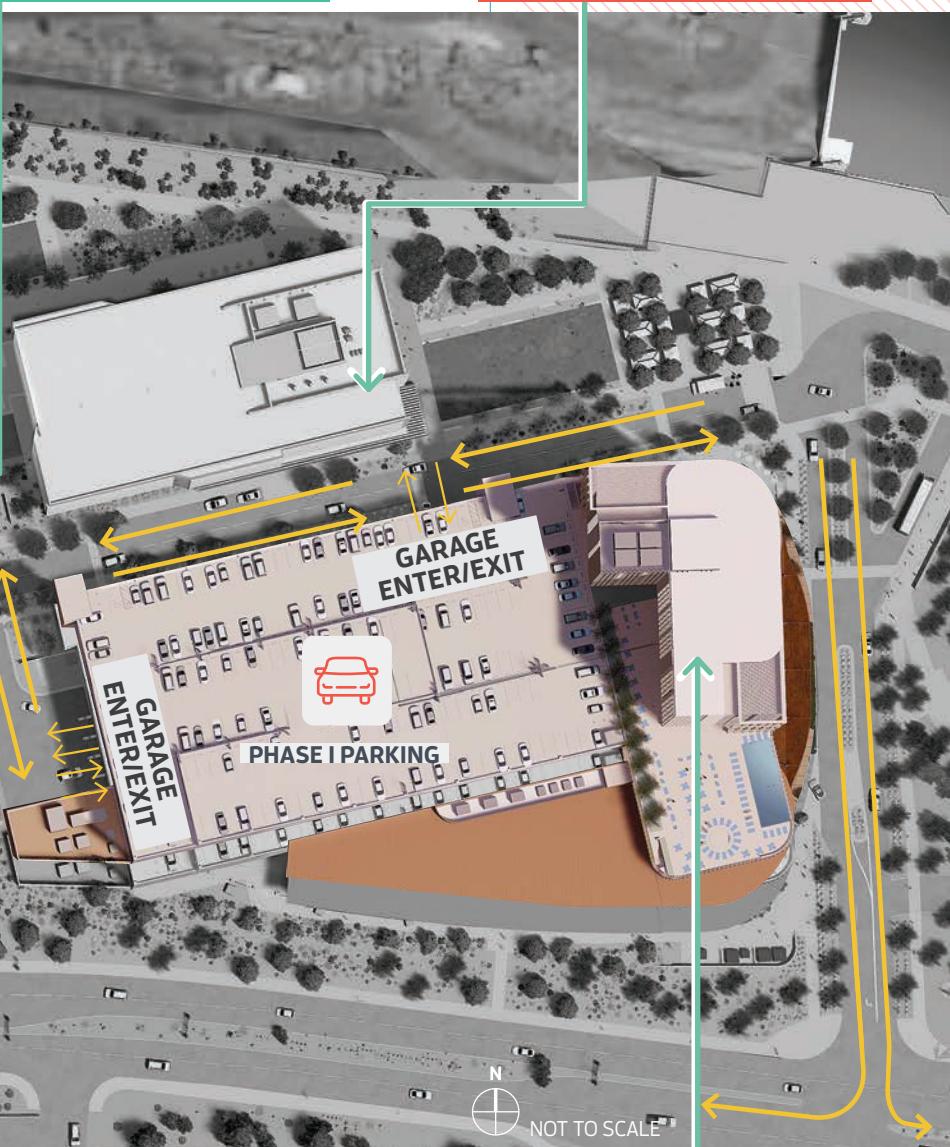
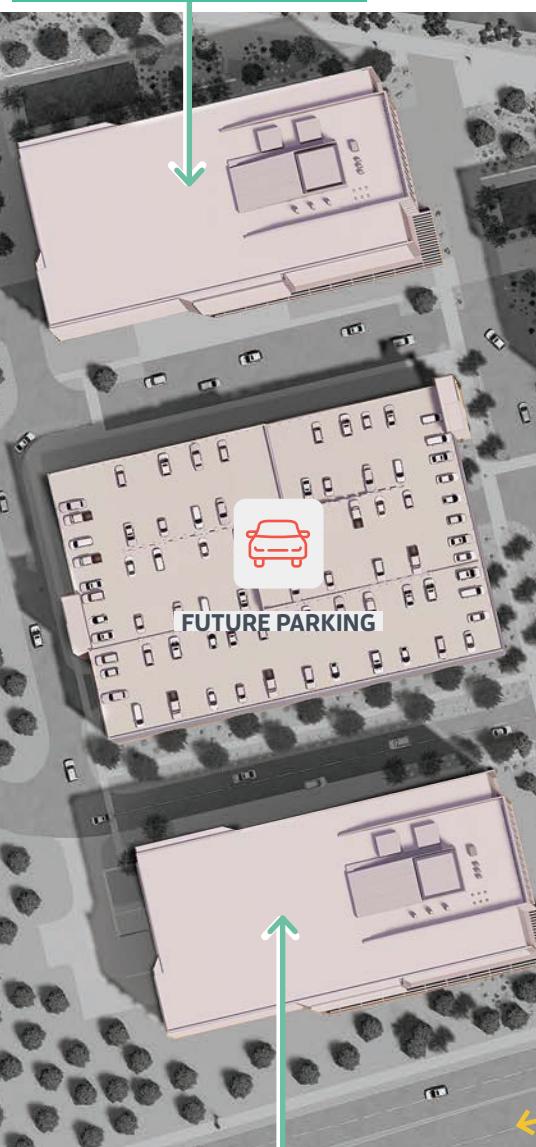
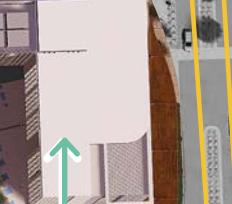
UP TO  $\pm 1,000,000$  SF AVAILABLE

PHASE IV  
 $\pm 250,000$  SF

PHASE III  
 $\pm 185,000$  SF+

FUTURE  
RESTAURANT/RETAIL SPACE

PHASE I  
 $\pm 185,000$  SF COMPLETED



PHASE V  
 $\pm 185,000$  SF

PHASE II  
 $\pm 129,000$  SF

FUTURE HOTEL

N  
NOT TO SCALE



**±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



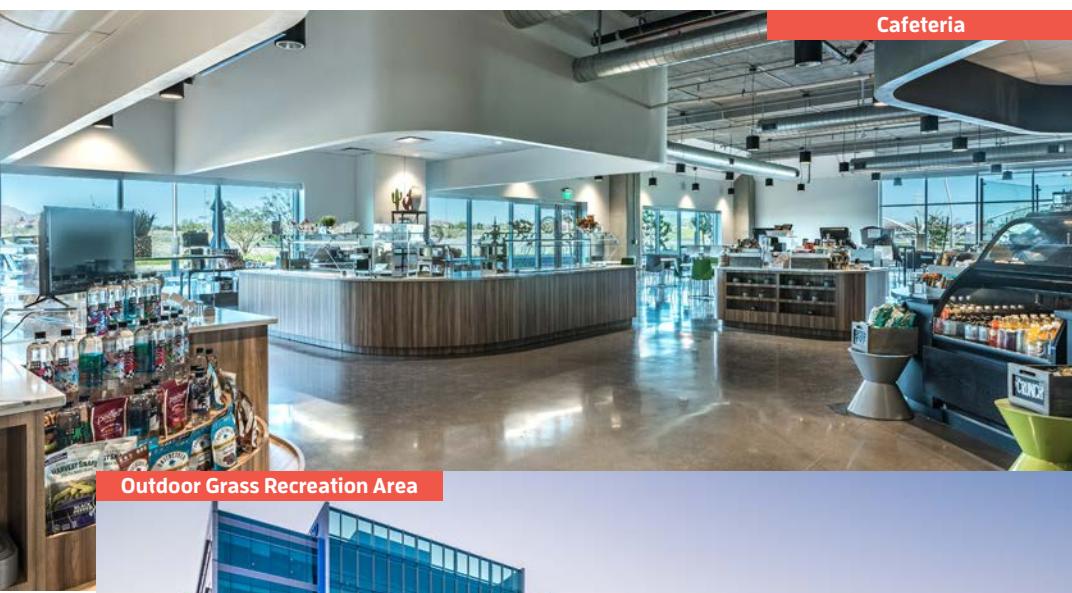
**14' FLOOR TO DECK**  
CEILINGS



## PHASE I BUILDING INFORMATION



# On-Site Amenities



**Outdoor Grass Recreation Area**



**Outdoor Patio**

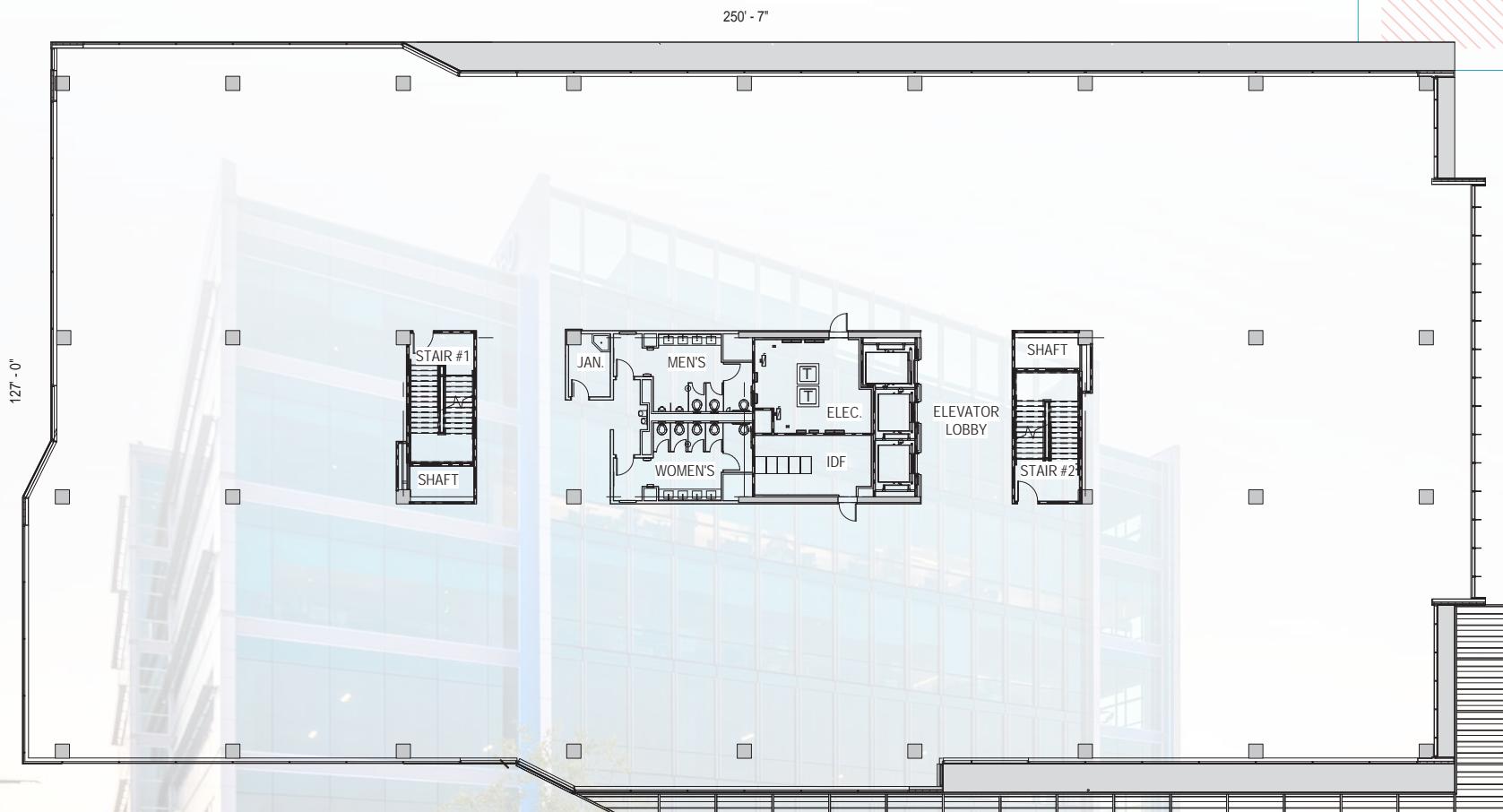


**Access to TCA for large meeting rooms**



# Typical Floor Plate

**±32,917 SF (DIVISIBLE)**



N  
NOT TO SCALE

# Ease of Access



Access all the best things about  
Tempe, without the traffic



# Why Tempe?

## LIFESTYLE



**TEMPE TOWN LAKE**  
ACCESS TO A VARIETY OF OUTDOOR ACTIVITIES



**MILL AVENUE**  
RESTAURANTS, RETAIL, NIGHTLIFE AND HOUSING

## HOUSING (10-MILE RADIUS)



**136,000**  
MULTI-FAMILY UNITS  
EXISTING  
**8,544**  
MULTI-FAMILY UNITS  
UNDER CONSTRUCTION



MEDIAN HOME PRICE:  
**\$270,000**

## 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



**III,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*





N  
NOT TO SCALE

For more information, please contact

**SEAN SPELLMAN**

+1 602 735 5615  
[sean.spellman@cbre.com](mailto:sean.spellman@cbre.com)

**LAUREN LOVELL**

+1 602 735 5638  
[lauren.lovell@cbre.com](mailto:lauren.lovell@cbre.com)

**NICOLE LEMON**

+1 602 735 5605  
[nicole.lemon@cbre.com](mailto:nicole.lemon@cbre.com)



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.

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**