

ASU Fulton Center

777 S. COLLEGE AVE, SUITE 103, TEMPE, AZ 85281

PLAZA  COMPANIES

RESTAURANT SPACE
AVAILABLE FOR LEASE



FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

- Dynamic mixed-use development anchored by ASU Foundation.
- Strategically located at University and College in the heart of ASU campus with more than 68,000 students and employees
- Light rail located one block north at College and Veterans Way
- Strong daytime employment including Chase and US Airways within walking distance
- Co-Tenancy with Cafetel Coffee, My Pie Pizza, Nocawhich, and Panda Express

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PROJECT SPECIFICATIONS

- :: **PROJECT SPECIFICATIONS:** 156,329 square foot office and retail building
- :: **AVAILABILITY SUITE 103:** 1,618 RSF
- :: **LEASE RATE:** \$32.00/sf NNN
- :: **INCENTIVES:** Tenant improvements and rental concessions are negotiable

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OTHER ATTRACTIONS IN THE VICINITY INCLUDE:

SUN DEVIL STADIUM/FRANK KUSH FIELD

- :: ASU football (average 7 home games per season)
- :: Buffalo Wild Wings Bowl game

WELLS FARGO ARENA

- :: ASU men's and women's basketball (average 16 home games per team, per season)
- :: ASU women's volleyball (average 16 home games per season)

GAMMAGE AUDITORIUM

- :: Broadway Series
- :: Special Engagements
- :: Concerts

TEMPE BEACH PARK/TEMPE TOWN LAKE

- :: More than 2.7 million visitors each year
- :: Ironman Arizona
- :: Fantasy of Lights Boat Parade
- :: St. Patrick's Day Festival
- :: Kiwanis Fourth of July Festival
- :: Oktoberfest
- :: Numerous regattas, charity walks and other events
- :: Multiple music festivals

TEMPE CENTER FOR THE ARTS

- :: Plays, Concerts, Comedy Shows
- :: Art Exhibits
- :: Private Event Venuecerts



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TEMPE FACTS

- :: 1,500 Present and Proposed Residential Apartments and Condominiums within .5 Mile Radius
- :: 58% of Workforce within 3 Mile Radius is 'Tech Focused'
- :: 41.3% of Tempe Residents Have a Bachelor's Degree or Higher
- :: 4 Million Annual Visitors to Downtown Tempe

AREA DEMOGRAPHICS

| AREA HIGHLIGHTS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| Population | 12,208 | 141,687 | 369,763 |
| Median Age | 24.0 | 27.9 | 31.1 |
| Average Household Income | \$69,702 | \$70,207 | \$80,418 |
| Total Businesses | 611 | 5,844 | 16,486 |
| Total Employees | 10,772 | 195,152 | 350,491 |

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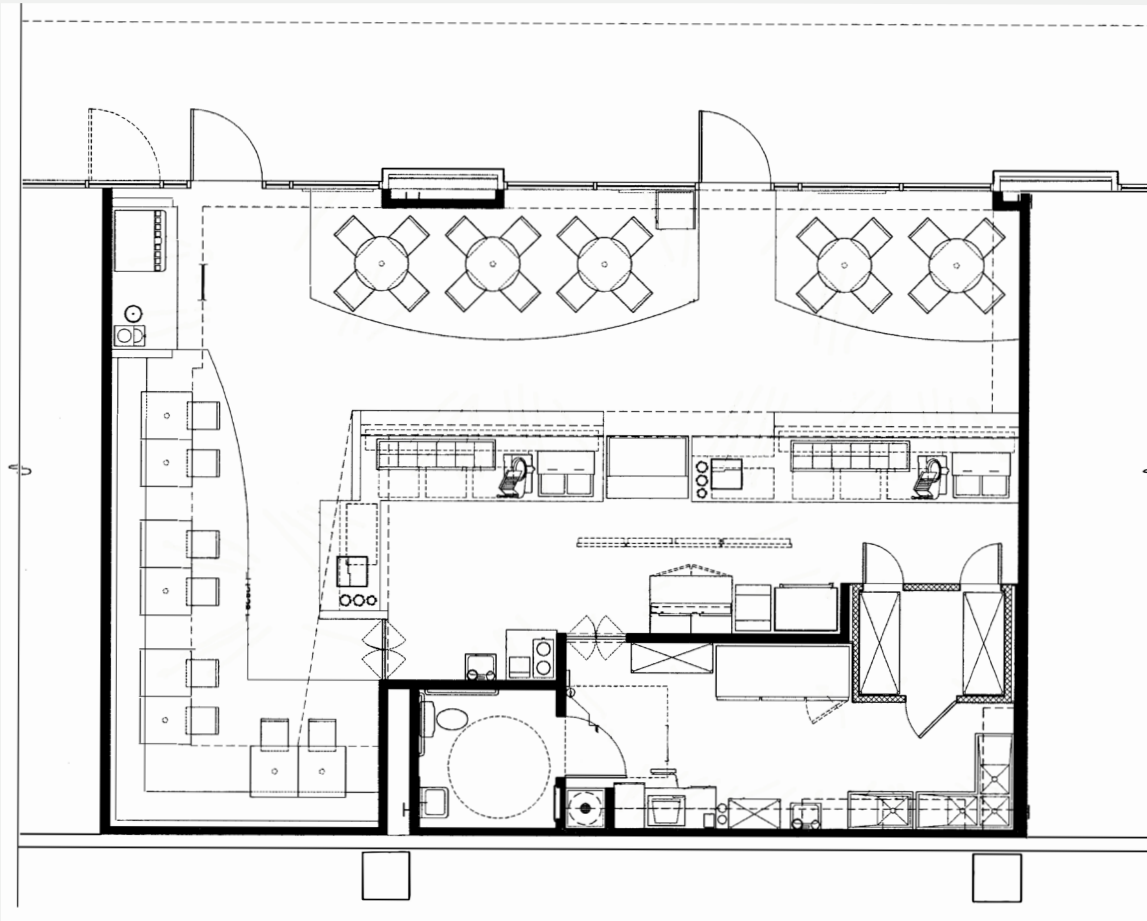
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