



# HORIZON BAY



AT TEMPE TOWN LAKE

1337 E Rio Salado Parkway, Tempe, AZ

**CBRE**



SILVER CREEK  
DEVELOPMENT

# ENHANCE YOUR HORIZONS

Horizon Bay, located in the Novus Innovation Corridor adjacent to Arizona State University in Tempe, is the next generation office campus.

This ±165,000 square foot project is designed for the modern user looking to create a special place that will elevate the work environment and productivity of their employees. This creative campus focuses on natural light, outdoor areas and well building features.



# PROJECT HIGHLIGHTS

Office Size






±164,331 SF

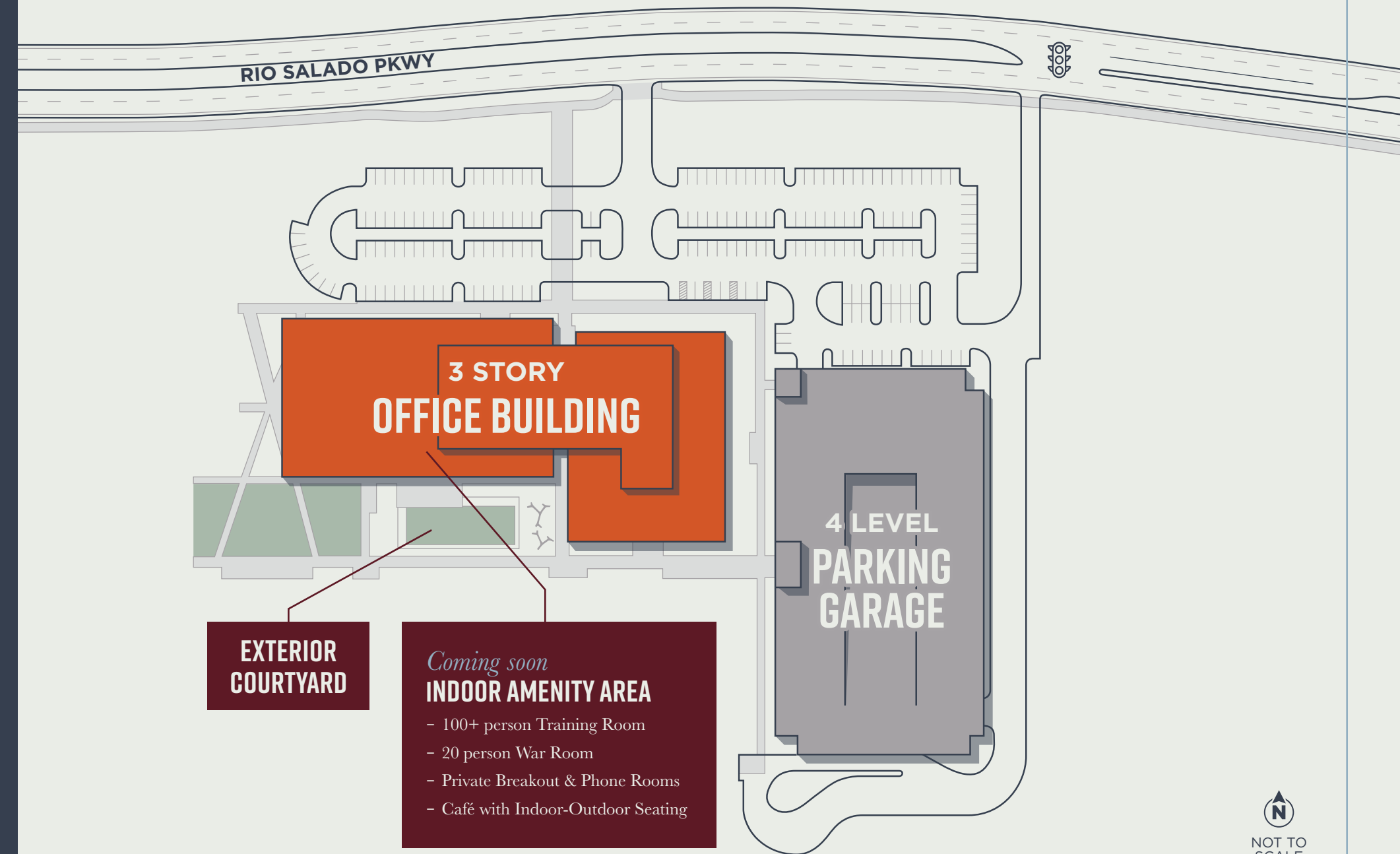
Parking

6.0/1000

Dedicated 4 level parking garage for employees

## ON-SITE AMENITIES

-  Landscaped Exterior Courtyard
-  100+ Person Training Room - *Coming soon*
-  20 Person War Room - *Coming soon*
-  Private Breakout & Phone Rooms - *Coming soon*
-  Café with Indoor-Outdoor Seating - *Coming soon*
-  Bike Parking



  
NOT TO SCALE

# NEW AMENITIES

Delivering Q1 2027



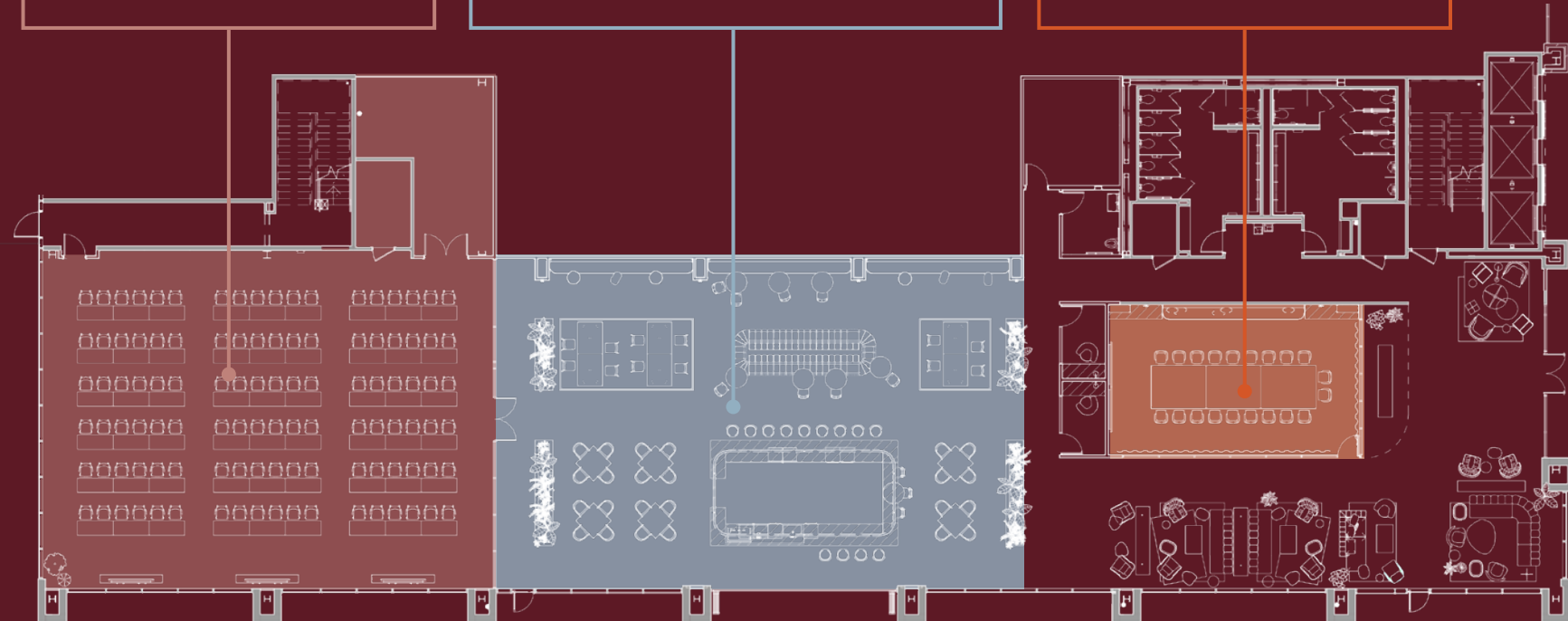
**100+ PERSON**  
Training Room



On-Site  
**FOOD & BEVERAGE**



**20 PERSON**  
War Room



NOT TO SCALE



# 2ND FLOOR SPEC SUITES

Delivering Q1 2027



SUITE 1  
±12,034 SF

↓ FLOOR PLAN



SUITE 4  
±9,365 SF

↓ FLOOR PLAN



SUITE 2  
±4,078 SF

↓ FLOOR PLAN



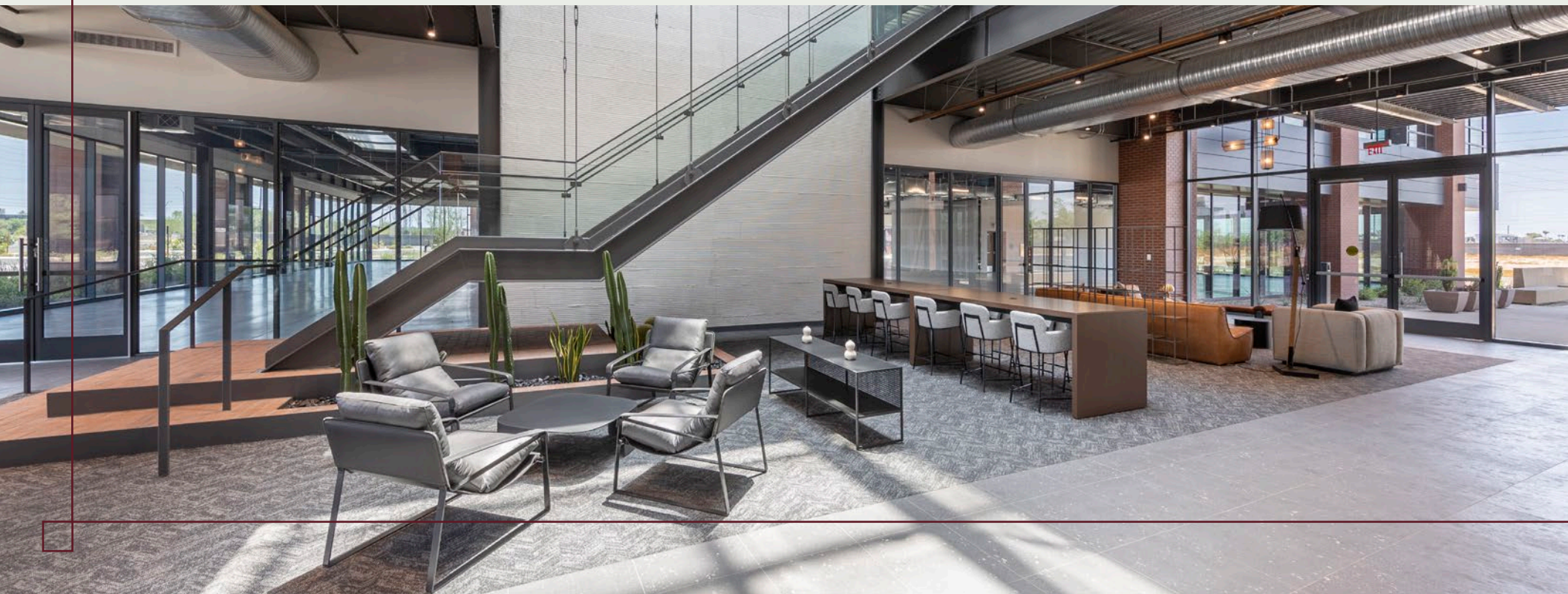
SUITE 3  
±6,041 SF

↓ FLOOR PLAN





Designed for  
**CONNECTION**





*Vibrant*  
**EXTERIOR  
SPACES**





MEET YOUR NEIGHBOR

# South Pier™ TEMPE TOWN LAKE

Be connected to the most vibrant development in Phoenix metro. With its world-class condominiums, boutique retail, fine dining, and entertainment options, all just steps away.

 Apartment Units  
**2,500+**

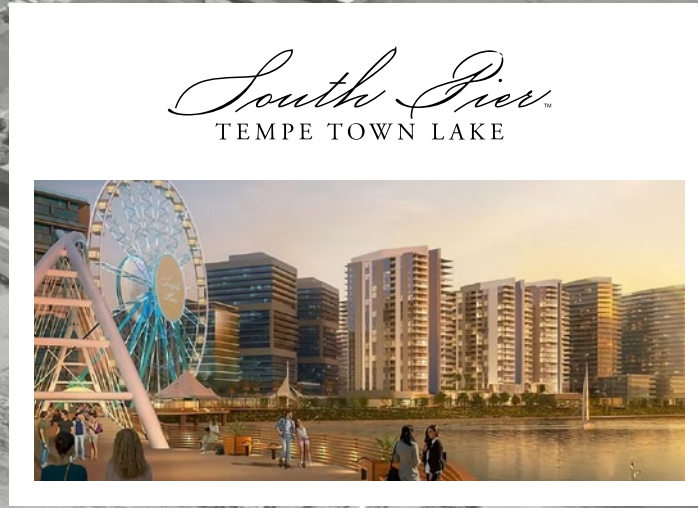
 Hotel Rooms  
**520+**

 Retail Space  
**±190,000 SF**

 Lush entertainment venues & iconic observation wheel



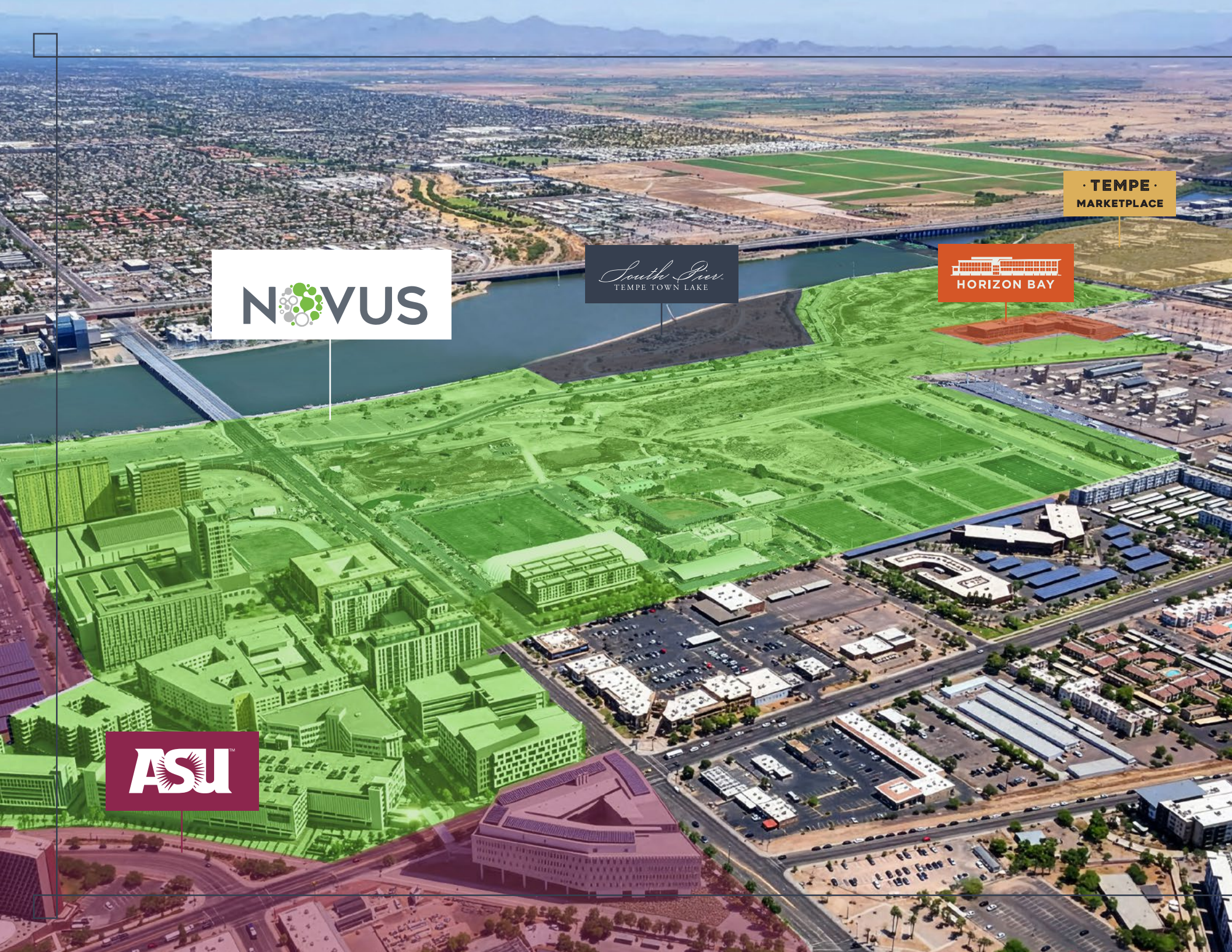
  
HORIZON BAY



*South Pier™*  
TEMPE TOWN LAKE

SHOREHAVEN

NOT TO SCALE 



South Green  
TEMPE TOWN LAKE

TEMPE  
MARKETPLACE

HORIZON BAY



# NOVUS

## Innovation Corridor

One of the nation's most progressive, urban, mixed-use developments — adjacent to the Arizona State University campus in Tempe, Arizona — Novus Innovation Corridor provides the foundation for bold, inspired visionaries.

[CLICK HERE](#) SEE THE BENEFITS YOU GET AS A NOVUS TENANT

### STRATEGIC ADVANTAGES



#### PROXIMITY TO CAMPUS

Location matters. Locating at Novus provides direct access to students, faculty and staff at ASU.



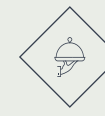
#### TECHNOLOGY CENTER

Join an existing technology community that includes the likes of Dell Technologies, Infosys, Amazon Web Services and many others.



#### FLEXIBILITY

Novus offer companies the opportunity to grow and expand as needed with a wide variety of space options.



#### SERVICES

As a tenant within Novus you unlock the potential of a wide variety of services and opportunities with ASU.

# SITE ACCESS

Via Scottsdale Rd  
- - - - -

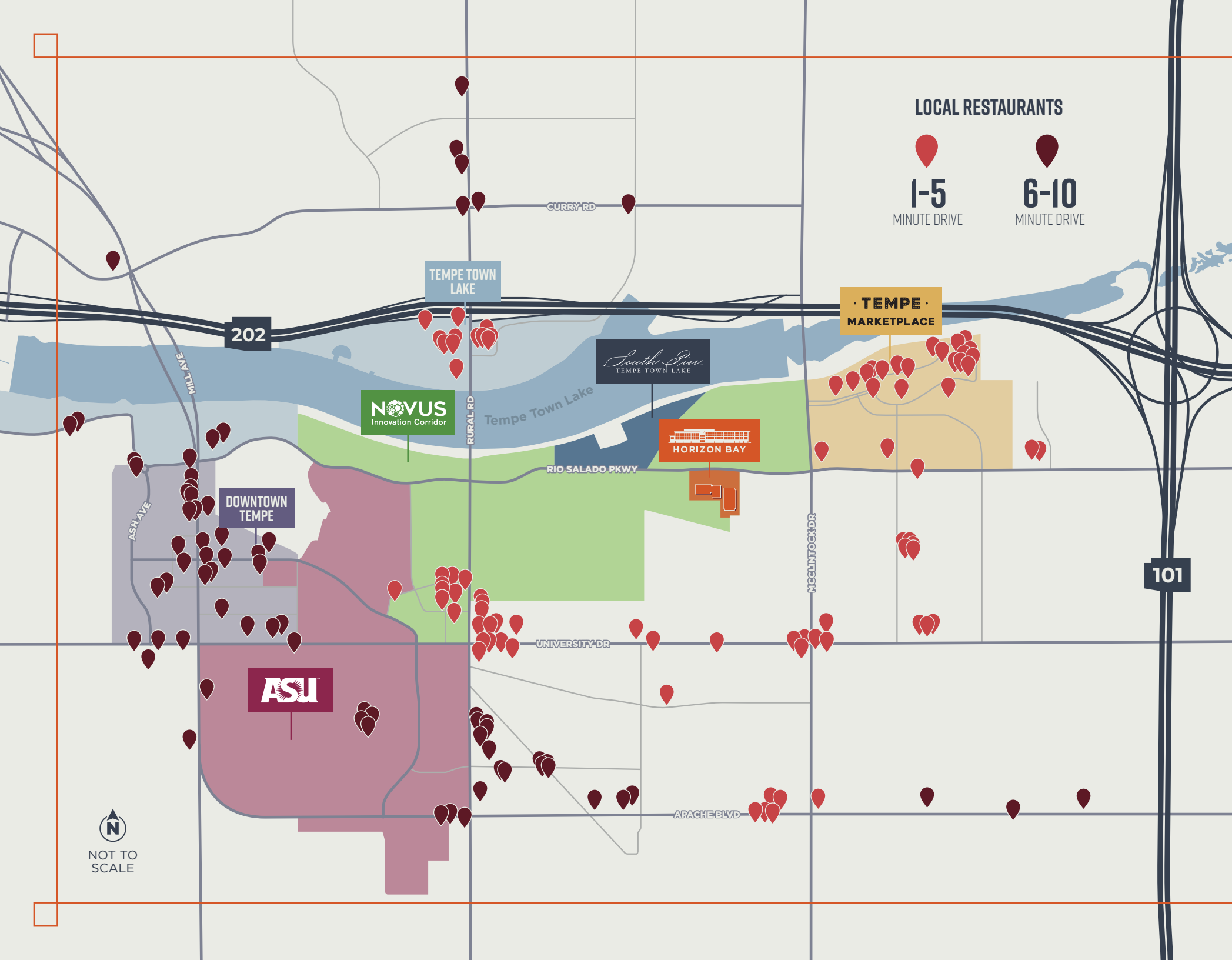
Via McClintock Dr  
- - - - -

Via Rio Salado Pkwy  
- - - - -

Via E University Dr  
- - - - -



NOT TO SCALE 



# LOCAL AMENITIES

**1-5 MINUTE DRIVE**  
75+ RESTAURANTS INCLUDING:

- BLANCO TACOS + TEQUILA
- Eureka!
- NORTH ITALIA
- FLOWER CHILD
- SPINATO'S PIZZERIA & FAMILY KITCHEN
- BARRIO QUEEN COMIDA A TODA MADRE
- THE MELT
- Portillo's

**6-10 MINUTE DRIVE**  
70+ RESTAURANTS INCLUDING:

- CORNISH PASTY CO
- ChopShop
- PERFECT PEAR BISTRO
- culinary dropout
- POSTINO
- PEDAL HAUS BREWERY
- Some burros
- Board & Brew

**20+ NEARBY HOTELS**  
INCLUDING:

- AC HOTELS MARRIOTT
- Vib
- aloft
- HYATT PLACE
- OMNI HOTELS & RESORTS
- canopy BY HILTON

**15 MINUTES AWAY** Phoenix Sky Harbor International Airport

# TEMPE TOWN LAKE


Where Employees Want to Be

 **29.5**  
Median Age

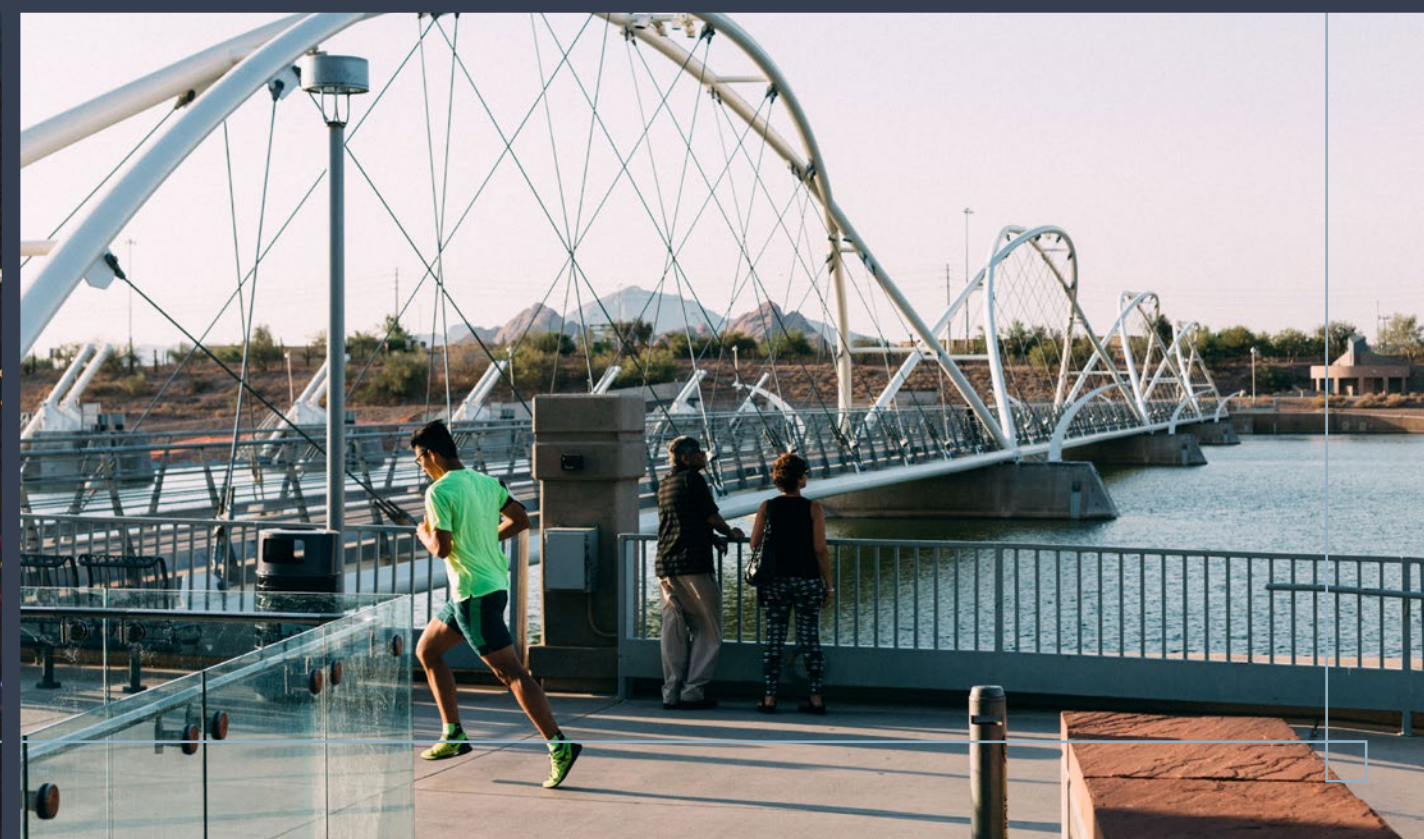
 **50%**  
Bachelor's Degree  
or Higher

 **60K**  
Students at ASU  
Tempe Campus

 **#1**  
Net Importer of Jobs to  
Any Major City in the  
Phoenix MSA

 **85,935**  
Housing Units

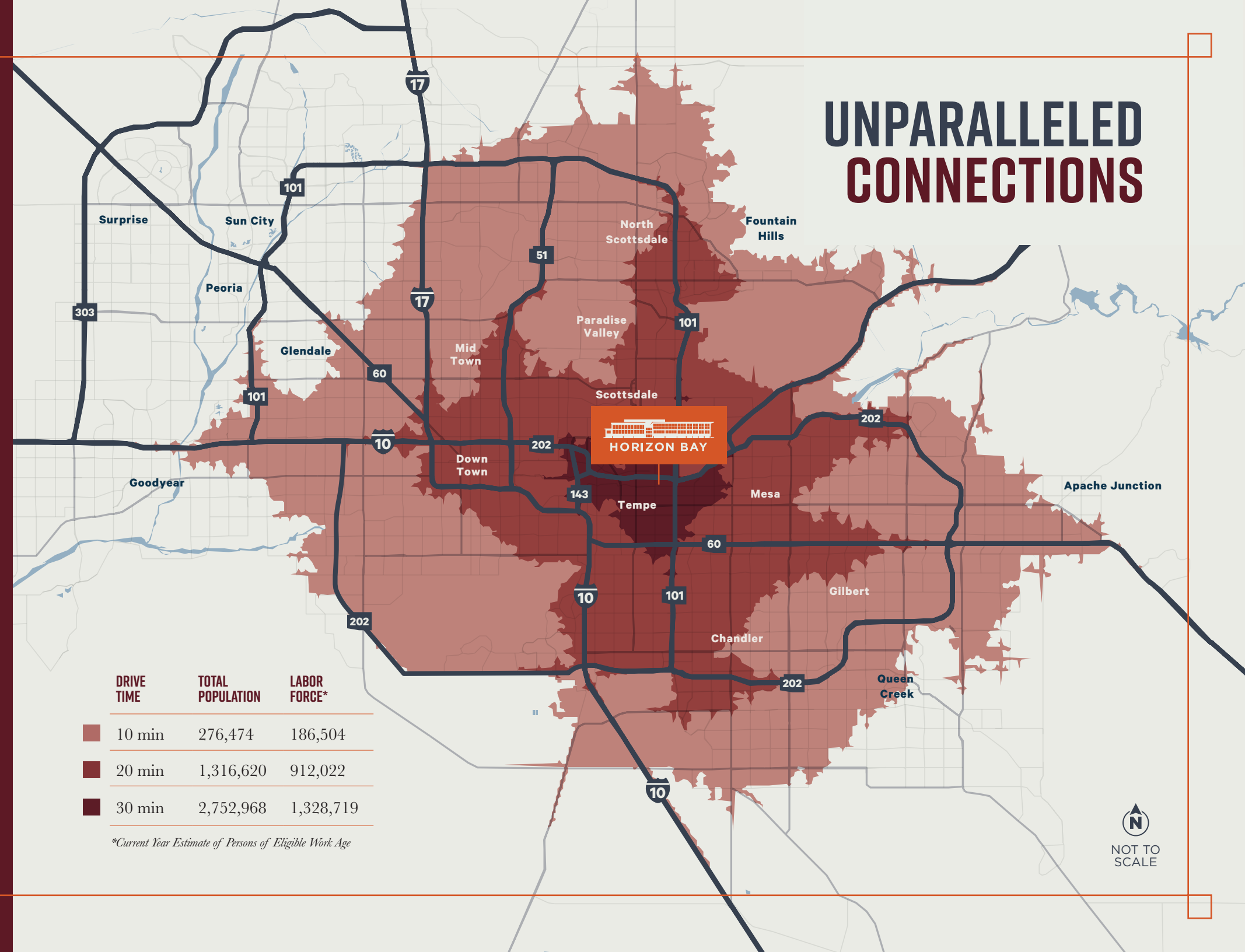
 **MOST  
WALKABLE**  
City in Arizona



# CORPORATE NEIGHBORS



# UNPARALLELED CONNECTIONS



DRIVE TIME	TOTAL POPULATION	LABOR FORCE*
10 min	276,474	186,504
20 min	1,316,620	912,022
30 min	2,752,968	1,328,719

\*Current Year Estimate of Persons of Eligible Work Age

NOT TO SCALE



Arizona State University is one of the largest public universities in the United States with over 110,000 students enrolled. It was named the #1 most innovative school in the country eleven years in a row by U.S. News & World Report. ASU is also in the top 1 percent of the world's most prestigious universities, according to 2018 rankings announced by Times Higher Education.

# 35,000+

Next-generation leaders and master learners graduate every year



#1

**Most innovative** in the U.S.;  
11 consecutive years, ahead  
of Stanford and MIT

*U.S. News & World Report,  
2016-2026*

#1

In the world for global  
management, **Thunderbird  
Global Management  
Degree.**

*Times Higher Education and  
Wall Street Journal*

#1  
IN U.S.

#2  
IN WORLD

For global impact in  
research, outreach  
and stewardship

*Times Higher Education, 2022*

#5

For research  
expenditures in  
the U.S.

*NSF HERD Survey,  
reflecting FY 2024 expenditures*



## OWNERSHIP



Silver Creek Development is a real estate development and investment company headquartered in Phoenix with offices in Los Angeles & New York. Silver Creek specializes in premier residential, commercial, and mixed-use developments on the west coast of the United States. Its principals have over 100 years of collective industry experience on the world stage and have developed more than 10 million square feet of mixed-use projects in top-tier markets across the United States and Europe.

## LEASING



CBRE is the global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, we create solutions for clients of every size, in every sector and across every geography.

## PROPERTY MANAGEMENT



Through their specialized 5-star service training called Legendary CX, Stream's distinctive customer experience delivery, every team member brings connection, dedication, and care to every asset and every customer, exceeding expectations and creating experiences that are memorable and drive tangible value.

## ARCHITECT



A dynamic and collaborative design firm uniting creativity, research, and innovation to create impactful, cutting-edge solutions for our clients. Together, we are re-imagining the cities, places, and experiences that impact people's everyday lives. Founded in 1965, Gensler has built a team of 6,000 professionals who partner with clients in over 100 countries each year on projects that act as catalysts for growth. Everything we do is guided by our mission: to create a better world through the power of design.

## SPEC SUITE ARCHITECT



STG Design is a dynamic company with an integrated approach to architecture, interior design, and master planning. Founded in 1976, STG Design is the result of an evolving and growing company becoming one of the nation's leading companies committed to design in a multitude of disciplines.



# HORIZON BAY



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**CBRE**



**SILVER CREEK  
DEVELOPMENT**

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