

TEMPE GATEWAY

222 SOUTH MILL AVENUE | TEMPE, ARIZONA



Cousins



CUSHMAN &
WAKEFIELD





WELCOME TO TEMPE GATEWAY

An exceptional Class A office building that offers all the necessary elements needed for best in class companies to thrive. Located on Mill Ave, Tempe Gateway has inspiring, light filled work space that caters to discerning, forward thinking tenants seeking to be part of Tempe's vibrant atmosphere. With flexible spaces, unparalleled accessibility, and an abundance of amenities, Tempe Gateway allows innovative companies to attract world class talent who will move our world forward.



PROPERTY FEATURES



LIVE, WORK, PLAY ENVIRONMENT

Surrounded by thousands of single and multi-family units, a campus like feel, and in close proximity to hundreds of recreational opportunities



DIRECT ACCESS TO

Mill Ave, ASU, Downtown Tempe, Sky Harbor International Airport



LOCATION

Located right on Mill Avenue in amenity rich Downtown Tempe



EXCELLENT FREEWAY ACCESS

Easy access to Loop 202, I-10, I-17 & SR-51



LIGHT RAIL CONVENIENCE

Directly located on the Valley Metro Light Rail and the Tempe Street Car system



SUPERIOR WALKABILITY

Access to abundant restaurants, shops & entertainment options on Mill Ave

PREMIUM SIGNAGE

Highly visible exterior signage opportunities on the building allowing anchor tenants to promote their brand.



LOCATION HIGHLIGHTS



MILL AVENUE

0 Minutes
0 Miles



SKY HARBOR

10 Minutes
5.8 Miles West



ASU

5 Minutes
0.5 Miles South



TEMPE TOWN LAKE

On the shore of
Tempe Town Lake



DOWNTOWN PHOENIX

15 Minutes
10.2 Miles West



OLD TOWN SCOTTSDALE

12 Minutes
6.0 Miles North



PAPAGO PARK

5 Minutes
1.5 Miles North



TEMPE MARKETPLACE

8 Minutes
2.1 Miles East



PHOENIX RISING STADIUM

8 Minutes
2.1 Miles East



STREET CAR



GR:D BIKES



LIGHT RAIL

UNPARALLELED ACCESS

The Metro Light Rail is steps away from Tempe Gateway, and it provides convenient transit to ASU's Tempe and downtown campus, uptown Phoenix, Phoenix Sky Harbor Airport, northwest Phoenix and west Mesa.

Conveniently located near the intersection of Mill and 3rd, Tempe Gateway makes commuting a breeze. Take advantage of multiple points of ingress and egress from 3rd Street, Ash Avenue or Mill Avenue. Ample parking with secure entry is available on-site. Move through Tempe with ease on the Tempe Street Car – located directly across the street from the building.

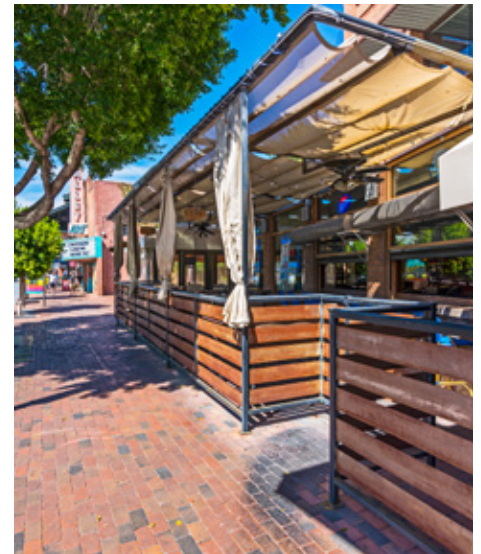
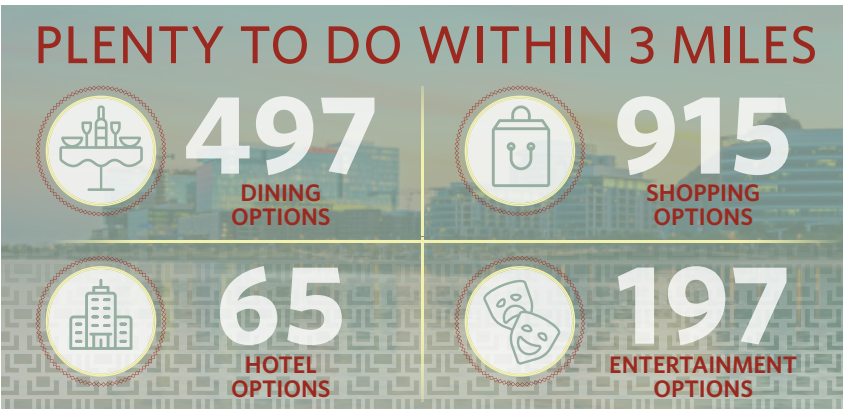
Newer forms of transportation have started to pop up in Tempe, such as the pay-to-ride electric scooter and rentable bike, to ensure easy travel.





WALKABLE AMENITIES

Abundant walkable amenities are trademarks of Tempe Gateway and its steadfast commitment to amenities that allow tenants to connect and recharge.



**Source: ESRI, 2020*



TEMPE'S HOTTEST INTERSECTION

Downtown Tempe is Metro Phoenix's most successful commercial and cultural epicenter, featuring an abundance of restaurants, shopping, residential towers, parks, event venues and recreational options.



RECRUITING & RETAINING TALENT

Tempe is a hotbed for recruitment – it’s home to numerous companies and corporations because of the dynamic labor pool. ASU serves as a powerhouse of talent and the central location and access to an abundant amenity base help enhance employee retention.







GREG MAYER

Managing Director
+1 602 229 5905
greg.mayer@cushwake.com

TIM WHITTEMORE

Senior Director
+1 602 229 5931
tim.whittemore@cushwake.com

PATRICK SCHRIMSHER

Senior Associate
+1 602 468 8529
patrick.schrimsher@cushwake.com

2555 E Camelback Rd Ste 400
Phoenix, Arizona 85016

p+1 602 954 9000 | f +1 602 253 0528
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**