

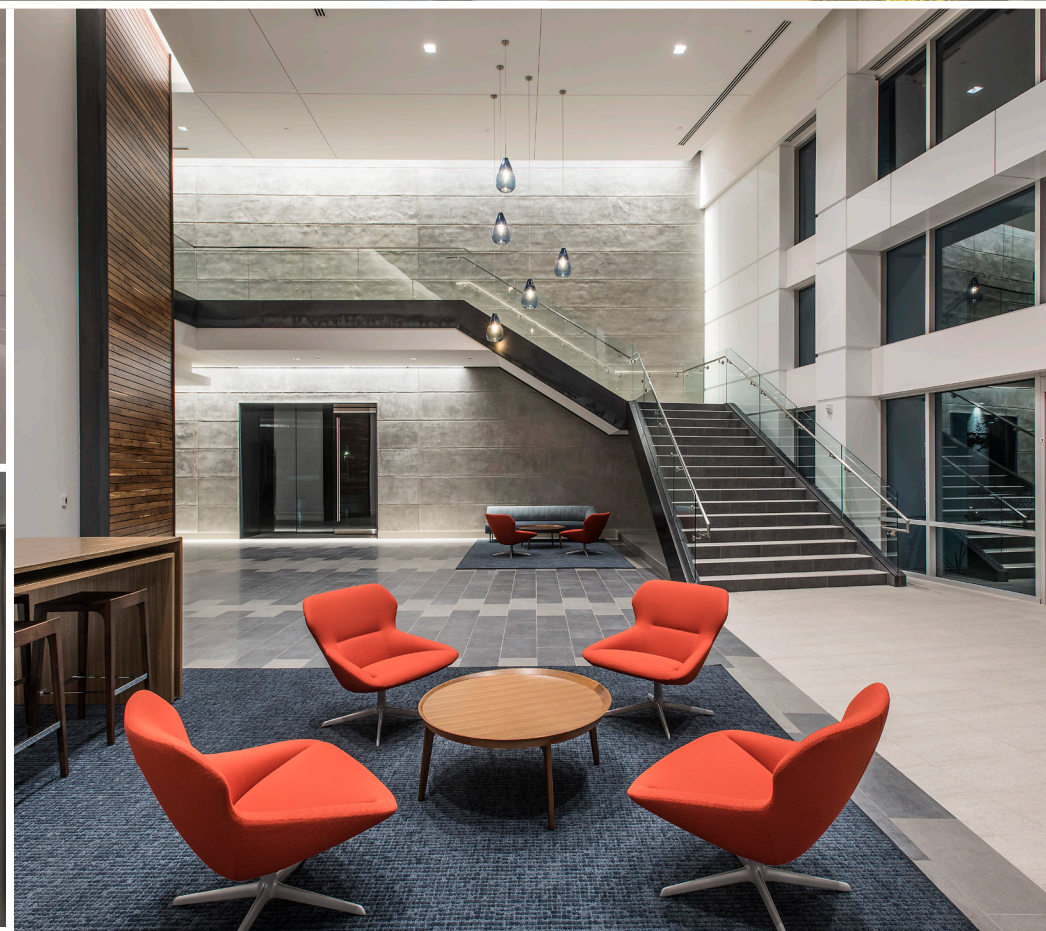
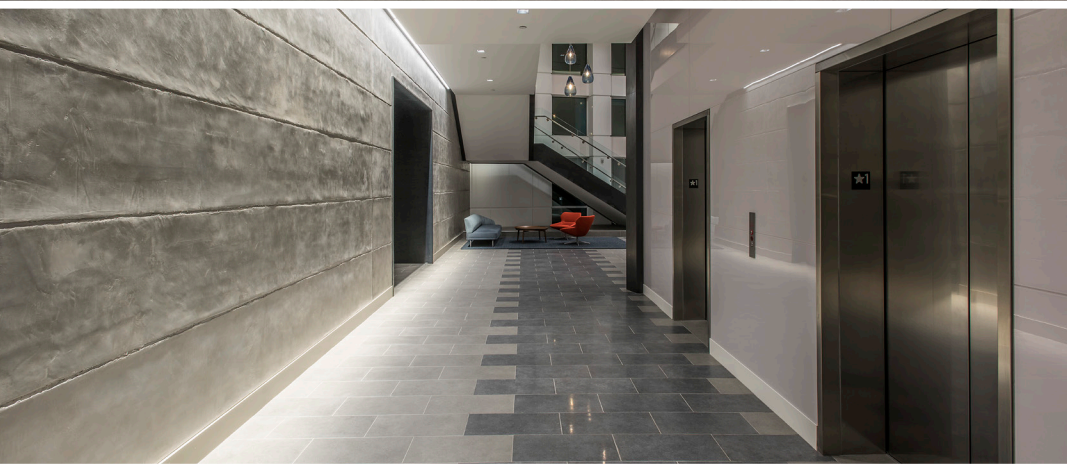


WAYPOINT



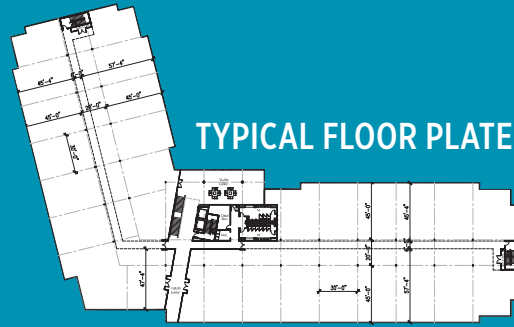
72,225 RSF AVAILABLE
AT THE CROSSROADS OF TEMPE, SCOTTSDALE AND MESA

WayPoint represents the new era of **CREATIVE CORPORATE OFFICE BUILDING** design. With large, open floor plans and high ceilings, the building will allow users to occupy their space in a myriad of ways, from expansive workspace landscapes to more intimate “huddle rooms.” The building’s exteriors showcase a clean, **“HIGH-TECH” AESTHETIC** utilizing a multi-layered envelope of architectural cast concrete panels and high performance dual-pane aquamarine glazing. **SHADED AMENITY AREAS** located around the office campus will provide **OUTDOOR COLLABORATIVE SPACES** for building occupants, along with the adjacent amenity of the Tempe Canal with its multi-use path.



BUILDING FEATURES

- » Large Open Floor Plans
- » High-Tech Finishes
- » ±11'0" Finished Ceiling Height
- » ±14' to Deck
- » 6/1000 Parking Ratio
- » Additional Parking w/ a Deck
- » Beautiful Mountain Views
- » Designed by Davis Architects
- » 2-Story Lobby
- » Open Grand Stair



WayPoint4

3 stories = ±152,540



BUILDING FEATURES

- » **Access:** Two full-diamond freeway access points along Loop 202 at Dobson & Alma School Roads. One half diamond at Rio Salado and Loop 101.
- » **Amenities:** Adjacent to ±1.3 million SF of retail, restaurants, and hospitality offerings.
- » **Lodging:** Sheraton Mesa Hotel and Hyatt Place Hotel are both adjacent to Waypoint with discounts for tenants in the office park.
- » **Recreation:** Multi-use path located along the Tempe Canal, and less than a mile to the newly completed Riverview Park.
- » **Collaboration:** Site to feature outdoor gathering areas for employees.
- » **Entertainment:** 1 mile from Sloan Park, spring training home to the Chicago Cubs.
- » **Short Commute:** 10 minutes from Sky Harbor International Airport and 5 minutes to Arizona State University.

AMENITIES

- 1 HOME DEPOT
- 2 OFFICE MAX
- 3 LA FITNESS
- 4 PETER PIPER PIZZA
- 5 PARTY CITY
- 6 BED BATH & BEYOND
- 7 PETCO
- 8 SALLY BEAUTY
- 9 BANK OF AMERICA
- 10 CHICK-FIL-A
- 11 MCDONALDS
- 12 IHOP
- 13 TACO BELL
- 14 PANDA EXPRESS
- 15 COMERICA BANK
- 16 VERIZON
- 17 RUBIOS
- 18 WINGSTOP
- 19 T-MOBILE
- 20 LOGAN'S ROADHOUSE
- 21 EL POLLO LOCO
- 22 ARBY'S
- 23 CHILI'S
- 24 CRACKER BARREL
- 25 FAMOUS DAVE'S BBO
- 26 THE BRASS TAP
- 27 ISLAMADORA FISH COMPANY
- 28 BASS PRO SHOPS
- 29 WALMART
- 30 LA PLANCHA GRILL



CONTACT

DAVE CARDER
 MANAGING DIRECTOR
 602.224.4436
 DAVE.CARDER@CUSHWAKE.COM

SCOTT BOARDMAN
 SENIOR DIRECTOR
 602.224.4446
 SCOTT.BOARDMAN@CUSHWAKE.COM

