



THE WATERMARK  
TEMPE

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# THE WATERMARK 410 - 430 N SCOTTSDALE ROAD

**PHASE I UNDER CONSTRUCTION; CAN DELIVER OFFICE SPACE IN 12-14 MONTHS.**

## FACTS + STATS

**PROJECT DESCRIPTION:** Class A Mixed-Use Development

**PHASE I OFFICE:** ±265,000 SF

<b>AVAILABILITY:</b>	8th Floor (Sky Lobby)	±27,005 SF
	9th Floor	±34,586 SF
	10th Floor	±34,382 SF
	11th Floor	±34,186 SF
	12th Floor	±33,976 SF
	13th Floor	±33,890 SF
	14th Floor	±33,566 SF
	15th Floor	±33,354 SF

**MAX CONTIGUOUS:** ±265,000 SF

**LEASE RATE:** \$42.00/SF, Full Service

**PARKING:** Up to 5/1,000 SF. Underground and above-grade structures.

## SITUATED

on the North Shore of Tempe Town Lake with 360° Views From Every Floor

## 250-ROOM

Hotel

## PHASE II

±340,000 SF Expansion Available

## SIGNAGE

Highly Visible Signage From Loop 202 and Flight Paths

## ACCESS

Four Access Points for Ingress/Egress and Immediate Access to Loop 202

# SITE FEATURES



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## ON-SITE SERVICES

65,000+ SF of high-end food, beverage and on-site services. "Five Star" local and national operations will create a retail community unseen in Tempe.



## ON-SITE LUXURY APARTMENTS

360 luxury apartments under construction on-site.



## HIGHLY VISIBLE, EASILY ACCESSIBLE

Central location on the North Shore of Tempe Town Lake with immediate freeway access. Four entrances/exits allow easy access to the site.



## FLOOR TO CEILING GLASS

Floor to ceiling glass allows natural daylight and spectacular 360° views from every office floor.



## THE FINEST FINISHES & AMENITIES

Deluxe, Class A finishes. 15th Floor features 18' dramatic ceiling height with private balcony. 8th Floor Sky Lobby Entrance, state-of-the-art fitness center, game room and conference center.



## EXCEPTIONAL LABOR POOL

Proximity to top ranked Arizona State University and a vast pool of highly skilled, creative workers, offering strong labor analytics to multiple industries.



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