

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



WATERMARKTEMPE.COM





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.



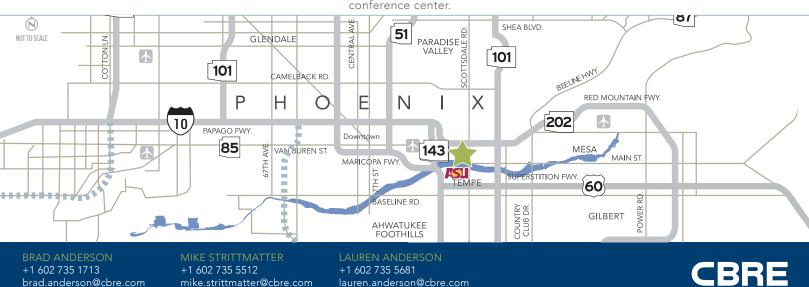
THE FINEST FINISHES & AMENITIES

Deluxe, Class A finishes. 15th Floor features 18' dramatic ceiling height with private balcony. 8th Floor Sky Lobby Entrance, stateof-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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