

play

PIER 202

A MIXED-USE DEVELOPMENT IN TEMPE, ARIZONA



PIER 202

Pier 202, Tempe's newest mixed-use development overlooking Tempe Town Lake, is a walkable, waterfront district integrating new retail and fine dining, hotel, and apartments with office space and access to Metro Valley and the Tempe Town Lake trails. Pier 202 is situated in one of the city's most exciting areas, in the heart of ASU's Novus redevelopment, offering all of Tempe's immediate amenities but with access outlets to avoid the city's heavy traffic.







PROPERTY FEATURES

Up to 400,000 SF



35,000 SF Floorplates



Tenant Amenity Lounge



On-Site Juice and Coffee Bar



Large Conference Facility



Ample Underground Parking



Fitness Center with Monthly
Group Fitness Classes

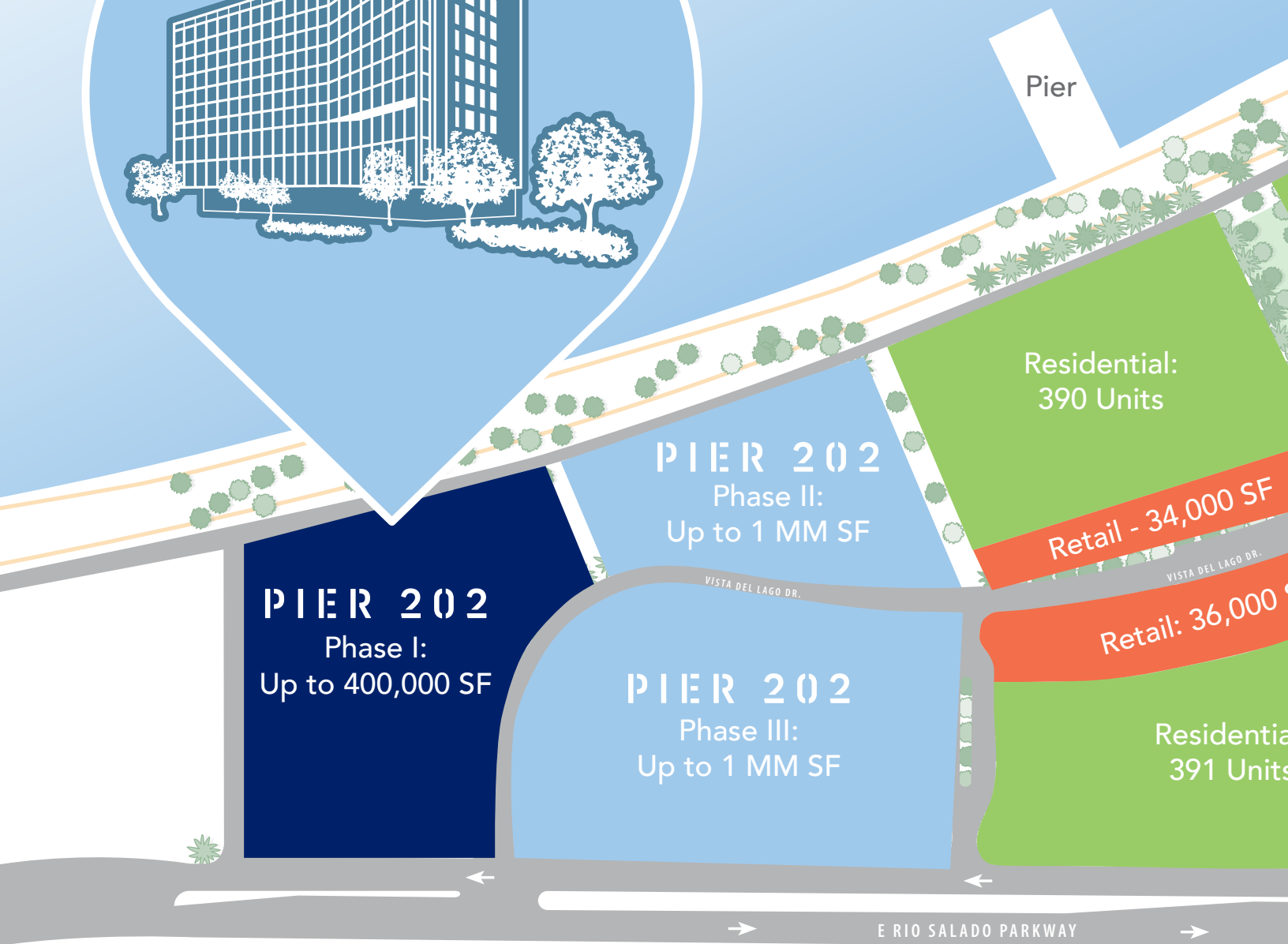


24/7 On-Site Security



SITE PLAN

Pier 202 represents 23 acres of prime Tempe Town Lake frontage. This site is a key component of the original Rio Salado vision located on the south bank of the Rural Road Bridge and will become the main pier for Tempe Town Lake. The site consists of nine parcels with a street infrastructure already in place and the pads have been excavated for underground parking.





PHOENIX

PHOENIX
SKY HARBOR
INTERNATIONAL
AIRPORT

Salt River

10

202

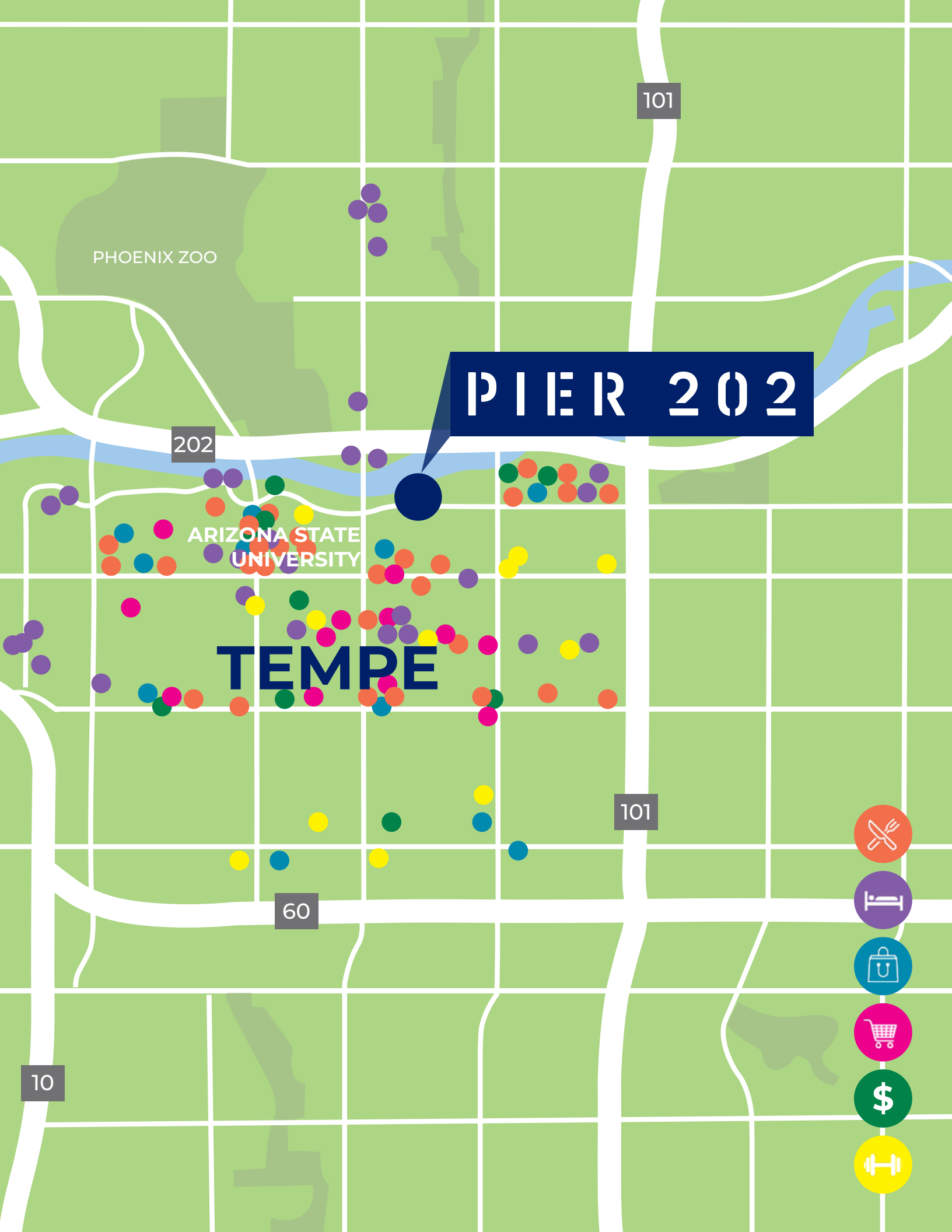
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Pier 202 is just minutes away from an abundance of retail, restaurants, hotels, grocery stores, fitness centers and much more. Located in the heart of Tempe, Pier 202 gains the benefits of the city's ease of transportation and accessibility.



101

PHOENIX ZOO

PIER 202

202

ARIZONA STATE UNIVERSITY

TEMPE

101

60

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LOCATION OVERVIEW



Water Frontage and Beautiful Mountain Views



Minutes from 2 Million SF of Amenities



Close Proximity to Light Rail, and Tempe Street Car



5 Minutes from Sky Harbor International Airport



Close Proximity to ASU Labor Base



Easy Access to I-10 and Loop 202









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ABOUT TEMPE



330 Days of sunshine each year.
Average temperature of
87.3 degrees.



Over 210,000 employed
in Tempe.



Home to Arizona State University,
one of the largest public
universities in the U.S.



Home to approximately
17,000 businesses.



Home to Fortune 500 companies,
top research firms and
thriving start-ups.



Population of 185,000+.



Most walkable city in Arizona
plus more than 10,000 miles
of hiking trails.



5 freeways, an international
airport, a light rail from border-to-
border that connects Tempe to
Phoenix and Mesa, an extensive
network of bus routes, over
175 miles of bike paths and a
streetcar system coming in 2021.

theofficesatpier202.com



KEITH LAMBETH Executive Managing Director | 1.602.224.4498 | keith.lambeth@cushwake.com

GREG MAYER Managing Director | 1.602.229.5905 | greg.mayer@cushwake.com

PATRICK SCHRIMSHER Associate | 1.602.468.8529 | patrick.schrimsher@cushwake.com