



**DISCOVERY**  
BUSINESS CAMPUS



## BUILD-TO-SUIT OPPORTUNITY

158,000 square foot, three-story office building.  
Potential expansion to a 200,000 square foot, four-story building.

### 2060 EAST ELLIOT ROAD

Northwest corner of Elliot Road & Loop 101  
Tempe, Arizona

[discoverybusinesscampus.com](http://discoverybusinesscampus.com)

**WENTWORTH**  
PROPERTY COMPANY, LLC



Jones Lang LaSalle Americas, Inc. License #: CO508577000

# CAMPUS HIGHLIGHTS

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## 136 ACRES

Master-planned business park



## MIXED-USE

Class "A" office, retail, flex office and hospitality components



## STRONG INFRASTRUCTURE

New redundant fiber loop in interior loop roadway



## LUSH BUSINESS PARK WITH EXTENSIVE LANDSCAPING, WATER FEATURES AND OUTDOOR SEATING

Over 900 new trees and an existing pond on campus provides shaded seating area for lunch or other daytime activities, and a fitness path with nine stations provides wellness activities



## WALKABLE RETAIL AND HOSPITALITY

Six restaurants and two hotels included on the campus







CORPORATE NEIGHBORS  
INCLUDE:

Shutterfly

ditech



NORTHERN  
TRUST

Regional  
Headquarters

JPMorganChase



Regional  
Headquarters





# 2060 BUILDING FEATURES

## GREAT VISIBILITY

From Elliot Road

## PUBLIC TRANSPORTATION

Along Elliot Road (bus)

## SITUATED ON MAIN CAMPUS ENTRANCE

Northwest corner

## EASY FREEWAY ACCESS

Full diamond interchanges at Elliot and Guadalupe Roads with two other points of access to northbound and southbound access roads

## ON-SITE AMENITIES

Tres Tempe, Chipotle, Jimmy Johns, Kneaders Bakery, Smash Burger, MOD Pizza Hilton Garden Inn and Phoenix and Home 2 Suites





### TEMPE BIKEWAY / WESTERN CANAL MULTI-USE PATH

Located on the northern boundary of the campus, the path is paved and lighted, and extends for over 65 miles throughout Tempe, connecting to five other bicycle and multi-use paths



### WATER FEATURE AND SEATING

An existing pond on campus provides shaded seating area for lunch or other daytime activities

### 1.2 MILE WALKING PATH WITH NINE FITNESS STATIONS

Campus offers a 1.2 mile walking path along the inner loop road

### ASU RESEARCH PARK WALKING PATH

6+ miles of paved walking trails located directly south of the campus in ASU Research Park

### COMMUNAL BIKES

Bike share available for tenant use.  
40 free bikes at multiple stations





Conceptual

## BUILDING FEATURES

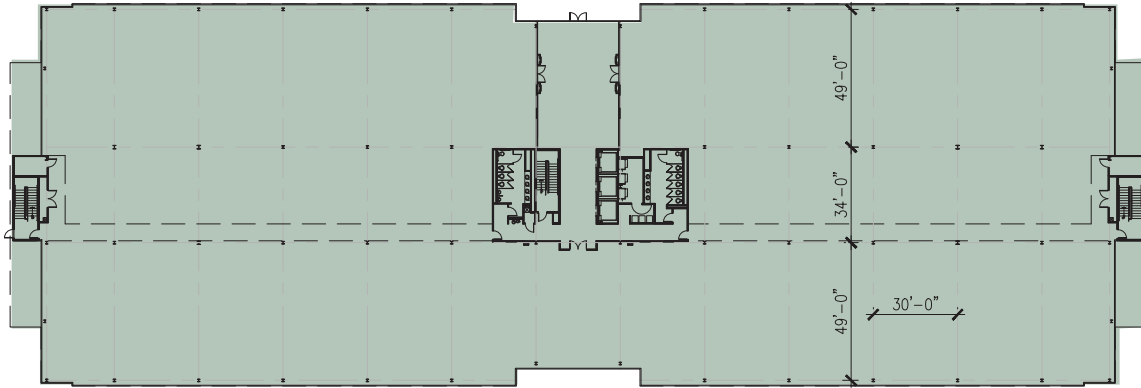
**158,000 SF AVAILABLE**  
Build-to-suit

**50,000 SF FLOOR PLATE**

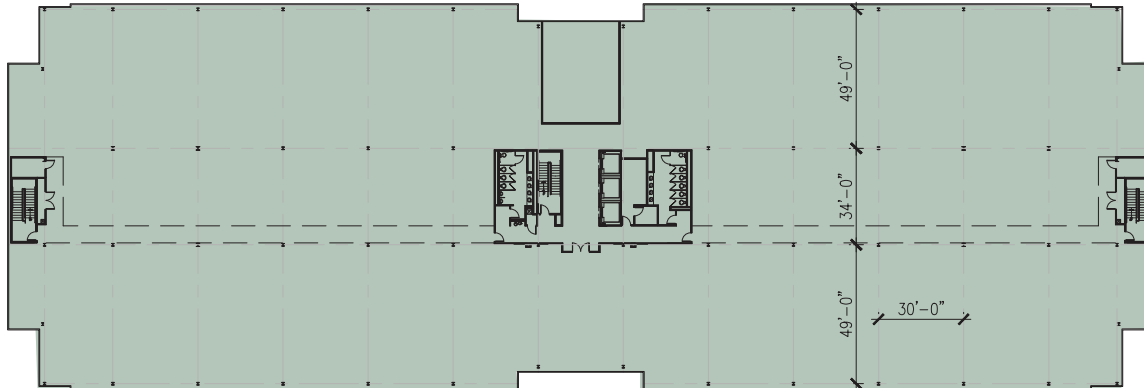
**7:1,000 PARKING RATIO**

**17' SLAB TO SLAB FOR CREATIVE OFFICE**  
12' dropped ceiling available

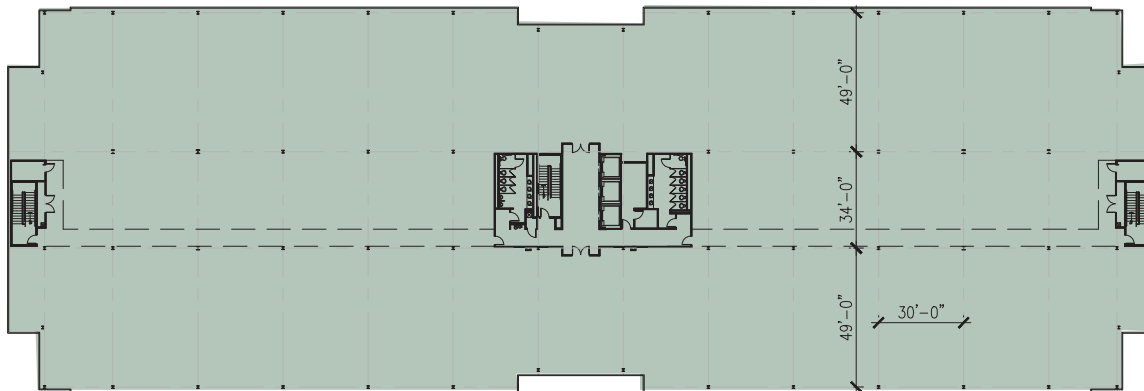
**FREEWAY SIGNAGE OPPORTUNITIES**  
60 foot monument sign



**FIRST FLOOR**  
Approximately 52,000 r.s.f.



**SECOND FLOOR**  
Approximately 52,600 r.s.f.



**THIRD FLOOR**  
Approximately 53,400 r.s.f.

# AREA FEATURES

**PHOENIX SKY HARBOR INTERNATIONAL AIRPORT**  
Approximately a 12-minute drive

**151,000 CARS PER DAY**  
Along Loop 101

**40,000 CARS PER DAY**  
Along Elliot Road





## ON-SITE AMENITIES



Tres Tempe, Chipotle, Jimmy Johns, Kneaders Bakery, Smash Burger and MOD Pizza



Hilton Garden Inn Phoenix and Home 2 Suites



## NEARBY AMENITIES



29.5 million square feet of retail within a five-mile radius



27 extended stay hotels within a five-mile radius



Chandler Fashion Mall  
Over 200 retail shops & restaurants

- TARGET
- RED BATH & BEYOND
- Dillard's
- chili's
- Champagne
- COSTCO
- BEST BUY
- THE KDG
- NORDSTROM
- BENIHANA
- NORDSTROM
- Harkins Theatres
- MACYS
- THE CLUNCO
- BARNES & NOBLE

## DEMOGRAPHICS



### A STRONG LABOR FORCE

1,076,146 residents within  
10-mile radius

1,331,581 residents within a  
20-minute drive time

104,000+ college-aged  
students within 8-mile radius

43% of the population within  
a 10-mile radius holds a  
college degree

56% of the population within  
a 10-mile radius is in the  
target workforce (Ages 25-64)



### INCOME HIGHLIGHTS

#### PHOENIX

Average household income: \$77,596

Median household income: \$56,081

Per capita income: \$28,544

Median home value: \$220,495

#### CHANDLER / SOUTH TEMPE

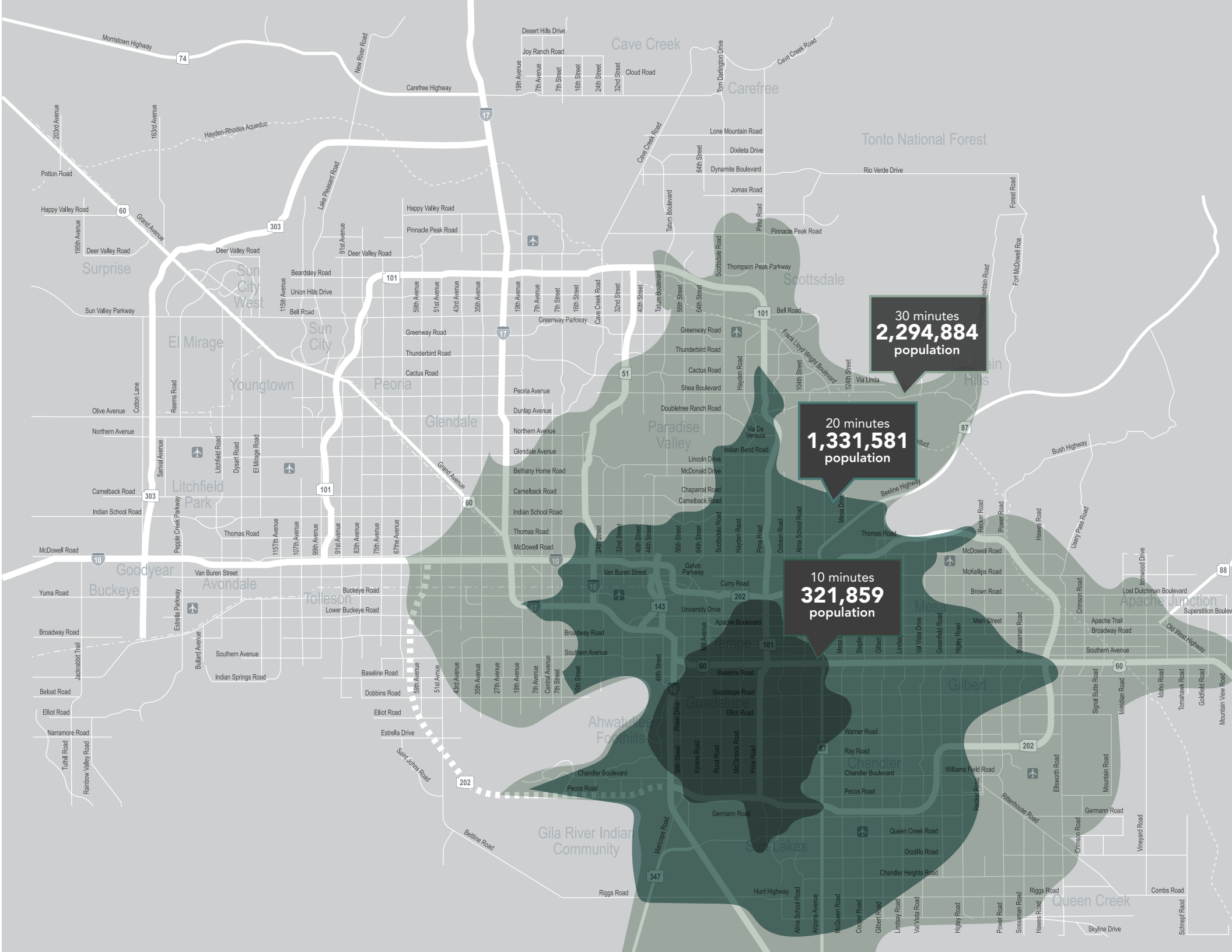
Average household income: \$99,444

Median household income: \$76,518

Per capita income: \$38,328

Median home value: \$289,000





30 minutes  
**2,294,884**  
population

20 minutes  
**1,331,581**  
population

10 minutes  
**321,859**  
population



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