



THE WATERMARK
TEMPE



PROPERTY OVERVIEW

The Watermark is Tempe's newest premier mixed-use development located on the north shore of Tempe Town Lake. Watermark offers the most unique mixed-use environment in the Phoenix Metropolitan Area and contains over 1.9 million square feet of thoughtful development. Total square footage is $\pm 600,000$ square feet of Class A office space which includes $\pm 265,000$ square feet in Phase I and $\pm 340,000$ square feet in Phase II. Watermark enjoys spectacular 360 degree views of Tempe Town Lake, the McDowell, Superstition and Camelback Mountains, and the Papago Buttes. Watermark is just minutes from Arizona State University, the Mill Avenue District and Old Town Scottsdale. Watermark boasts a Scottsdale Road address with a North Tempe zip code! Located on Scottsdale Road with immediate access to a full diamond interchange at the Loop 202 Freeway and four minutes away from a light rail stop at the Tempe Transportation hub, Watermark is centrally located, and enjoys excellent proximity to executive and staff employee labor pools, a variety of housing options and numerous area destinations.



**PRESTIGIOUS SCOTTSDALE
ROAD BUSINESS ADDRESS
IN THE VALLEY'S MOST
VIBRANT CITY OF TEMPE.**

BUILDING FEATURES



PODIUM PARKING

- // ±5:1,000 ratio in multi-level parking structures
- // Podium style with direct access to office floors
- // Subterranean executive level parking with express elevator without any stops on other parking levels
- // Dedicated executive parking garage entrance and exit



FITNESS CENTER

- // ±870 SF with shower
- // ±120 SF cycle room



LOUNGE/ CONFERENCE CENTER

- // ±850 SF lounge
- // ±1,150 SF 40-person conference center



GAME ROOM

- // ±680 SF
- // Outfitted with games for employee recreation



UNIQUE FEATURES

- // Sky lobby—9 levels above grade
- // 9th floor common area Sky Terrace and a private 16th floor balcony
- // 1,250 lineal feet of Tempe Town Lake frontage
- // High efficiency chilled water HVAC found in true Class A office buildings
- // High-speed traction elevators providing maximum speed and efficiency
- // 360 degree floor-to-ceiling glass height offering panoramic views
- // Lobby ceiling heights (22') for impressive sense of arrival
- // 17'6" ceiling heights in Penthouse floor



ON-SITE SERVICES

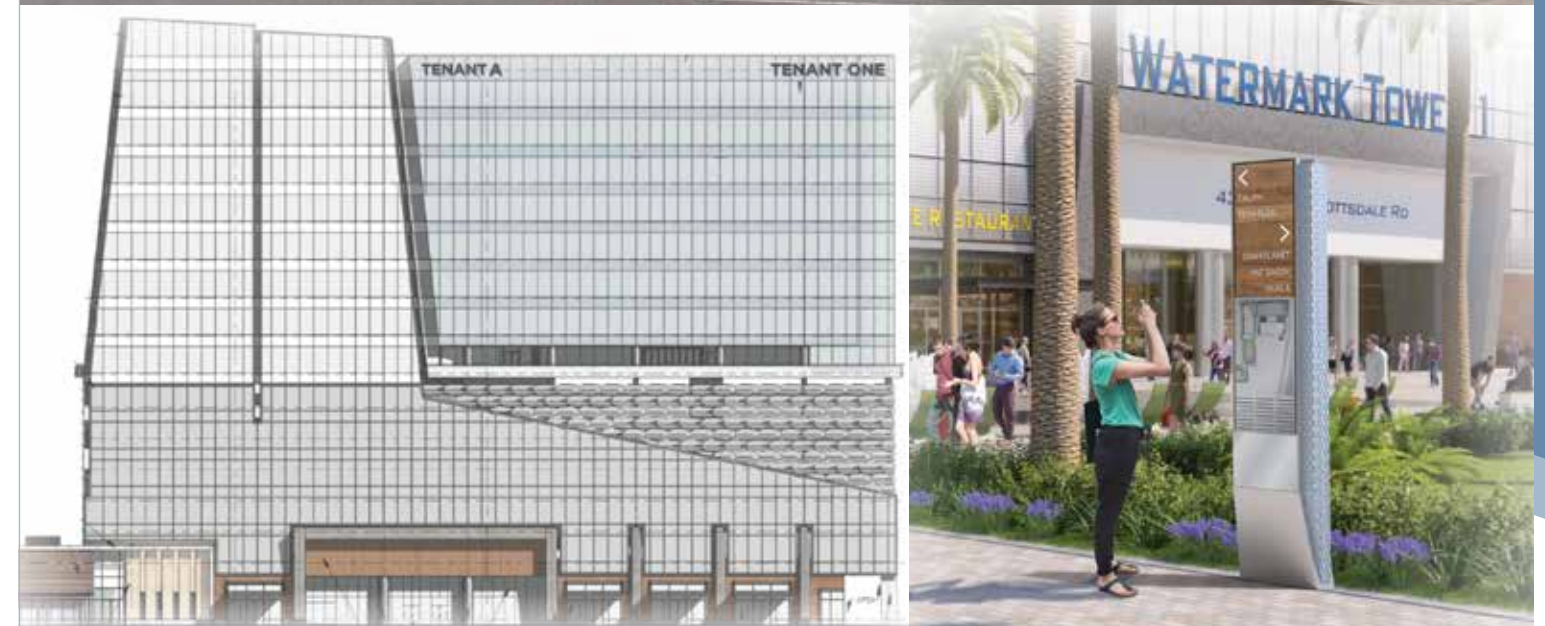
- // ±65,000 SF of food, beverage and services on-site



SIGNAGE & BRANDING

SIGNAGE POTENTIAL

The Watermark | Tempe offers impactful signage and branding opportunities for tenants. The building features incredibly prominent building signage visible to hundreds of thousands of cars per day (220,000 VPD from Loop 202 and 52,000 VPD from Scottsdale Road) and exposure to hundreds of flights, with tens of thousands of passengers landing at Sky Harbor International Airport each day. Tenants also benefit from the renowned Scottsdale Road business address—a truly impactful address for corporate users.



SIGNAGE DRAWINGS ARE CONCEPTUAL ONLY; NOT INTENDED FOR CONSTRUCTION

DESIGN AESTHETICS

SKY WALK & SKY LOBBY

- // Elevated "Sky Walk" connecting adjacent parking structure to 9th floor "Sky Lobby"
- // The Valley's first "Sky Lobby" elevated nearly 90' above grade level

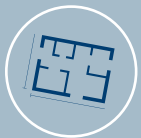
MAIN LOBBY FEATURES

- // Full slab Carrera marble
- // Impressive 22' ceilings

GLASS LINES

- // Full height floor to ceiling wrap around glass
- // 360° unobstructed views of Tempe Town Lake, Marina Heights and mountains from every floor





SITE PLAN

±1.9M SF
PREMIER,
MIXED USE
DEVELOPMENT

±65,000 SF OF
FOOD,
BEVERAGES
AND ON-SITE
SERVICES

The Watermark	
FLOOR	
16	Opendoor
15	Opendoor
14	Opendoor
13	±33,976 SF
12	±34,186 SF
11	wework
10	wework
9	±27,005 SF
8	Parking
7	Parking
6	Parking
5	Parking
4	Parking
3	Parking
2	Parking
1	Lobby & Retail

Future
On-Site Hotel
±250 Rooms



Multifamily
±360 Units



SUGARMEWAX

SUITE A116
1,255 SF

SUITE A114-115
2,142 SF

SUITE A113
1,136 SF

SUITE A109
2,442 SF

SUITE A107
2,215 SF

SUITE A105
2,875 SF

SUITE A101
3,913 SF

SUITE A103
4,140 SF

202 (220,000 VPD)

400' from
The Watermark

DIP
NAIL BAR

crumbl
cookies



DRNK coffee + tea
QWENCH
juice bar

SUITE C105
800-SF

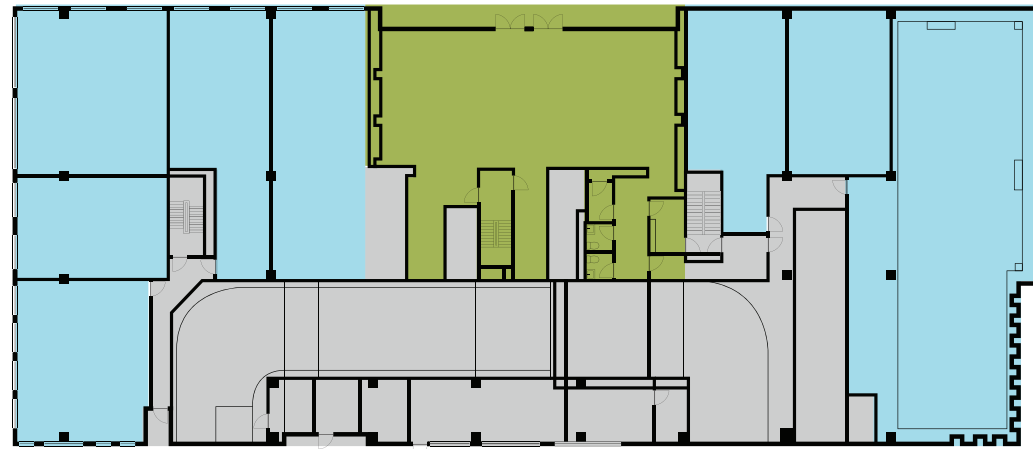
SUITE C103
3,664 SF

OBON
SUSHI + BAR + RAMEN

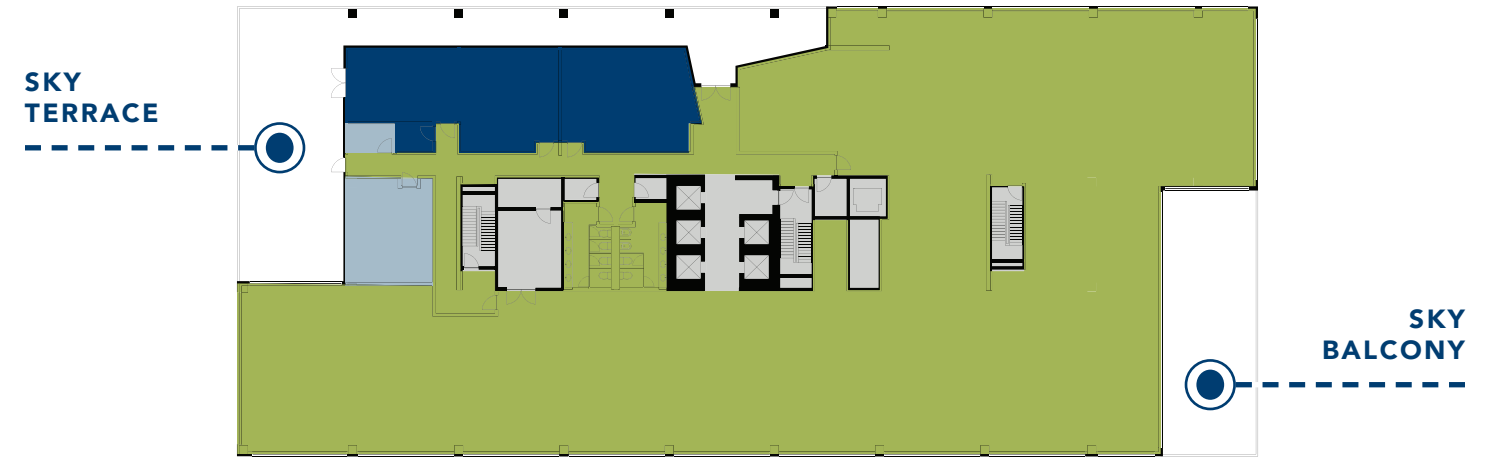
Most Suites are Divisible to
Accommodate smaller or larger
requirements

SCOTTSDALE ROAD
(56,000 VPD)

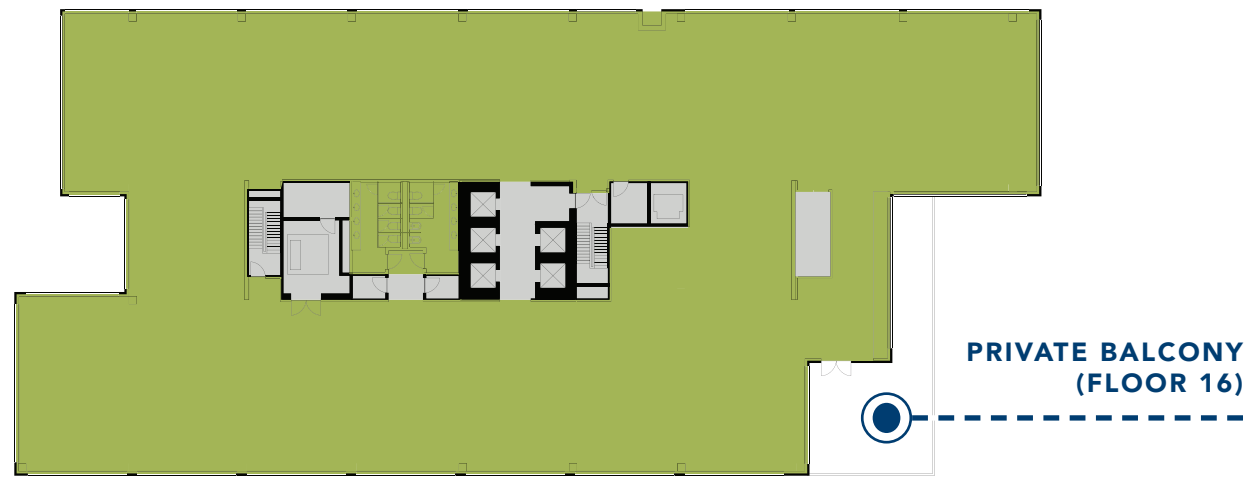




GROUND FLOOR - VISITOR ARRIVAL LOBBY N ⊕



SKY LOBBY - 9TH FLOOR N ⊕



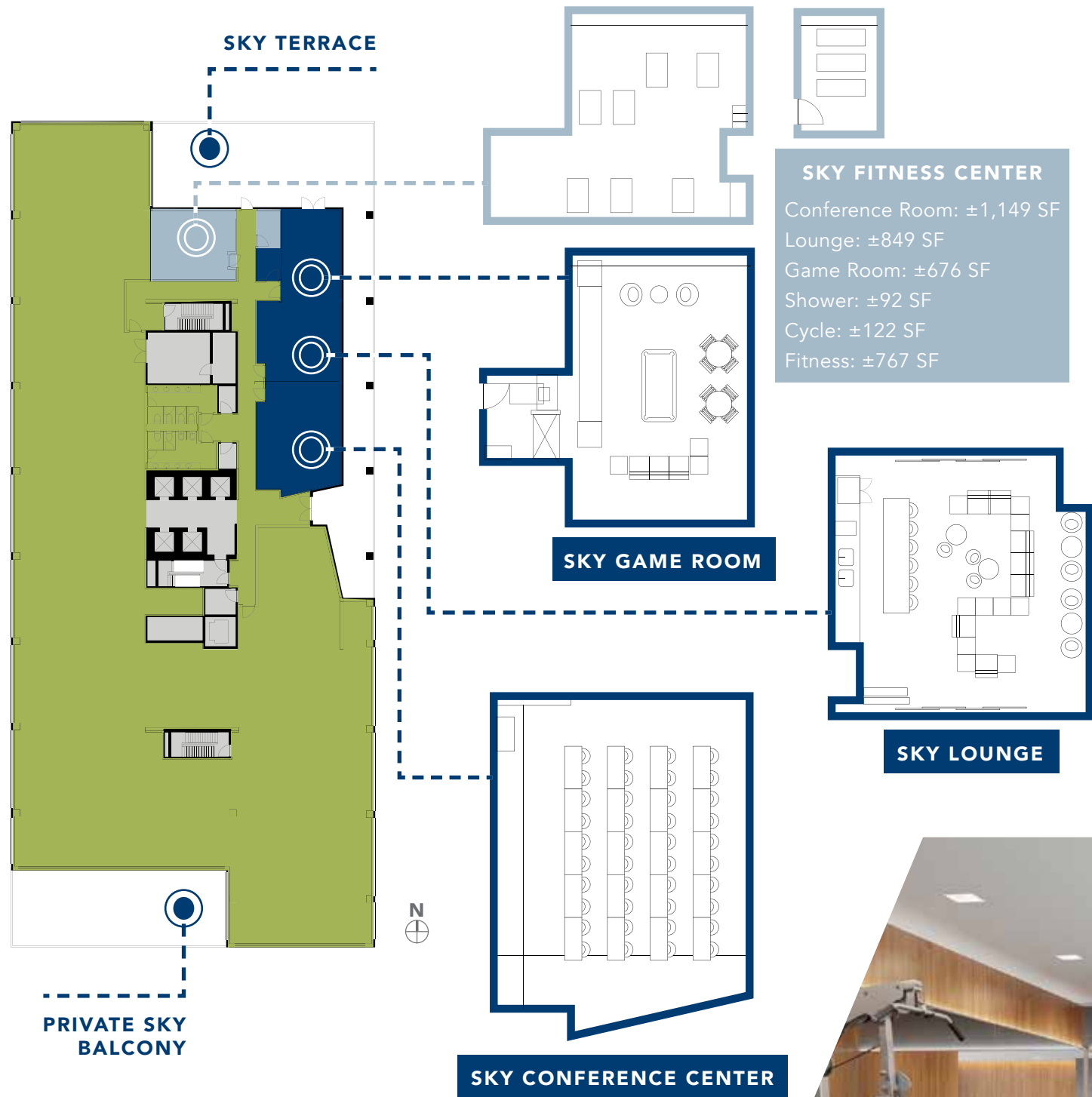
FLOORS 9-16 - TYPICAL FLOOR ±34,000 SF N ⊕



STACKING PLAN N ⊕

FLOOR PLANS

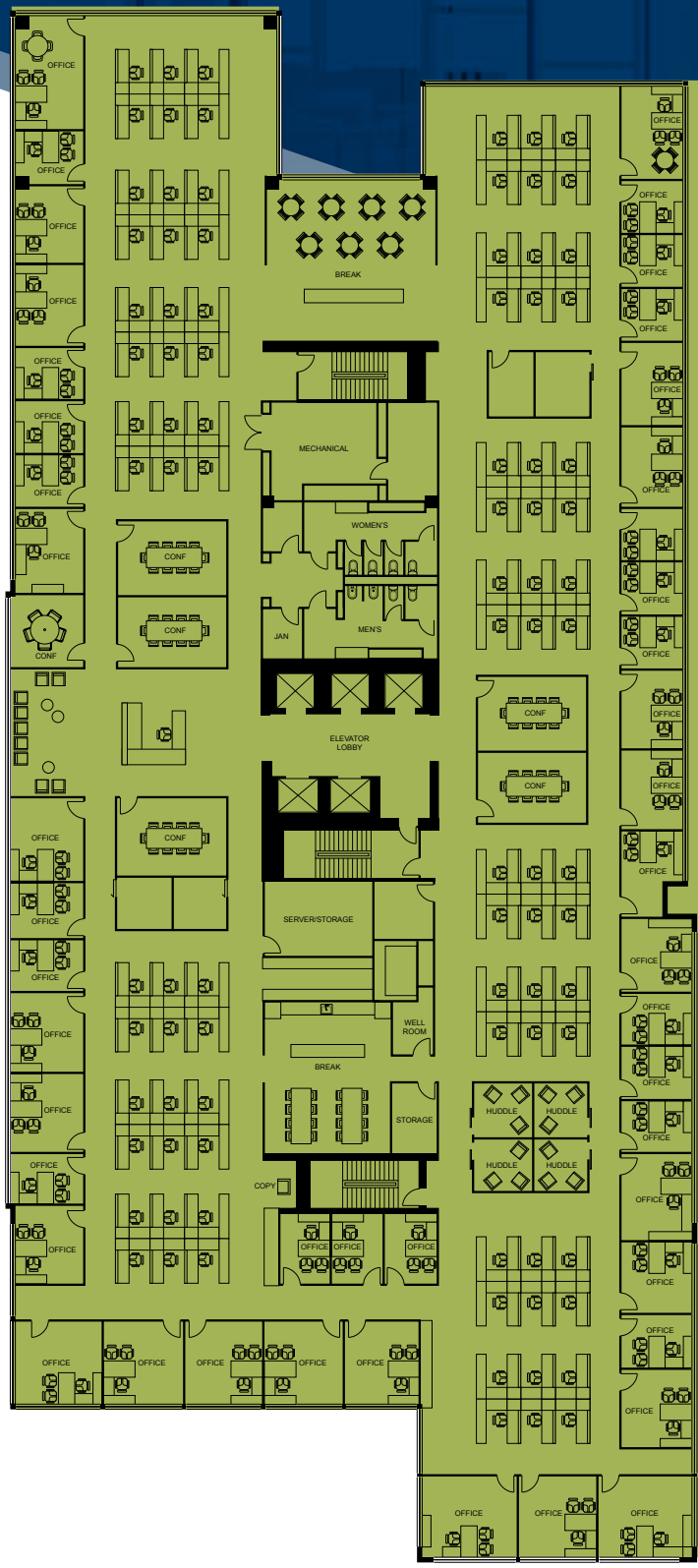
SKY LOBBY FEATURES



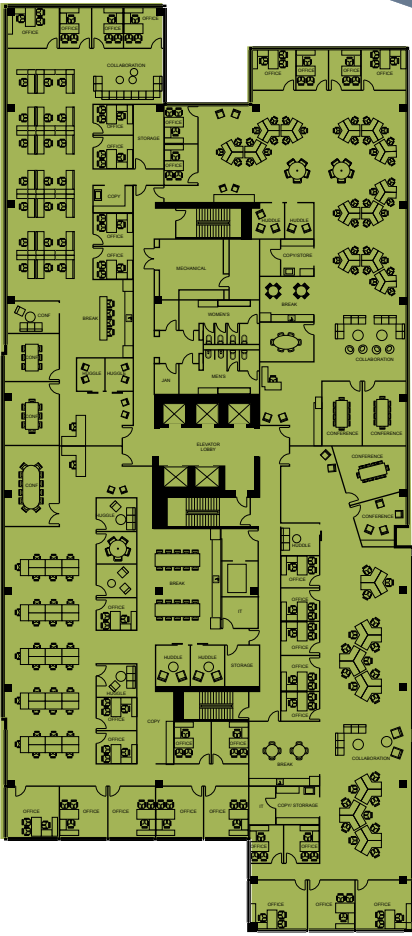

SKY LOBBY
9TH FLOOR



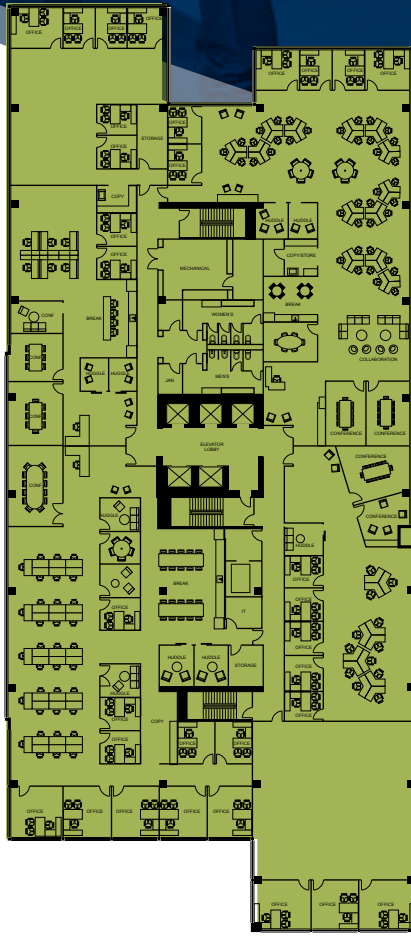
HYPOTHETICAL PLANS



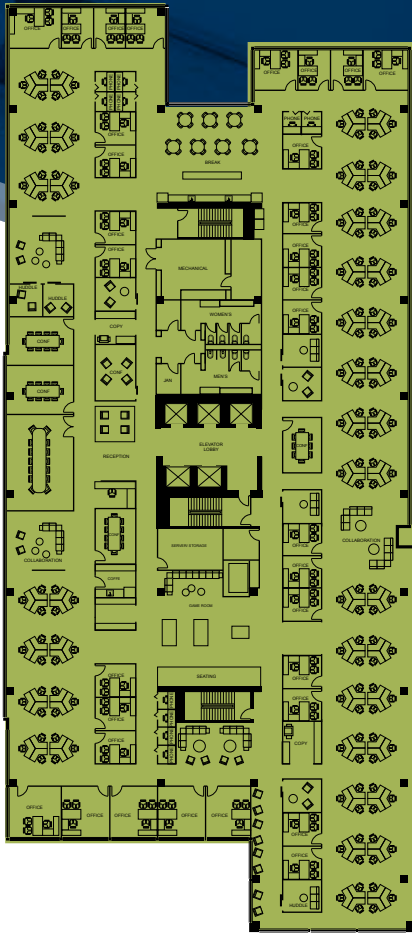
TRADITIONAL PLAN



4 TENANT PLAN



6 TENANT PLAN



FULL FLOOR PLAN



PARKING OPTIONS

3 PARKING AREAS

THAT FEED

4 ACCESS POINTS

① Above Ground Office Parking
with its own dedicated entrance/exit
588 Stalls

② Above Ground Retail/Office Parking
with its own dedicated entrance/exit
559 Stalls

③ Underground Premium Parking
with its own dedicated entrance/exit
B1: 75 Stalls | B2: 75 Stalls



UNDERGROUND PARKING: B1
UNDERGROUND PARKING: B2



ABOUT TEMPE

2.4

Million Annual Visitors
to Tempe Town Lake

4

Million Annual Visitors
to Downtown Tempe

58%

of Workforce within 3
Mile Radius is
"Tech Focused"

1,500

Present and
Proposed Residential
Apartments and
Condominiums within
.5 Mile Radius

89

Tempe's Rating as the
Most "Walkable City
in Arizona"

42.7%

of Tempe Residents
Have a Bachelor's
Degree or Higher

TOP TECH SUBMARKET

Tempe has been the top ranked submarket in the
country the last 2 years for absorption and rent growth

CENTRALLY LOCATED

at the Confluence of 3 of Metro
Phoenix's Major Freeways

SOURCE: City of Tempe, U.S. Census Bureau Data 2018



WALKABLE HOUSING

- 1 AURA WATERMARK
±370 UNITS
- 2 VELA APARTMENTS
±290 UNITS
- 3 JEFFERSON TOWN LAKE
±258 UNITS
- 4 NORTHSHORE CONDOMINIUMS
±134 UNITS
- 5 TEN01
±524 UNITS

MARINA
HEIGHTS

RIO SALADO PKWY

LOOP 101 VIA RIO SALADO PKWY

202

PLAYA DEL NORTE

LOOP 101 VIA MILLER

ACCESS TO CURRY RD

SCOTTSDALE RD



ARIZONA STATE UNIVERSITY CONNECTION

#1

In the U.S. Barrett, the
Honors College

-Reader's Digest

#1

In the U.S. For
Innovation

-U.S. News World Report

#1

In AZ for Best
Qualified Graduates

-Wall Street Journal

#5

Nationally for Best
Qualified Graduates

-Wall Street Journal



CENTRAL LOCATION & THE STRONGEST LABOR POOL



Tempe is a great place to locate a business, and is considered one of the top destinations in the U.S. for technology-based companies.



Central location translates to strong labor analytics for a multitude of industries.



Proximity to ASU, a top producer of the world's elite scholars and ranked among the best graduate schools in the U.S., according to a 2017 report.

-U.S. News & World Report



ASU is ranked #5 in the U.S. for producing the best-qualified graduates.

-Wall Street Journal



The Watermark's design, panoramic lake views and on-site amenities will help businesses attract and recruit/retain high-caliber employees.



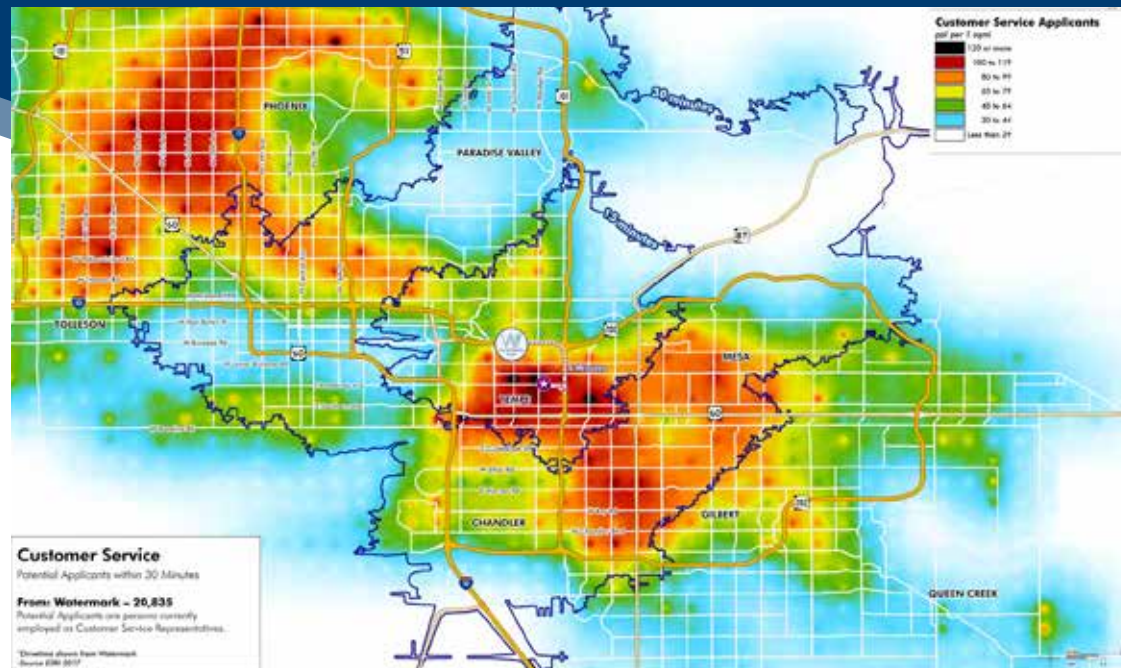
ASU is ranked #1 in the U.S. for Innovation and was awarded a Most Innovative Best Colleges.

-U.S. News & World Report, 2017

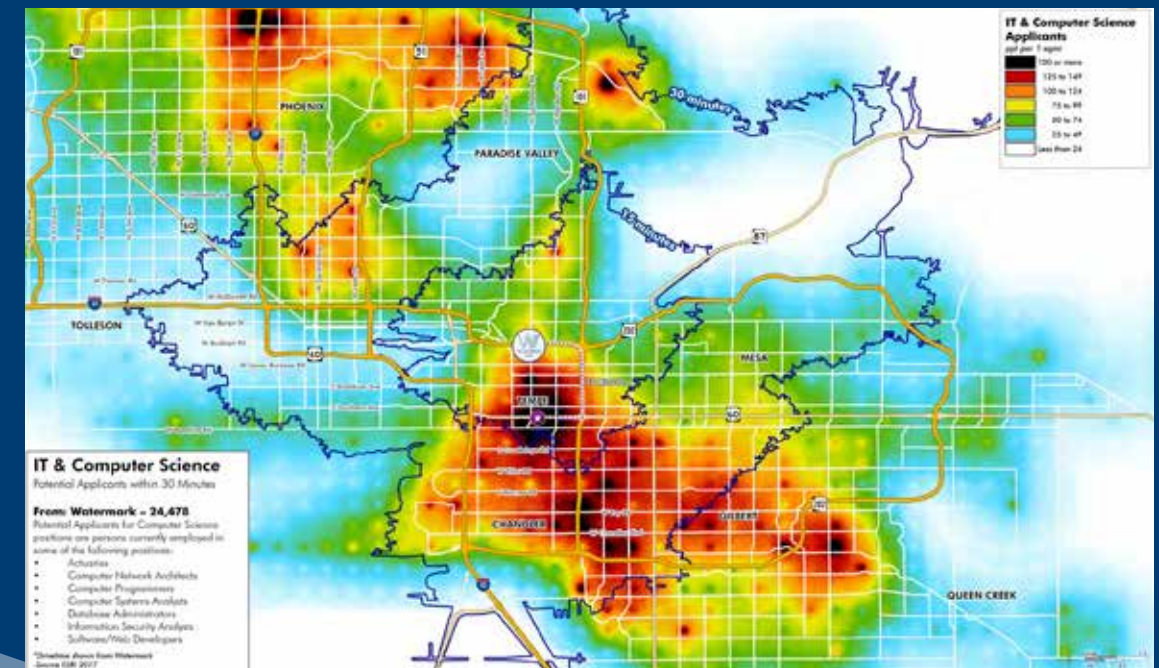


Home to Ira A. Fulton School of Engineering, one of the largest engineering schools in the nation with over 5,000 graduates every year.

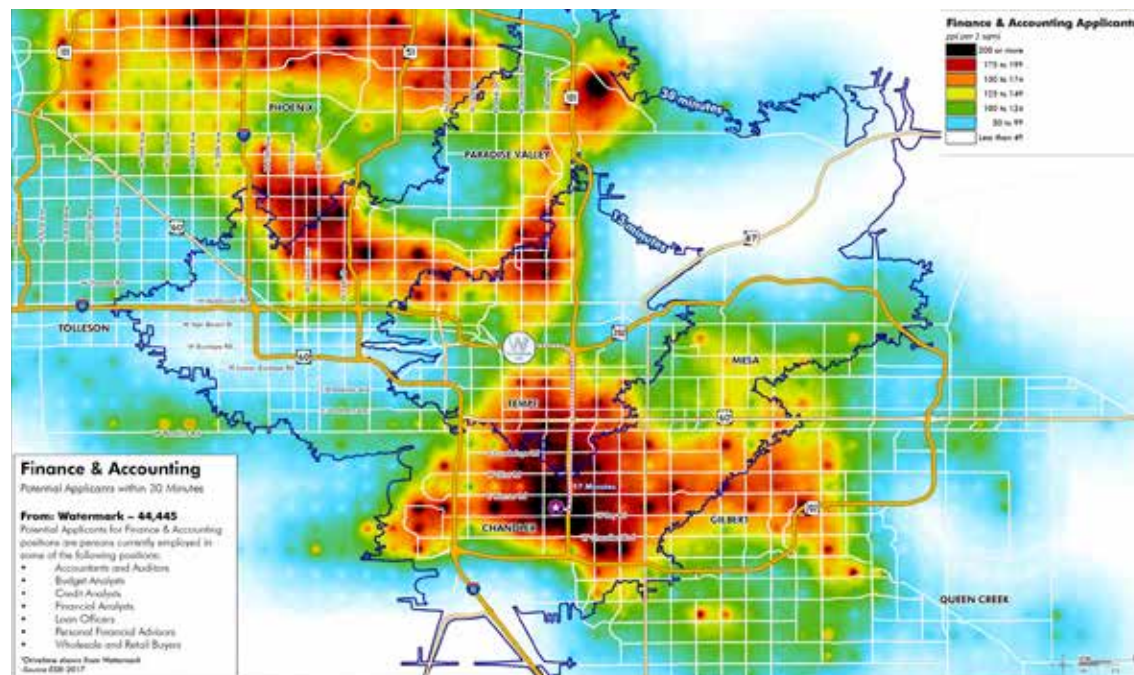
CUSTOMER SERVICE—SKILL SET DENSITY



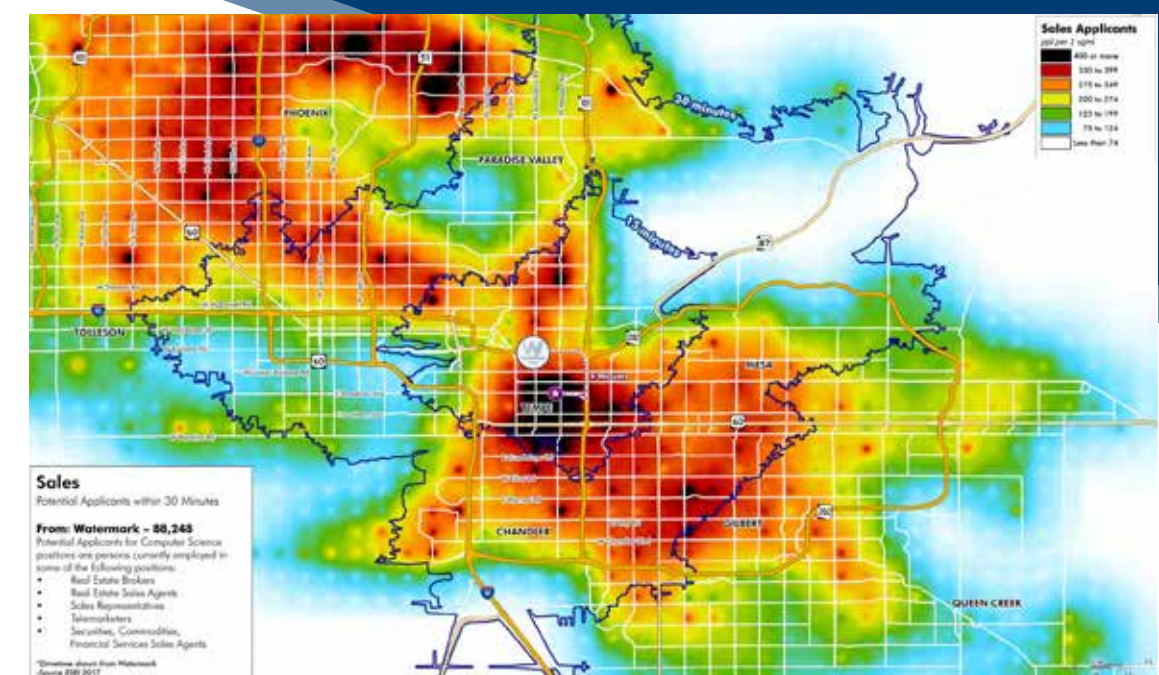
IT & COMPUTER SCIENCE—SKILL SET DENSITY



FINANCE & ACCOUNTING—SKILL SET DENSITY



SALES—SKILL SET DENSITY



ACCESS ROUTES

Four convenient entrances/exits provide excellent access to The Watermark. The primary access via Scottsdale Road at Playa Del Norte is just 400' from the Loop 202 Freeway.



ACCESS TO CURRY ROAD

DOWNTOWN SCOTTSDALE

LOOP 101 VIA MILLER

3 ENTRANCE/EXIT VIA MACAYO'S

TO 101

LOOP 202

±220,000 VPD

PLAYA DEL NORTE

4 ENTRANCE/EXIT AT GILBERT DRIVE/COLLEGE AVENUE

1 PRIMARY ENTRANCE/EXIT VIA SCOTTSDALE ROAD AT PLAYA DEL NORTE 400' FROM LOOP 202 FREEWAY

2 SECONDARY ENTRANCE AT SCOTTSDALE ROAD

MARINA HEIGHTS

ASU

RIO SALADO PKWY

LOOP 101 VIA RIO SALADO PARKWAY





DOWNTOWN SCOTTSDALE

COMING FROM SKY HARBOR?
You are 1/2 mile and 10 minutes closer than Downtown Tempe

GOING TO SCOTTSDALE OR THE SOUTHEAST VALLEY?
We'll shave 15 minutes a day off your round trip commute

TO 101

PHOENIX SKY HARBOR INTL AIRPORT & DOWNTOWN PHOENIX

MILL AVENUE DISTRICT

UNIVERSITY DR

LIGHT RAIL STOP

ASU MAIN CAMPUS

APACHE BLVD

RURAL RD

SOUTHEAST VALLEY

24 MIN

8 MIN

4 MIN

3 MIN

5 MIN

8 MIN

19 MIN

TRANSPORTATION LINKAGES



4

Minute Bus Ride to Closest Light Rail Station

AZ

Most Walkable City in Arizona

.5

Miles to Light Rail Service at University Dr & Rural Rd

530

Feet Frontage Along Scottsdale Rd

1,250

Feet of Tempe Town Lake Frontage

550

Feet of Loop 202 Frontage



AMENITIES/ URBAN LIFESTYLE

AMENITIES WITHIN 5 MILES

- ±757 DINING LOCATIONS
- ±31 ENTERTAINMENT VENUES
- ±195 SHOPPING
- ±94 HOTELS

← SKY HARBOR AIRPORT ±10 MIN

↑ DOWNTOWN SCOTTSDALE ±15 MIN

→ MESA RIVERVIEW ±12 MIN

TEMPE TOWN LAKE LAKESIDE ACTIVITIES

↓ MILL AVENUE DISTRICT ±4 MIN

±65,000 SF ON-SITE SERVICES

- crumbl cookies
- DRNK coffee + tea
- SUGARMEWAX
- OBON
- QWENCH
- DIP NAIL BAR
- Macakos

HOTEL/RETAIL PLANNED FOR DEVELOPMENT

2-MINUTE WALK

IN-N-OUT WING STOP
WaBa JINYA MIBO
T-Mobile STARBUCKS

VIA LOOP 202
TEMPE MARKETPLACE
±5 Minutes
VIA RIO SALADO

TEMPE BEACH PARK

MARINA HEIGHTS

- AC HOTELS MARRIOTT
- MOUNTAINSIDE FITNESS
- Matt's BIG BREAKFAST
- STARBUCKS
- HONOR HEALTH

TEMPE MARKETPLACE
2000 E Rio Salado Pkwy
1.3M SF of Retail
100+ Shops & Restaurants

COURTYARD Marriott

ASU MAIN CAMPUS

SHOPS @
6th Street & College
College & University

- Residence Inn Marriott
- DICKEY'S BARBECUE PIT
- Paradise Hawaiian BBQ
- PANDA EXPRESS
- THE CHUCKBOX
- ChopShop
- Snooze AN AMERICAN AWAKENING
- POSTINO winecafé

BARNES & NOBLE	PACSUN	nékter
BEST BUY	PET SMART	Panera BREAD
CVS pharmacy	SEPHORA	Portillo's
Harkins THEATRES	TARGET	Ruby Tuesday
H&M	TILLY'S	SMASH BURGER
JCPenney	Total Wine & MORE	THE KEG
NORDSTROM rack	ULTA	YOGI'S GRILL
BAKLEY	USbank	
	WORLD MARKET	



THE WATERMARK

TEMPE

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CBRE

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