

# 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





↑  
TO UNIVERSITY DR  
& MILL AVE  
±8 MINUTES  
±1.5 MILES

SUN DEV

WELLS FARGO ARE

NOVUS  
INNOVATION  
CORRIDOR

UNIVERSITY DRIVE

RURAL ROAD

ASU SPORTS FACILITIES

ASU KARSTEN  
GOLF COURSE

PLANNED REDEVELOPMENT OF KARSTEN

RIO SALADO PARKWAY

A

1

C

3

↓  
TO LOOP 101 & RIO  
SALADO PKWY  
±3 MINUTES  
±1.7 MILES



IL STADIUM

ENA

MARINA HEIGHTS



TO SKY HARBOR AIRPORT  
±10 MINUTES  
±4.7 MILES

WATERMARK

LOOP  
**202**

# PIER 202



**Phase I:**  
Up to 400,000 SF

**Phase II:**  
Up to 1 MM SF

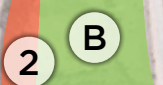
**Phase III:**  
Up to 1 MM SF

**Residential:**  
A: 391 Units  
B: 390 Units  
C: 391 Units  
D: 195 Units  
E: 253 Units

**Retail:**  
1: 34,000 SF  
2: 36,000 SF  
3: 34,000 SF  
4: 46,000 SF  
5: 16,200 SF

**Hotel:**  
225 Rooms

TO LOOP 202 &  
SCOTTSDALE RD  
±3 MINUTES  
±0.8 MILES



86



RESTAURANTS

15



HOTELS

103



RETAIL

71



BANK

5



GYM

7



BAR

3



ENTERTAINMENT

143

Salt River

ARIZONA STATE UNIVERSITY

TEM

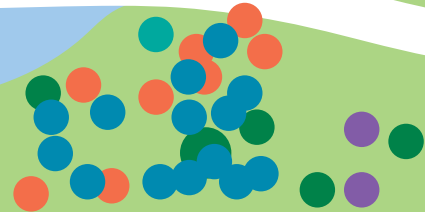
Pier 202 is just minutes away from an abundance of retail, restaurants, hotels, grocery stores, fitness centers and much more. Located in the heart of Tempe, Pier 202 gains the benefits of the city's ease of transportation and accessibility.



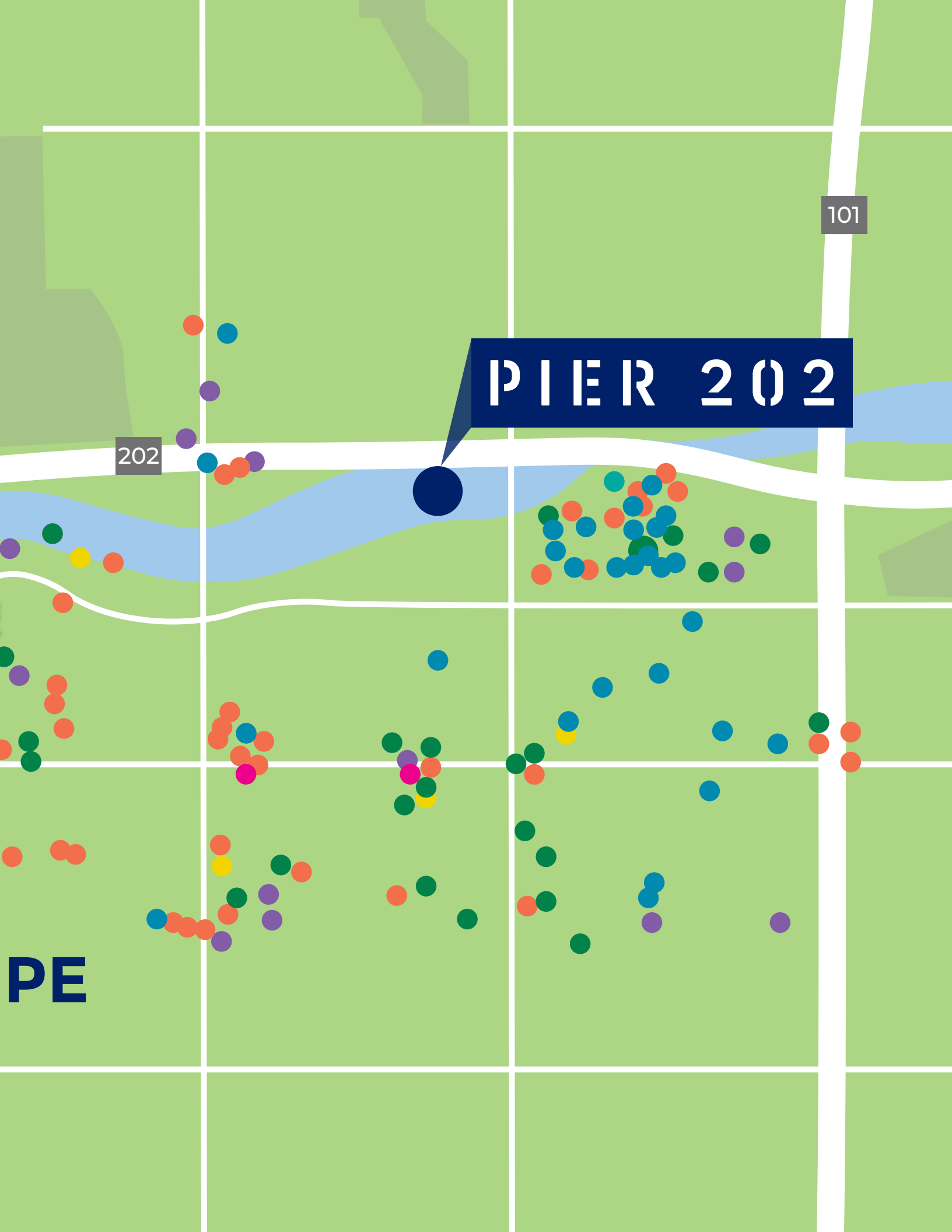
101

202

# PIER 202



PE



# 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









play

PIER 202



# 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



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