

Centennial

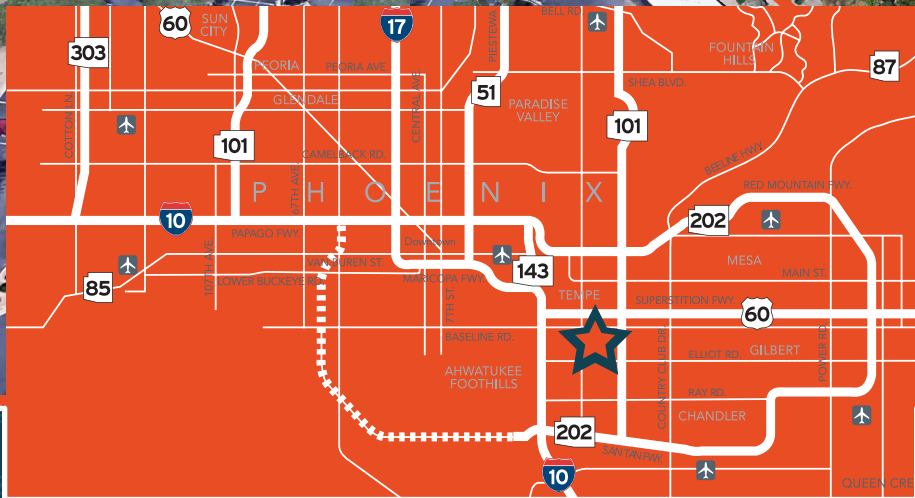
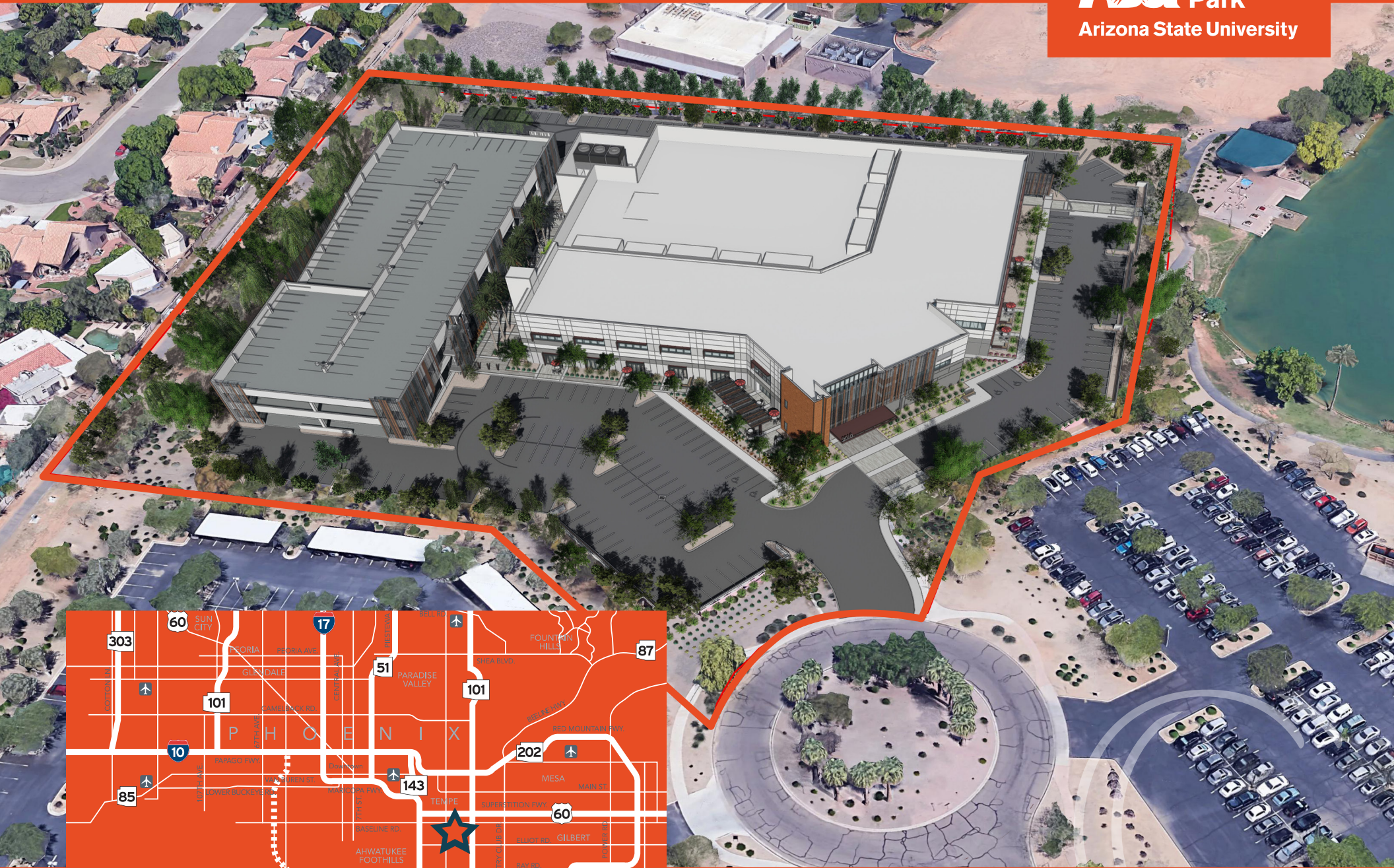
READY FOR TENANT IMPROVEMENTS



2010 E. CENTENNIAL CIRCLE
TEMPE, AZ

ASU Research
Park
Arizona State University

**CUSHMAN &
WAKEFIELD**



2010 E. Centennial Circle | Tempe, AZ

CENTENNIAL is a ±112,873 rentable square foot two story, office/R&D capable facility centrally located in the prestigious ASU Research Park and the Price Road Corridor. The building offers a mix of Class A office space and high tech infrastructure. Ideally located Arizona State University Research Park on ±7.92 acres, the property is subject to a favorable ground lease (December 31, 2101) qualifying owners for exemption from real estate tax obligations. The Arizona State University Research Park is the premier business park in the Phoenix metro area operated by Arizona State University. The 320-acre research park has fifty one tenants including Amazon (NASDAQ: AMZN), Avnet (NYSE: AVT), GoDaddy (NYSE: GDDY), Iridium (NASDAQ: IRDM), Amkor Technology (NASDAQ: AMKR), Walgreen Co., and Edward Jones Investment.

Located adjacent to the Loop 101 freeway with full diamond access at both Elliot and Warner Roads and accessible to five major freeways within less than six miles, Centennial is within minutes to the robust labor pools of Tempe, Chandler and Gilbert. The building is designed to be functional and practical which will accommodate a variety of tenants, and onsite parking can be easily expanded to a ratio of 6 cars per 1,000 square feet of building. Several business hotels, abundant retail amenities and less than 30 minute peak drive time to Sky Harbor International Airport have spurred the desirable Southeast Valley location resulting in significant growth and leasing momentum for tenants looking to locate within the Tempe, Price Corridor and Chandler/Gilbert/202 area.

PROPERTY FEATURES

- Eight acre property located in the ASU Research Park centrally located in the Price Road Corridor with two freeway interchanges on the Loop 101
- Corporate Neighbors: Amazon, Go Daddy, Iridium, Edward Jones, Amkor
- Robust labor pool from Tempe, Chandler, Gilbert, and Scottsdale
- Minutes from all major freeways
- Favorable ground lease through December 31, 2101 allows for qualification of exemption of real estate tax obligations
- Frontage on lake amenity
- Mature landscaping
- Parking can be improved to accommodate six cars per 1,000 square feet
- ±72,000 square foot first floor / ±40,000 square foot second floor
- Floor plates allow for office, flex, R&D, or mixed configuration
- 15 foot high ceilings on first and second floor with 24 foot high ceiling in the center open area
- Two 1,000 kVA pad mounted step down transformers, two 3,600 amp panels with 277/480-volt service with estimated power to the building ±1,800 kW with 250 kVA Cummins back-up generator
- Fully air-conditioned with 1,800 tons of chilled water capacity
- Two natural gas – fired boilers and circulating pumps
- City of Tempe water and sewer, SRP-power, Southwest Gas - natural gas, N2 pipeline available

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DOWNTOWN TEMPE

SCOTTSDALE

CENTENNIAL

TEMPE | ARIZONA

LOCATED WITHIN THE ±320-ACRE ASU RESEARCH PARK, ONE OF THE MOST SUCCESSFUL BUSINESS ENVIRONMENTS IN METROPOLITAN PHOENIX

DISCOVERY BUSINESS PARK
136-ACRE MASTER-PLANNED BUSINESS PARK

202

60

shutterfly

JPMorganChase

Northern Trust

W TEMPE, LLC

MACROTECHNOLOGY

ViaSat

US FOODS



Walgreens

REPRODUCTIVE MEDICAL INSTITUTE

FORTUNE 100 COMPANY

Peoples

iridium

VERSUM MATERIALS

Tech Data

101

ASU Research Park
Arizona State University

Go Daddy .COM

Edward Jones
MAKING SENSE OF INVESTING

Amkor Technology

WARNER ROAD

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