



±1,350,000-SQUARE-FOOT OFFICE CAMPUS AT THE GATEWAY OF THE SOUTHEAST VALLEY



exclusively represented by



a development of  HARVARD INVESTMENTS and LINCOLN PROPERTY COMPANY



highlights

- **ACCESS** Freeway access at Loop 202/Dobson and Rio Salado/Loop 101, Mesa, AZ.
- **SIGNAGE** Freeway and building signage available.
- **AMENITIES** Adjacent to ± 1.2 million SF of retail, restaurants, and hospitality offerings at Mesa Riverview.
- **LODGING** Adjacent to Sheraton Mesa Hotel and Hyatt Place Hotel is within ± 1.0 mile to Union.
- **RECREATION** Adjacent to the newly completed Riverview Park, which includes Riverview Lake.
- **COLLABORATION** Site to feature outdoor gathering areas for employees.
- **ENTERTAINMENT** Walking distance from Sloan Park, spring training home to the Chicago Cubs.
- **SHORT COMMUTE** 10 minutes or less from Sky Harbor International Airport and 5 minutes from Arizona State University.

SKY HARBOR INTERNATIONAL AIRPORT
just 10 minutes to the west via Loop 202



at a glance

FOUR
Class A
Office Buildings
totalling
 $\pm 1,350,000$
square feet

LARGE
efficient
floor plates
Typical size:
 $\pm 56,250$
square feet

Corporate
CAMPUS
opportunity
at a premier
Valley freeway
intersection

28.28
acre site
ideally situated
adjacent to both
recreation and
entertainment

Prominent
**FREEWAY
SIGNAGE**
viewable by
160,000
cars per day

Generous
5:1,000
parking in
two adjacent
5-level
structures



OFFICE A: 4 Story/ $\pm 225,000$ SF



OFFICE B: 6 Story/ $\pm 337,500$ SF

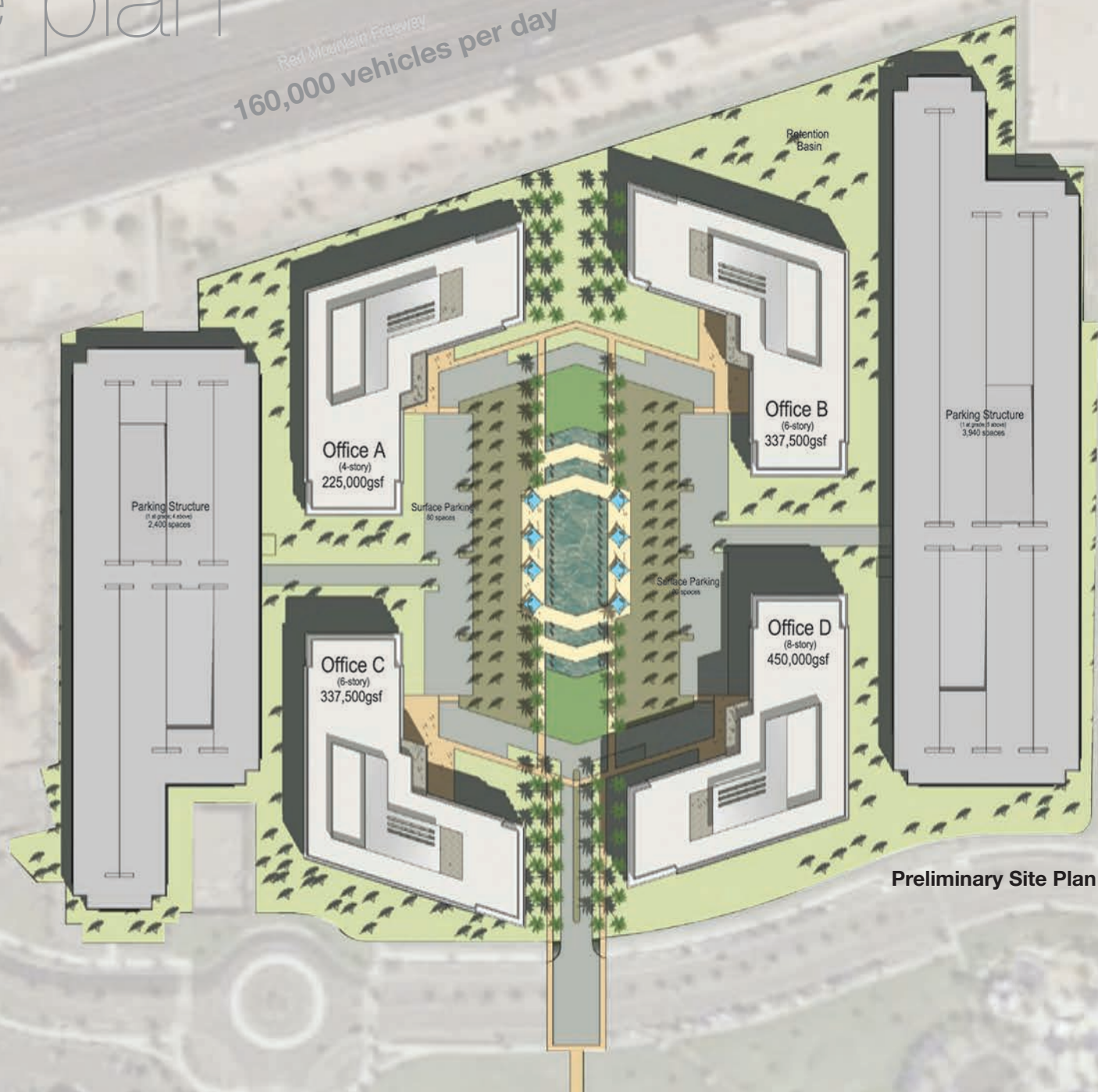


OFFICE C: 6 Story/ $\pm 337,500$ SF



OFFICE D: 8 Story/ $\pm 450,000$ SF

site plan



walk to...

SCOTTSDALE



SLOAN PARK
Spring Training home
to the Chicago Cubs



MESA SHERATON HOTEL directly across the street

202



DOBSON RD

RIO SALADO PARKWAY

BROADSTONE RIO SALADO Luxury
multi-family housing delivering Q3'19



101

TEMPE

MESA RIVERVIEW
±1.2 million square feet of
retail, restaurants and hospitality



RIVERVIEW PARK with lake, jogging/walking paths,
splash pads, playgrounds and grass fields



DOWNTOWN TEMPE*shops, dining, festivals, entertainment***ARIZONA STATE UNIVERSITY***The nation's sixth largest public university by enrollment***TEMPE TOWN LAKE***225-acre urban lake with fishing, light boating and abundant outdoor recreation***Close proximity to...****TEMPE MARKETPLACE***1,300,000-square-foot lifestyle center***RIO SALADO PARKWAY***Paved 12 miles following the Salt River and Tempe Town Lake*



VALLEYWIDE ACCESS

within minutes via the adjacent Loop 202 freeway with full-diamond interchange at Dobson Road

full-diamond interchange

DOBSON ROAD

MESA RIVERVIEW

CUBS WAY

RIVERVIEW LAKE and PARK

MESA SHERATON

BASS PRO SHOP is within walking distance at Mesa Riverview



MESA RIVERVIEW TENANTS INCLUDE:

STARBUCKS
 LA PLANCHA GRILL
 LOGAN'S ROADHOUSE
 CHILI'S
 CRACKER BARREL
 FAMOUS DAVE'S BBQ
 THE BRASS TAP
 RUBIOS
 PETER PIPER PIZZA
 OFFICE MAX
 LA FITNESS
 EL POLLO LOCO
 ARBY'S
 CHICK-FIL-A
 MCDONALDS
 "IHOB"
 TACO BELL
 PANDA EXPRESS
 VERIZON
 WINGSTOP



community profile

within a 30-minute radius

2017 Total Population
2,477,336

2017 Total Daytime Population
2,796,145

Median Age
35.7

33.7%
have a Bachelors
Degree or Higher

Average Household Income
\$79,026
Higher than both
State of Arizona (\$72,346) and
Phoenix MSA (\$77,596)

Housing Units Ownerships
49.6% Own
37.5% Rent

Median Home Value
\$238,257
\$17,762 higher than
the Phoenix MSA



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