UNION

PHASE I - ±225,000 SF
UP TO ±1.35M SF CAMPUS OPPORTUNITY

AT THE UNION OF TEMPE, SCOTTSDALE & SOUTHEAST VALLEY

CUSHMAN & WAKEFIELD

Goldman Sachs

LINCOLN PROPERTY COMPANY

HARVARD INVESTMENTS

AT A **GLANCE**

LARGE EFFICIENT FLOOR PLATES

FLOOR TO CEILING GLASS

14’ DECK HEIGHTS

6.0:1,000 PARKING

EXPOSURE

160,000 vehicles
per day on Loop 202

LOOP 202

Prominent Freeway visibility & signage

MODERN COLLABORATIVE LOBBY DESIGN

PHASE I
SITE PLAN

Phase I
Office A: ±225,000 SF

Typical Floor Plate:
±56,250 SF

WALKING AMENITIES

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

full-diamond interchange

Dobson Road

160,000 Cars Per Day

LOOP 202

MESA RIVERVIEW

RIVERVIEW LAKE and PARK

MESA SHERATON

MESA RIVERVIEW TENANTS INCLUDE:

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

PRELIMINARY
SITE PLAN

LOOP 202

±160,000 Cars Per Day

FEATURES

» **ACCESS** Freeway access at Loop 202/Dobson and Rio Salado/Loop 101.

» **SIGNAGE** Freeway 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 new Riverview Park, which includes Riverview Lake.

» **COLLABORATION** Site to feature outdoor gathering areas for employees.

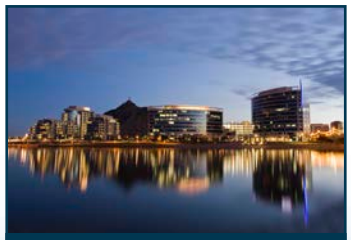
» **ENTERTAINMENT** Walking distance to Sloan Park, spring training home to the Chicago Cubs.

» **SHORT COMMUTE** 10 minutes or less from Sky Harbor International Airport and 5 minutes to Arizona State University.

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

ARIZONA STATE UNIVERSITY: The nation's sixth largest public university

DOWNTOWN TEMPE: Shops, dining, festivals, entertainment



TEMPE TOWN LAKE: 225-acre urban lake with fishing, light boating and abundant outdoor recreation

TEMPE MARKETPLACE: 1,300,000 square foot lifestyle center

RIO SALADO PATHWAY: 12 miles along the Salt River and Tempe Town Lake

Downtown Phoenix

Sky Harbor International Airport

DOWNTOWN TEMPE

ASU

TEMPE
1/4 Mile Away

LOOP 101

LOOP 202

Sheraton

UNION

Cubs Way

RIO SALADO PARKWAY

Dobson Road

MESA RIVERVIEW

SCOTTSDALE

SLOAN PARK: Spring Training home of the Chicago Cubs

MESA SHERATON HOTEL directly across the street

LOOP 202

DOBSON ROAD

LOOP 101

RIO SALADO PARKWAY

TEMPE

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

VALLEY METRO

Major bus routes near the site, with additional light rail lines within close proximity.

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

MESA RIVERVIEW: ±1.2 million SF of retail, restaurants and hospitality

UNIVERSITY DRIVE

Valley Metro Bus Stops

COMMUNITY PROFILE

within a 30-minute radius

2018 Total Population	2018 Total Daytime Population	Median Age	
2,474,173	2,781,847	36.1	36.5% have a Bachelors Degree or Higher

Average Household Income	Housing Units Ownerships	Median Home Value
$84,401 Higher than both State of Arizona ($76,255) and Phoenix MSA ($81,724)	50.8% OWN 37.1% RENT	$250,180 $19,543 higher than the Phoenix MSA

UNION

Exclusively represented by

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