

RIVERSIDE OFFICE PLAZA

FOR LEASE

1095 W. RIO SALADO | TEMPE, AZ 85281
SUITE A-203

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRADING
SERVICES



MICHAEL FELDMAN
480.294.6002
mfeldman@levrose.com

PROPERTY OVERVIEW

Location:	1095 W Rio Salado Parkway Ste A-203
Property Type:	Office
Available SF:	2,361 SF
Lease Rate:	\$24.00/SF NNN
Zoning:	GID, Tempe
Year Built:	2007

SITE FEATURES

- Class "A" office building
- 2006 construction
- Less than 2 miles from Sky Harbor
- Across from Tempe Center of the Arts
- Excellent access to Valley Freeways
- GID Zoning, City of Tempe



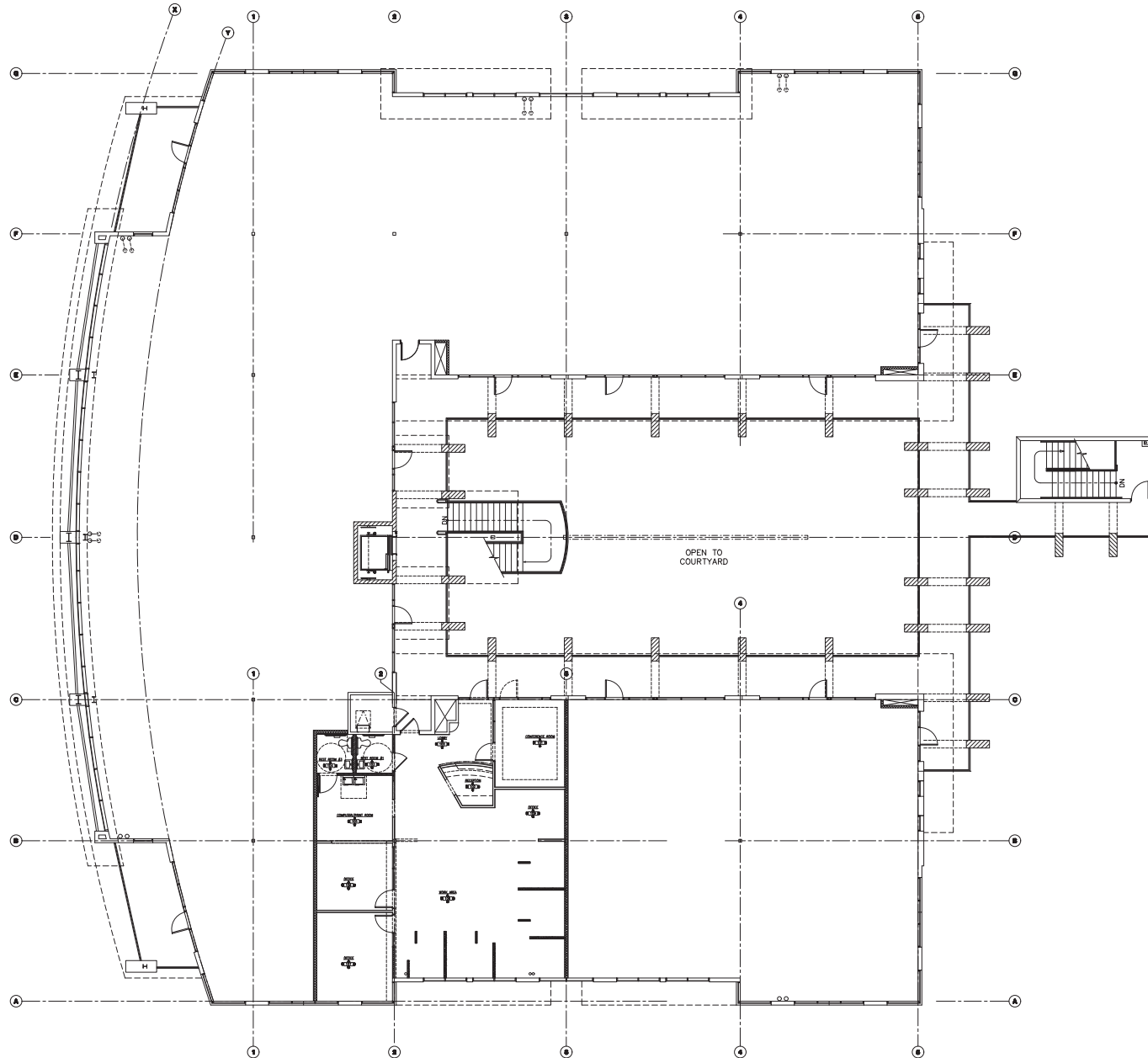
FLOOR PLAN



FLOOR PLAN



FLOOR PLAN





ARCADIA

CAMELBACK
MOUNTAIN

SCOTTSDALE

PAPAGO
PARK

1095
W Rio Salado Pkwy

THE GRAND

LOFTS AT
RIO SALADO

SKYWATER AT
TOWN LAKE

BRIDGEVIEW
CONDOMINIUMS

SALT
265 UNITS

LOOP
202

VELA APARTMENTS
290 UNITS

THE WATERMARK
TEMPE

ENCORE
ON FARMER
56 UNITS

HANOVER
MILL AVENUE
341 UNITS

WEST 6TH
375 UNITS

UNION TEMPE
407 UNITS

UNIVERSITY
TOWERS

UNIVERSITY
HOUSE

ASU

TOOKER HOUSE
429 UNITS

ARBORS AT 5TH
APARTMENTS

MANZANITA HALL
400 UNITS

E. UNIVERSITY DR

PALO VERDE
613 UNITS

SAN PABLO
RESIDENCE HALL

2,000+
PRESENT AND PROPOSED RESIDENTIAL
APARTMENTS AND CONDOMINIUMS
WITHIN RADIUS

202

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THE GRAND @ PAPAGO PARK

- Mixed-use development
- ±3.18 million SF
- Two planned hotels
- ±550-850 planned multifamily units
- Project broke ground April 2016

MARINA HEIGHTS

- Mixed-use development
- ±2.1 million SF
- ±40-60,000 SF retail space
- ±12,000 employees full build-out

THE WATERMARK

- Mixed-use development
- ±60,000 SF Class A office
- ±42,000 SF retail & restaurants
- ±350 multifamily units
- Proposed hotel with 170 rooms
- Project timeline:
 - > Phase I hotel & office space Q1 2018
 - > Phase II office & multifamily TBD

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PHOENIX RISING SOCCER COMPLEX

- ±15.8 Acre soccer stadium & training facility
- ±20,000 seating capacity
- Phoenix Rising – expected to be future MLS team

202

202

IDEA TEMPE

- ±185,759 SF biomedical research office
- Timeline: U/C (TBD)



LIBERTY CENTER @ RIO SALADO

- Mixed-use development
- ±3.18 million SF
- 2 planned hotels
- ±550-850 planned multifamily units
- Project broke ground April 2016

RIVERSIDE OFFICE PLAZA

UNIVERSITY DR



SLOAN PARK - WRIGLEYVILLE WEST

- Chicago Cubs Spring Training facility
- ±15,000 seating capacity
- 15 home games
- 2019 average attendance: 13,939

WHOLE FOODS 365

- U/C Q2 2019 delivery

143

RIO 2100

- Mixed-use development
- ±410,000 SF office
 - > Phase I ±105,000 SF (Complete)
 - > Phase II ±160,000 SF (U/C)
 - > Phase III ±145,000 SF (Complete)
- 3 hotels
 - > Homewood Suites ±121 rooms
 - > Hilton Garden Inn ±125 rooms
 - > Staybridge Suites ±105 rooms
- ±330 planned multifamily units
- Planned supporting retail & restaurants

HAYDEN FLOUR MILL REDEVELOPMENT

- Future commercial mixed-use ±150,000 SF
- Upscale-independent branded hotel with ±165 rooms
- ±30,000 SF boutique retail
- Timeline: TBD

MILL + RIO

- ±245,000 SF, ±240 room hotel, office, retail
- Timeline: Planned (TBD)

THE UNION

- Mixed-use development
- ±31,000 SF of retail space
- ±453 multifamily units
- Modern Brand Hotel ±215 rooms
- Delivery Q4 2019

60

SOUTHBANK @ TEMPE TOWN LAKE

- The Pier
 - > Mixed-use development
 - > ±17,000 SF retail, ±8,000 SF restaurants, 2 towers, 24 stories, ±586 apartments
 - > Timeline: U/C (TBD)
- Villas at South Bank
 - > Senior Housing: 1 tower, 17 stories, ±262 units
 - > Commercial building: 1 tower, 2 stories
 - > Timeline: Planned (TBD)
- Project 1
 - > Mixed-use development
 - > ±5,000 SF of retail, 1 tower, 6 stories, ±272 apartments
 - > Timeline: Proposed (TBD)
- Project 2
 - > Mixed-use development
 - > ±4,500 SF of retail, ±1,130 SF office, 1 tower, 5 stories, ±273 apartments
 - > Timeline: Proposed (TBD)

NOVUS INNOVATION CORRIDOR | CAPELLUS

- Mixed-use development
- ±7 million SF at build-out
- State-of-the-art NCAA athletics facilities
- 777 Tower @ NOVUS Phase 1 Office ±170,000 SF (U/C)
- Hyatt Place/Hyatt House Hotel with ±259 rooms broke ground April 2019 (U/C)

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Total Population:	12,744	116,386	358,336
2024 Population:	13,960	127,488	388,411
Pop Growth:	9.54%	9.54%	8.39%
Average Age:	31.30	31.30	34.10

MAJOR EMPLOYERS - TEMPE

Employer	# of Employees
Arizona State University	11,185
Maricopa Community Colleges	4,611
SRP	4,374
State Farm Insurance	4,000
Safeway Inc.	3,996
Wells Fargo	3,576
Freescale Semiconductor (Motorola)	3,000
Honeywell	3,000
American Airlines	2,537
Kyrene School District	2,401
Chase Manhattan Corporation	2,377



TEMPE TOWN LAKE

THE HEART OF A VIBRANT COMMUNITY



EVENTS AT THE LAKE

Tempe Town Lake hosts more than 100 events a year, ranging from athletic opportunities, like Ironman Arizona and the P.F. Chang's Rock 'N' Roll Marathon, to cultural offerings like Ballet Under the Stars.



LIGHT RAIL BRIDGE

Tempe believes that public transportation is crucial to a community. We are the only city in Arizona offering light rail from border to border and the only one with a light rail bridge.



HAYDEN FERRY LAKESIDE

Hayden Ferry Lakeside provides a nautical mile of mixed use development. A Hyatt Hotel is expected as part of the campus. More than a million square feet of development is located on Tempe Town Lake.



TEMPE CENTER FOR THE ARTS

Catch a play, a symphony performance, a Wednesday open mic night, or simply take a moment to stroll through the lobby of one of Arizona's most architecturally interesting buildings. This \$65 million performing arts center is home to many local performing arts troupes.



**MOST WALKABLE
CITY IN ARIZONA!**

**TEMPE TOWN LAKE
ONLY 7 MINUTES AWAY
FROM PROPERTY!**

2.7 MILLION ANNUAL
VISITORS TO
TEMPE TOWN LAKE



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