

777 TOWER

160,000 square feet of new office
space for lease located on University
and Rural in Tempe, Arizona

Delivering June 2020

NOVUS
Innovation Corridor

**University
Realty**

Advancing the Arizona State University Knowledge Enterprise

RYAN  **JLL**[®]

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777 S. Novus Place, Tempe

Situated at the geographic center of Greater Phoenix, 777 Tower offers 160,000 rentable square feet of new office space with 8,000 square feet of ground floor retail. Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University, 777 Tower is convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.



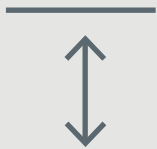
6 stories with 160,000 square feet of office space and 8,000 square feet of ground floor retail



On-site amenities



5:1,000 structured parking



10' finished ceiling height and 13'-6" floor to floor



Pursuing LEED V3 Silver Certification



Multiple fiber providers available

777 Tower at Novus (Building One)

6 stories

160,000 rentable square feet

8,000 square feet of retail on ground floor



Conceptual site plan



Office

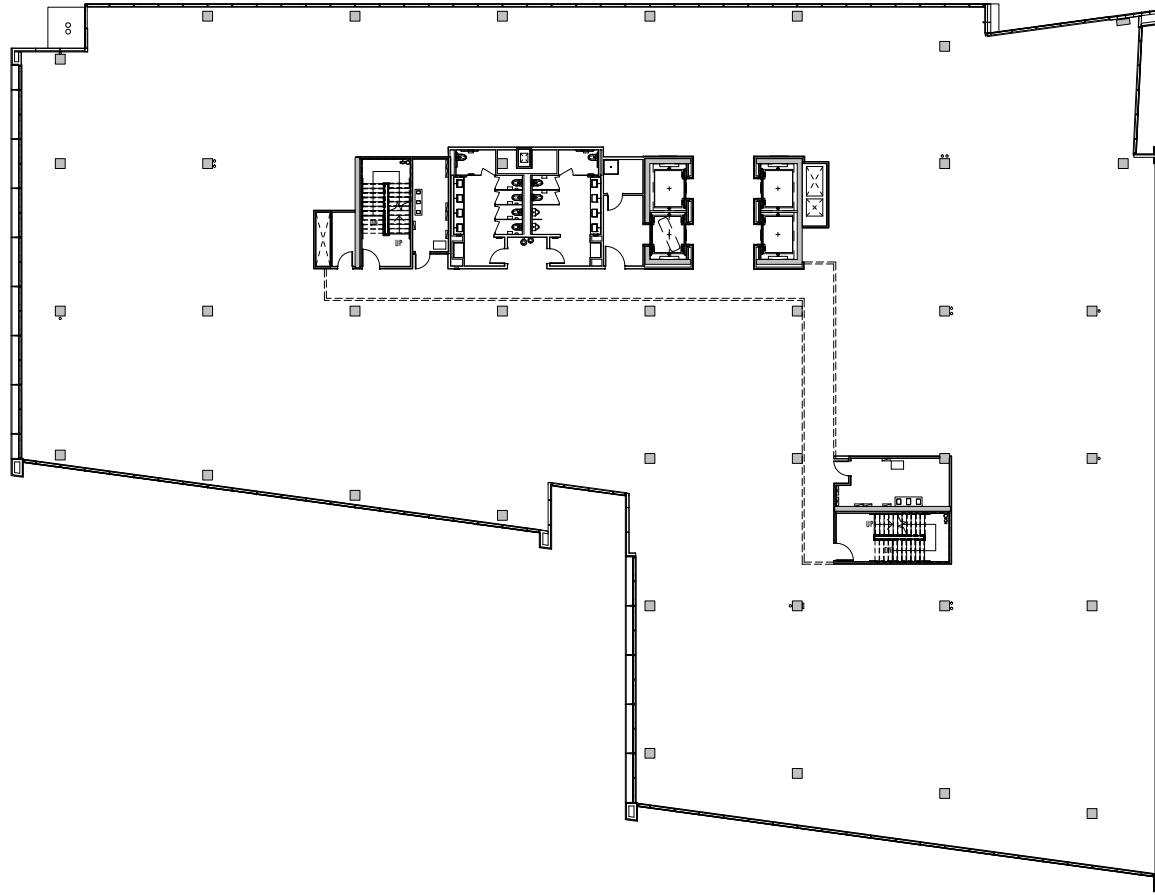


Future phases



Parking





Typical floor plan
27,500 square feet floor plates



Building signage opportunities



Expansion options



Great access via the Metro Lightrail





Centrally located on ASU's campus

#1 Most Innovative School in the U.S. from 2015-2019 by U.S. News & World Report



Corporate campus

777 Tower at Novus is the first of three office buildings in the corporate mixed-use campus



Light rail access

Centrally located in Tempe with light rail access across the street



Walkable amenities:



166

Restaurants within one mile of the 777 Tower



1,000,000+

Square feet of existing retail within one mile of the 777 Tower



10

Hotels within one mile of the 777 Tower



8,907

Existing residential units within one mile of the 777 Tower



Demographics

75% Millennials

Downtown Tempe has the highest Millennial population (75%) over any of Metro Phoenix's other urban communities. (Downtown Phoenix: 36%, South Scottsdale: 16%).

44%

of the total Metro Phoenix population can be reached within a 30-minute drive from the Rural Road and University Drive intersection.

60%

of the working population of Metro Phoenix is within a 20-minute commute.

NOVUS

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novusasu.com

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RYAN

JLL®

+1 602 282 6323
JLL.COM

JOHN BONNELL · DAVE SEEGER
BRETT ABRAMSON · MARK GUSTIN

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