

777 TOWER

at Novus Innovation Corridor®



777 S Novus Place Tempe, Arizona 85281

Jones Lang LaSalle Americas, Inc. License #: CO508577000



202



700 NOVUS PLACE

PARKING GARAGE

777TOWER
at Novus Innovation Corridor®

ISTB-7

FUTURE
OFFICE/RETAIL

Building Highlights

Address: 777 S Novus Place, Tempe, AZ 85281

Size: ±163,170 RSF

Stories: 6

Parking: 5:1,000

Completed: 2020

Ceiling Clear Height: 16'

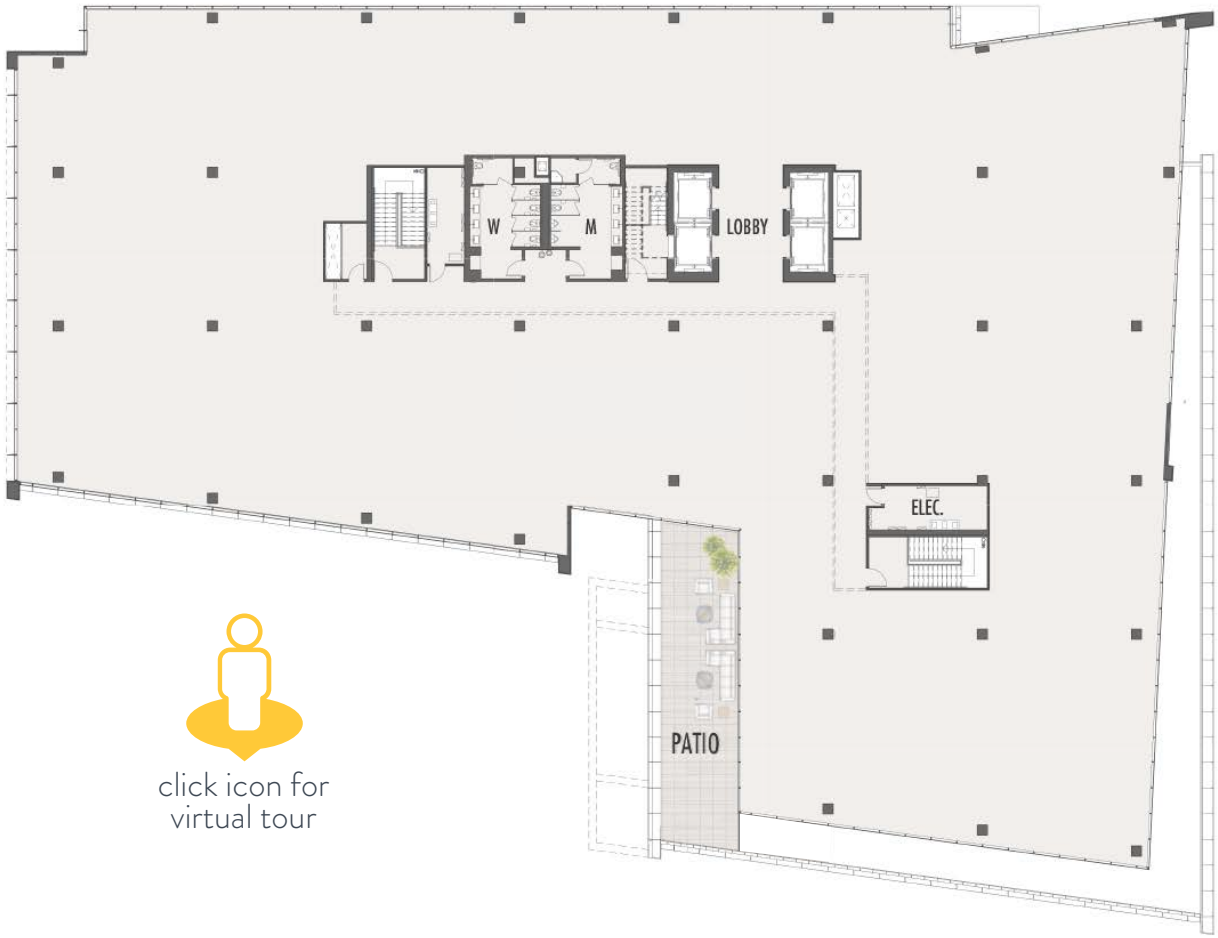
Average Floor Plates: ±30,000 SF

Retail: ±7,300 SF of on-site retail

Certifications: LEED® V.3 Gold & WiredScore Certified



Available Space



click icon for
virtual tour

6th Floor Plan



16' Clear height



±28,440 RSF



Private patio



Floor to ceiling
windows

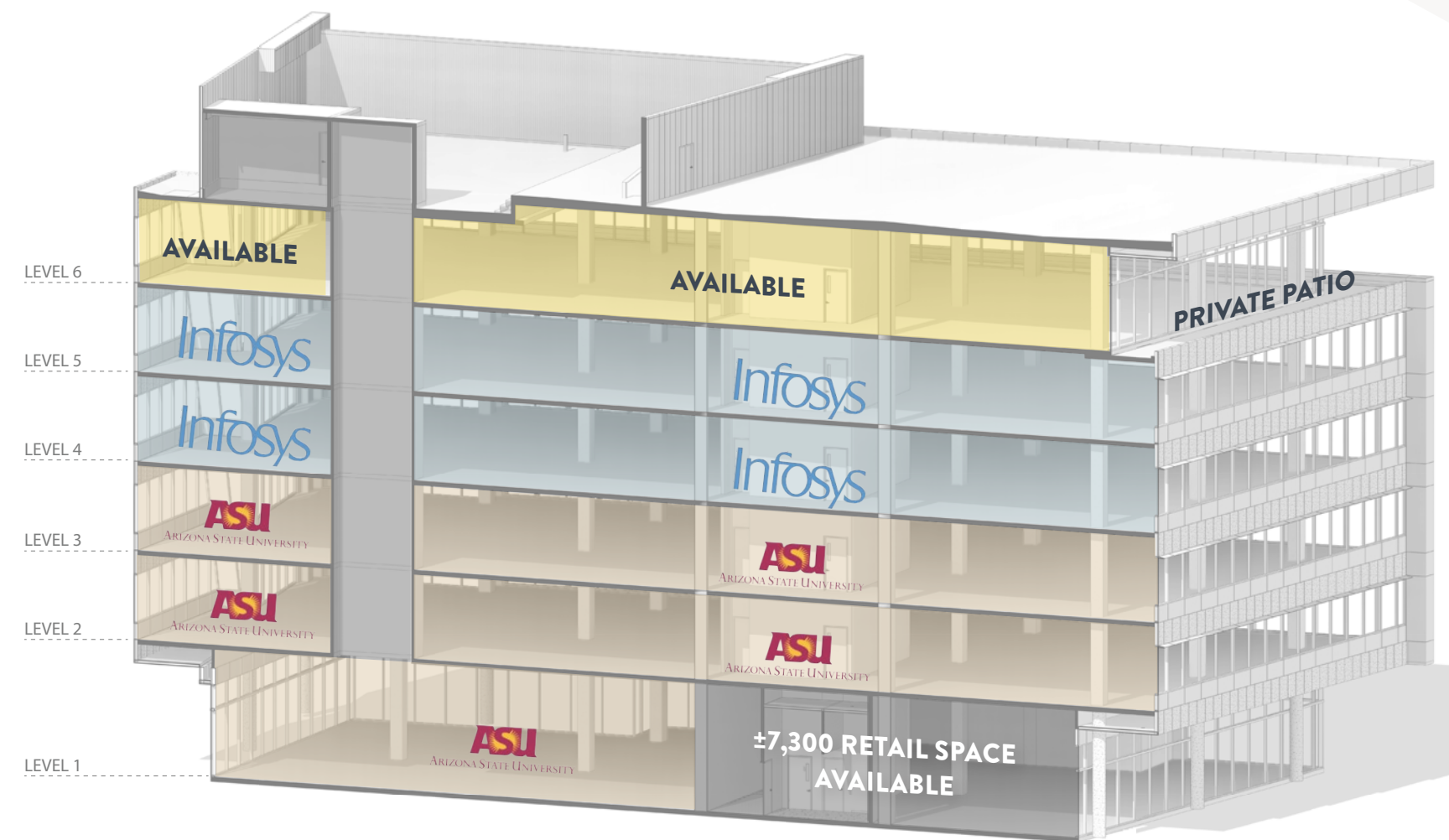


Tour space





How 777 TOWER is stacked





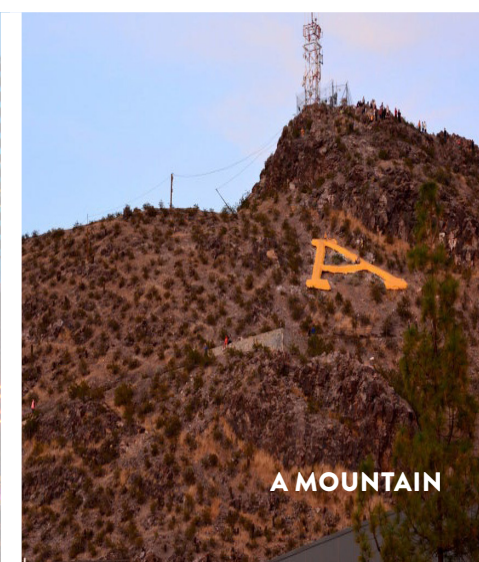
Part of a World-Class Innovation Zone

777 Tower is positioned within Novus Innovation Corridor®, a unique mixed-use public-private development on approximately 355 acres located at the northeast corner of Arizona State University's largest and first established campus. Novus® will include top-tier offices, restaurants, hotels and housing, with a neighborhood framework that includes pedestrian thoroughfares, street level retail, and outdoor space.

Centralized Location with Superior Accessibility

Located in the heart of Tempe, 777 Tower is surrounded by one of the nation's largest public university, an abundant mixture of shopping, restaurants, and cultural/entertainment venues. Tempe has an impressive average commute time of 20 minutes with its direct access to six of the Valley's freeways.





DEMOGRAPHIC PROFILE

WITHIN 30 MINUTES



1,570,016
POPULATION AGED 18+



1.34%
ANNUAL POPULATION
GROWTH RATE



35.8
MEDIAN AGE RATE



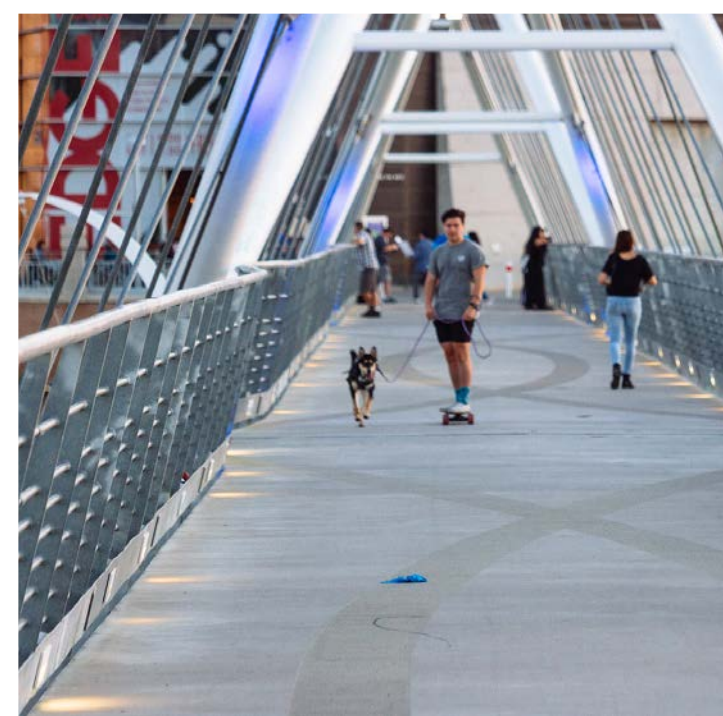
\$91,676
AVERAGE HOUSEHOLD
INCOME

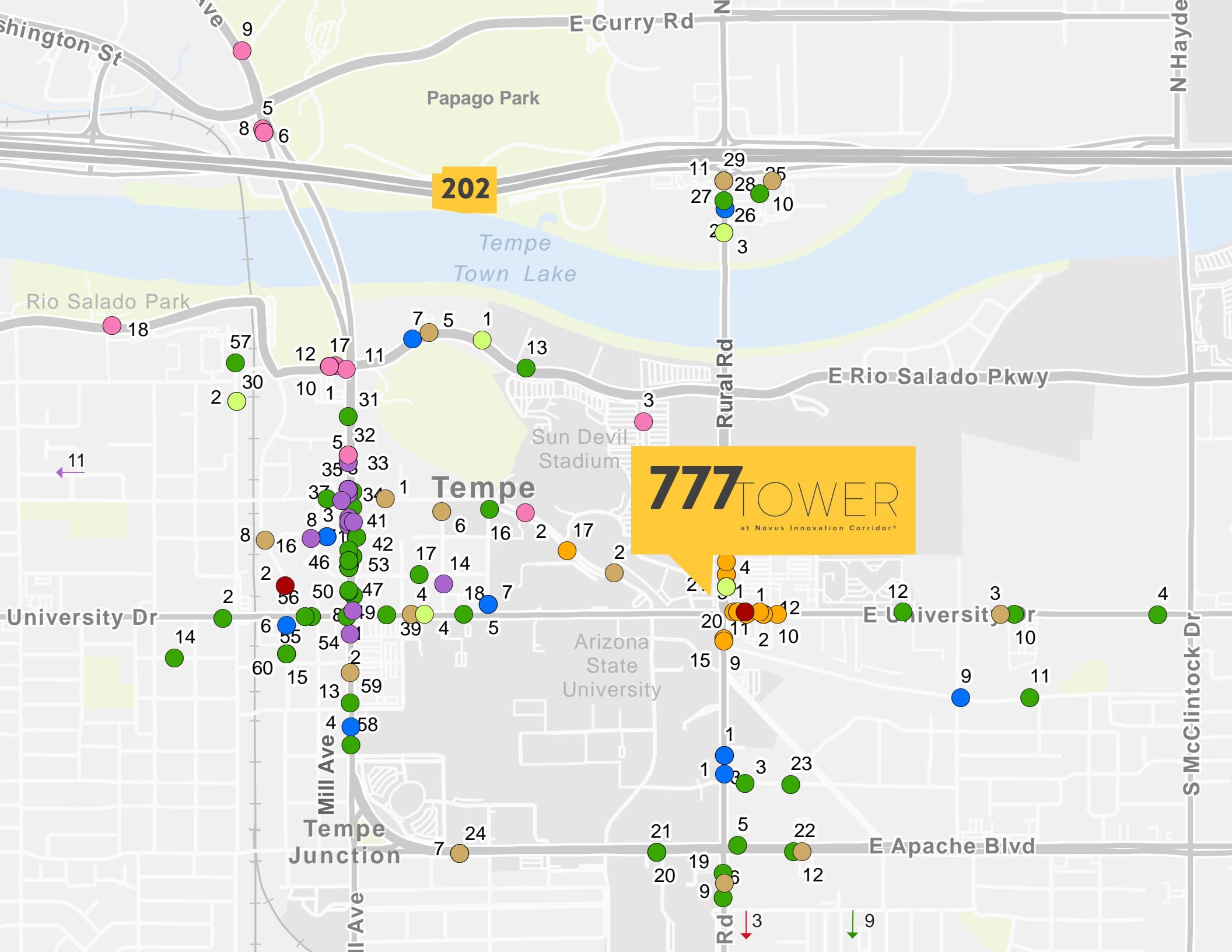


307,901 (23%)
BACHELOR'S DEGREE



184,465 (14%)
GRADUATE PROFESSIONAL
DEGREE





Area Amenities

Within Walking Distance:

Grocery

1. Trader Joe's

Restaurants

2. Raising Canes
3. Sushi 101
4. Einstein Bros
5. McAlister's Deli
6. Café Rio
7. Buffalo Wild Wings
8. BurgerFi
9. Gus's New York Pizza
10. D.P. Dough
11. Pho Nhat
12. Bindaas Indian Food
13. Burrito Express
14. Gangnam
15. Angry Shrimp Shack
16. Devil's Advocate Sports Grill
17. Crepe Club Café

Retail

18. FedEx
19. Floatology
20. Uni Nails
21. Supercuts
22. Blick Art Materials

Within One Mile:

Restaurants/Bars

1. The Halal Guys
2. Thai Basil
3. Dragon Flame Chinese
4. McDonald's
5. Taco Bell
6. Whataburger
7. Panda Express
8. Jack in the Box
9. Sonic
10. Chunk Cookies
11. Four Peaks Brewing
12. Chompie's Deli
13. Matt's Big Breakfast
14. Snooze, an A.M. Eatery
15. Casey Moore's Oyster House
16. The Bodhi
17. House of Tricks
18. Original ChopShop
19. Someburros
20. Dominos
21. Zoyo Neighborhood Yogurt
22. Pete's Fish & Chips
23. Hungry Howie's
24. The Normal Restaurant
25. In n Out Burger
26. Crumbl Cookies
27. Wingstop
28. WaBa Grill
29. Macayo's
30. Culinary Dropout
31. Loco Patron
32. Daily Jam
33. Caffee Boa
34. Fuzzy's Taco Shop
35. Desert Roots Kitchen
36. Cornish Pasty Co

37. Spinelli's Pizza
38. Sunbar Tempe
39. Shady Park
40. CASA Tempe
41. Low Key Piano Bar
42. Slices on Mill
43. El Hefe
44. Five Guys
45. Handlebar Tempe
46. Pita Pit
47. Zipps Sports Grill
48. Snakes and Lattes
49. Pedal Haus Brewery
50. Hot House of Tacos
51. Slickables Ice Cream
52. Fat Tuesday
53. Ike's Love and Sandwiches
54. Chick-fil-A
55. Blaze Pizza
56. First Watch
57. The Lodge Sasquatch Kitchen
58. Chipotle
59. Planet Sub
60. Casey Moore's

Coffee Shops

1. Dutch Bro's
2. Starbucks
3. Urban Boba Tea House
4. King Coffee
5. Cafetal Coffee
6. Cartel Coffee
7. Romancing the Bean
8. Snakes & Lattes
9. Infusion Coffee and Tea

Grocery Stores

1. Trader Joe's
2. Whole Foods
3. Safeway

Hotels

1. Tempe Mission Palms
2. Hyatt House
3. Tempest Hotel
4. Canopy by Hilton
5. AC Hotel
6. Residence Inn by Marriott
7. Graduate Hotel
8. Courtyard by Marriot
9. Moxy
10. Aloft
11. Best Western
12. Holiday Inn
13. University Inn

Retail

1. T-Mobile
2. CVS Pharmacy
3. Old Town Books
4. Lotions & Potions
5. The Shoe Mill
6. Pitaya
7. Urban Outfitters
8. Nowadays Creative Labs
9. The Flow Shop
10. Daily Rotation
11. Hackett House Gift Shop
12. Cactus Sports
13. Brio Jewelry
14. SpotRX Pharmacy
15. Candy Addict
16. Milk & Honey Store
17. Thirsty Dog 2 Go

Fitness

1. Mountainside Fitness
2. The Madison Tempe
3. F45 Training
4. Orangetheory
5. Ten Points

To Do

1. Tempe Town Lake
2. ASU Sporting Events
3. Hike A Mountain
4. Rolling Hills Golf Course
5. Marquee Theatre
6. Rio Salado Rowing Club
7. Tempe Beach Park
8. North Shore Beach
9. Papago Disc Golf Course
10. Ironman
11. Rock n Roll Marathon
12. Oktoberfest Tempe Town Beach
13. Tempe Festival of the Arts
14. Phoenix Zoo
15. Desert Botanical Garden
16. Baseball Spring Training Games
17. Papago Park
18. Tempe Center for the Arts

Unparalleled Access

- 777 Tower is well-served by the light rail system as well as the municipal public bus system.
- A light rail station is conveniently situated less than a five-minute walk from the Property at Rural Road just south of University Drive, that will connect to Novus® by way of a pedestrian bridge across University Drive near the light rail station.
- Bus stops are also nearby.





ASU
TEMPE, ARIZONA

1

IN INNOVATION

7

LARGEST PUBLIC
UNIVERSITIES IN
THE U.S.

51,858

STUDENTS ENROLLED
ON TEMPE CAMPUS

777 TOWER

at Novus Innovation Corridor®

Leasing

RYAN TIMPANI

Managing Director

T +1 602 282 6252

M +1 602 740 4119

ryan.timpani@am.jll.com

JOHN BONNELL

Managing Director

T +1 602 282 6256

M +1 602 717 1784

john.bonnell@am.jll.com



© 2021 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.