



NOVUS

Innovation Corridor



CATELLUS

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CATELLUS



INNOVATION FROM THE GROUND UP

355

ACRES
of commerce, urban
living and recreation

34K

NEW JOBS
within Novus
upon completion

5.4K

RESIDENTS
upon completion

1.25MM

POPULATION
within 10-mile
radius by 2023

940K

EMPLOYEES
within 10-mile
commute by 2023

Novus Innovation Corridor is one of the nation's most progressive urban mixed-use developments – located adjacent to ASU in Tempe, Arizona.

With more than 10 million square feet of opportunities throughout 355 acres strategically integrated with Arizona State University, Novus is defined by cutting-edge companies and partnerships. Nearly a quarter billion dollars in office, residential, hotel and retail development is already underway, with the current pipeline expected to grow this to three-quarter billion dollars in the next 12 - 18 months.

Novus Innovation Corridor provides the foundation today for bold, inspired visionaries to create engaging, remarkable places through world-class offices, residences, hotels, retail stores and restaurants.

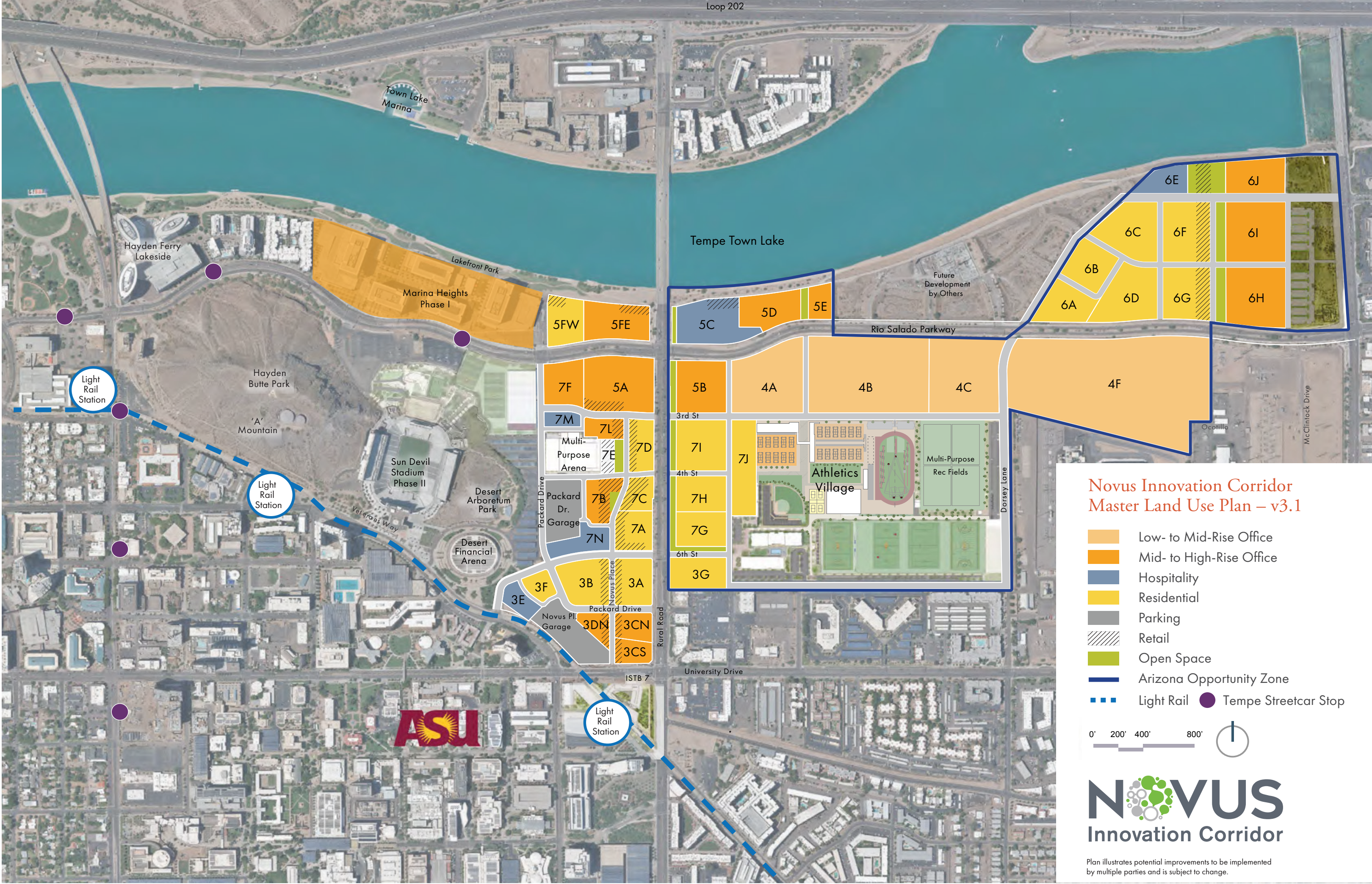
PROJECT HIGHLIGHTS

- Arizona's new premier corporate address – featuring 4 million square feet of high-rise, mid-rise and creative office space integrated into the Novus Live / Work / Play setting.
- Novus Place – a retail district nestled in the urban core of Novus with shopping, dining, entertainment and people-watching options.
- Shaded sidewalks, bike paths, urban parks and pedestrian promenades make Novus a fully walkable community.
- New, renovated and reinvented best-in-class ASU athletic venues expressly designed for shared community use.

THE NOVUS ADVANTAGE

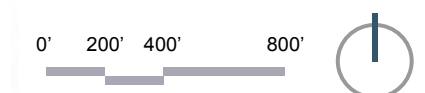
- Located in prestigious North Tempe, Novus is the largest urban commercial development opportunity in Arizona.
- All Novus sites east of Rural Road are in an Opportunity Zone, creating income tax advantages for qualified investments.
- ASU cultivates unparalleled access to talent, synergies and collaboration.
- ASU is the sole land owner, and the project is managed by renowned master developer, Catellus Development Corporation.
- Fully developed infrastructure systems are in place, and sites are “shovel ready.”
- Every site is zoned and entitled for all uses in the Novus Innovation Corridor Master Plan.
- A streamlined development review and approval process facilitates accelerating products and services to market.





Novus Innovation Corridor Master Land Use Plan – v3.1

- Low- to Mid-Rise Office
- Mid- to High-Rise Office
- Hospitality
- Residential
- Parking
- Retail
- Open Space
- Arizona Opportunity Zone
- Light Rail
- Tempe Streetcar Stop



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Plan illustrates potential improvements to be implemented by multiple parties and is subject to change.