

— RIO —
YARDS

CREATIVE CONNECTED CAMPUS

1337 E RIO SALADO PARKWAY, TEMPE, AZ



— RIO — YARDS

Rio Yards, located in the Novus Innovation Corridor adjacent to Arizona State University in Tempe, is the next generation office campus. This ±450,000 square foot project is designed for the modern user looking to create a special place that will elevate the work environment and productivity of their employees. This creative campus focuses on natural light, outdoor areas and well building features.

PROJECT HIGHLIGHTS



Three, 3-Story $\pm 150,000$ SF Buildings. Contiguous to $\pm 450,000$ SF



Potential Bridge Connections Between Buildings



Training Center



Fitness Center with Lockers



6:1,000 Parking



Outdoor Tenant Amenity Areas



Bike Parking Stations



Abundance of Natural Light

SITE PLAN



DORSEY ROAD

RIO SALADO PKWY

SURFACE PARKING

SURFACE PARKING

PLANNED
3 STORY OFFICE
 $\pm 150,000$ SF
BUILDING C

BUILDING B
PLANNED
3 STORY OFFICE
 $\pm 150,000$ S

BUILDING A
EXISTING
3 STORY OFFICE
 $\pm 150,000$ SF

EXISTING
4 LEVEL PARKING

PARK AMENITY AREA

PARK AMENITY AREA

PLANNED
4 LEVEL PARKING

PLANNED
4 LEVEL PARKING

ON-SITE AMENITIES



Fitness Center

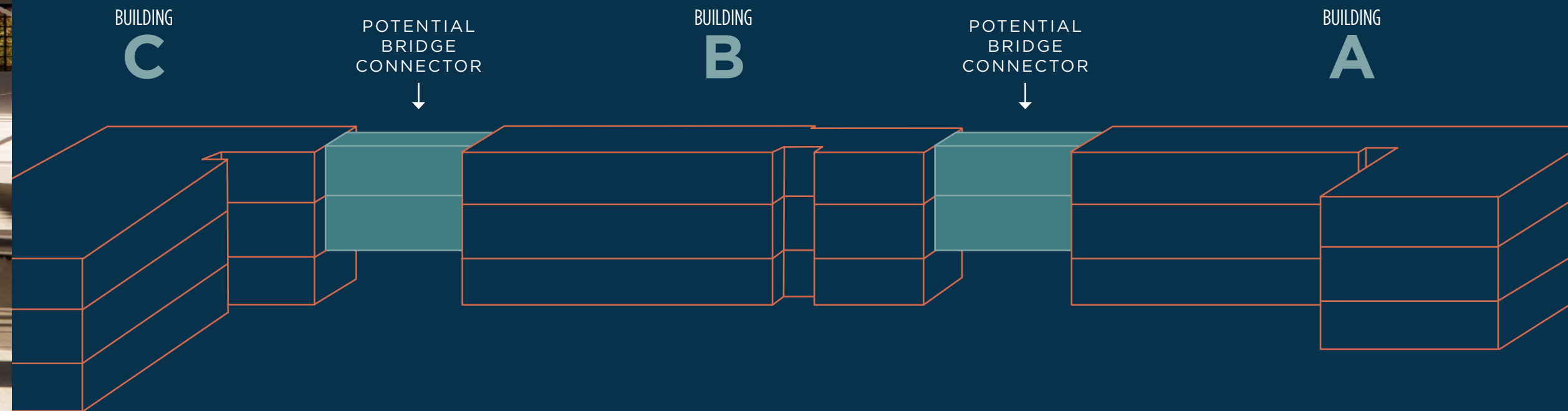


Training Center & Lockers



One Connected Campus

Rio Yards is uniquely designed to create a connected $\pm 450,000$ square foot campus. The potential “bridge connectors” provide the ability to join the desired buildings at the 2nd and 3rd story. This unique feature allows for tremendous growth flexibility.



GREEN SPACES AND MODERN DESIGN
PROVIDE FOR A PRODUCTIVE AND
COMFORTABLE WORK EXPERIENCE

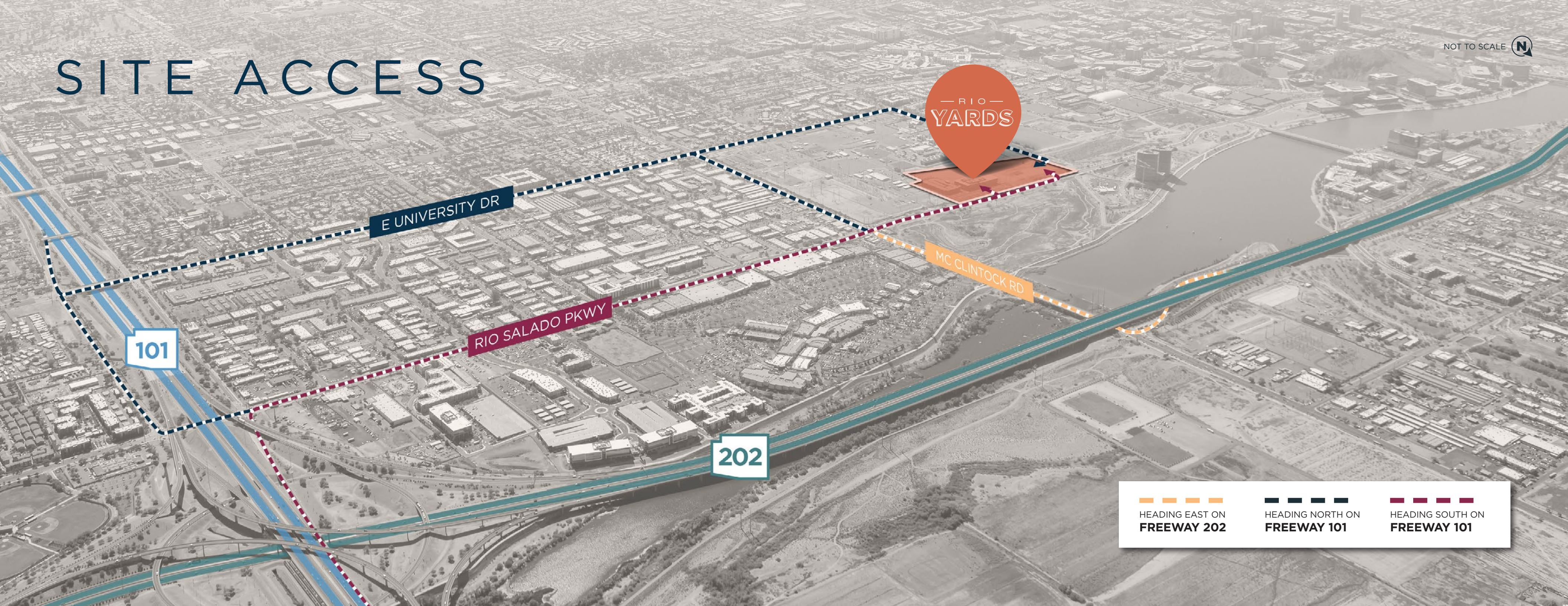


LOCATION



SITE ACCESS

NOT TO SCALE 



HEADING EAST ON
FREEWAY 202

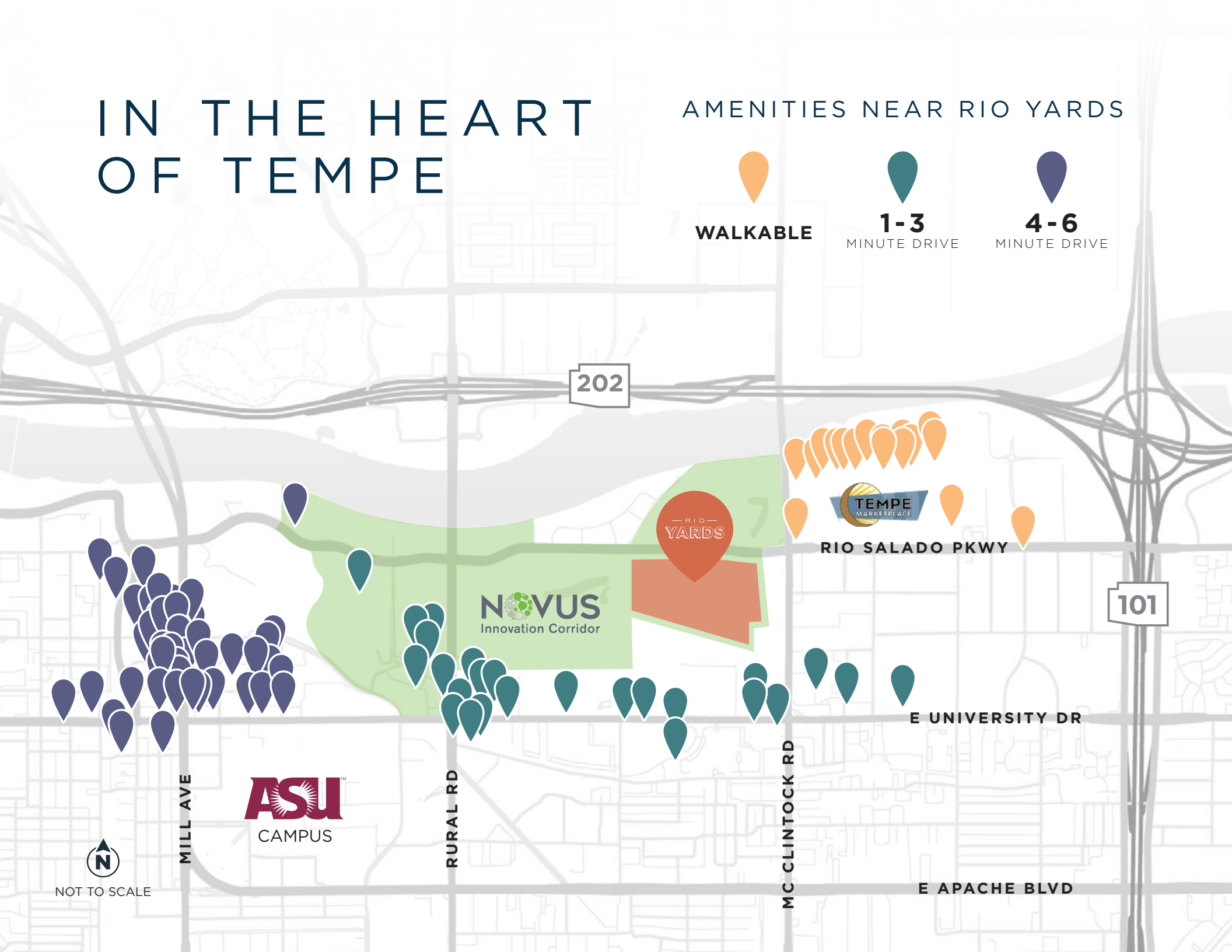
HEADING NORTH ON
FREEWAY 101

HEADING SOUTH ON
FREEWAY 101

IN THE HEART OF TEMPE

AMENITIES NEAR RIO YARDS

- **WALKABLE**
- **1-3**
MINUTE DRIVE
- **4-6**
MINUTE DRIVE



AMENITIES NEARBY

WALKABLE

RESTAURANTS

- Portillo's Hot Dogs
- California Pizza Kitchen
- Chipotle Mexican Grill
- It's All Greek To Me
- Bar Louie
- Noodles and Company
- Mad Greens
- Cold Stone Creamery
- Smashburger
- Genghis Grill
- Yogis Grill
- Lucille's Smokehouse Bar-B-Que
- Mojo Yogurt
- Gen Korean BBQ House
- Kabuki Japanese Restaurant
- Thirsty Lion
- Barrio Queen
- Mod Pizza
- King's Fish House
- The Keg
- Red Robin
- Spinatos

ENTERTAINMENT

- Harkins Theaters Tempe Marketplace 16
- Dave & Buster's

1-3 MINUTE DRIVE

RESTAURANTS

- Blanco Taco Cocina + Cantina
- Flower Child
- North Italia
- McDonald's
- Social Hall
- Wienerschnitzel
- The Human Bean Tempe
- Salut Kitchen Bar
- Chompie's
- Raising Cane's
- Pastries 'N' Chaat
- Sushi 101 Bar & Grill
- Republic Ramen
- Subway
- Original Geno's

RETAIL/SERVICES

- CrossFit Tempe

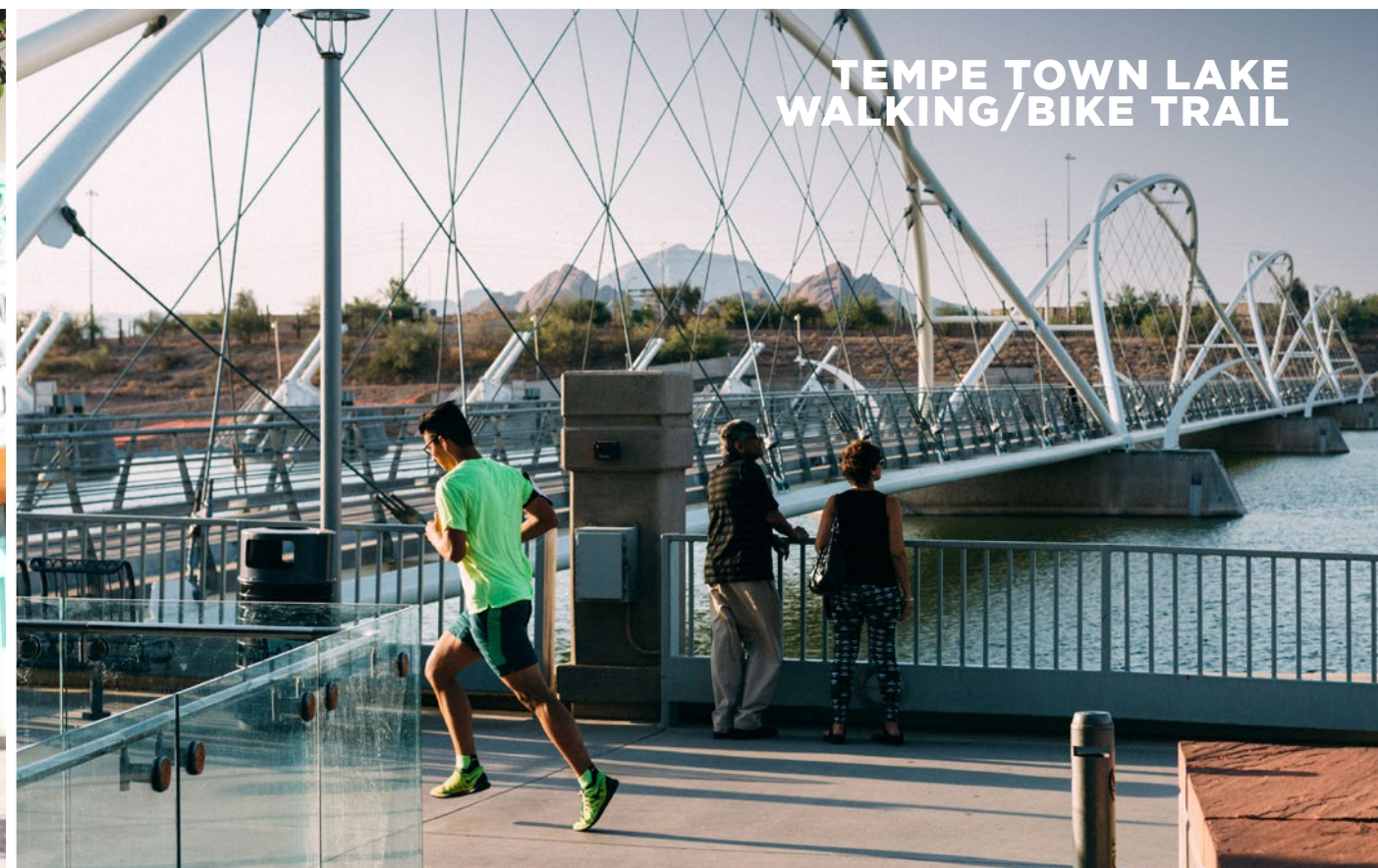
BARS/NIGHTLIFE

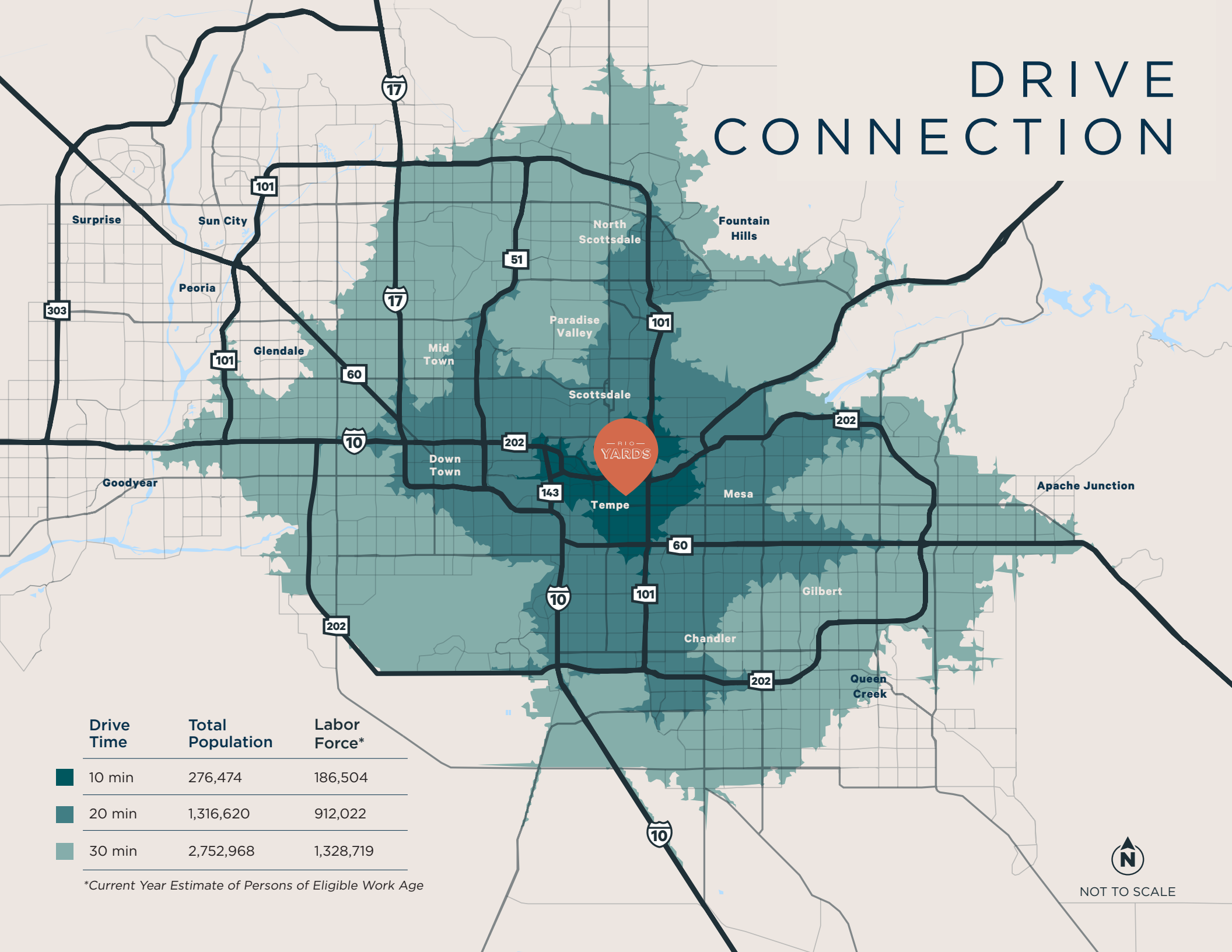
- Four Peaks Brewing Company
- Devil's Advocate Sports Grill

ENTERTAINMENT

- Mountain America Stadium
- Sun Devil Stadium
- Desert Financial Arena
- ASU Multi-Purpose Arena
- Mullet Arena

90 RESTAURANTS &
27 BARS/NIGHTLIFE
**WITHIN 6
MINUTES.**





Tempe is home to many of Arizona’s most prestigious and growing corporations.

RIO YARDS IS TEMPE



TEMPE

MOST WALKABLE
CITY IN ARIZONA

- Walkscore.com

TEMPE 7TH

7TH BEST
DOWNTOWN
IN U.S.

- Livability



TEMPE IS RANKED
30TH **BEST CITY FOR
NEW GRADS.**

- Infogram

#7



AFFORDABLE
TOP TECH TOWN

- Realtor.com



TEMPE IS NAMED A
BICYCLE FRIENDLY
COMMUNITY

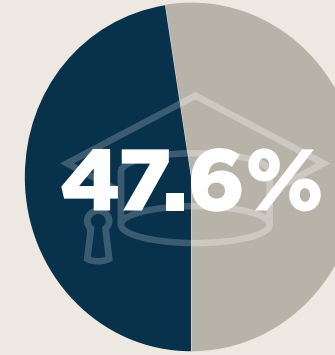
- League of American Bicyclists



THE TEMPE
AVERAGE RESIDENT
AGE IS **28.1**

- ESRI

AND TEMPE IS AWESOME



OF THE POPULATION
IN TEMPE HAS
A BACHELOR'S
DEGREE OR HIGHER.

- ESRI

TEMPE #1

SHORTEST
COMMUTE TIME
IN ARIZONA

- Tempe.gov



TEMPE

TOP 20 CITIES IN
US FOR LIVE MUSIC

- WClickitTicket



2.6 MILLION

POPULATION WITHIN
30 MINUTE COMMUTE.

- ESRI

#5

TEMPE IS #5 BEST
CITY TO START
A CAREER.

- WalletHub



10 MINUTES
FROM SKY HARBOR
AIRPORT



NOVUS IS THE ONLY
PROJECT IN AZ WITH
A LEED-ND GOLD
CERTIFICATION



Arizona State University is one of the largest public universities in the United States with over 110,000 students enrolled. It was named the #1 most innovative school in the country eight years in a row by U.S. News & World Report. ASU is also in the top 1 percent of the world's most prestigious universities, according to 2018 rankings announced by Times Higher Education.

20,000+

Next-generation leaders and master learners graduate every year

#1

Most innovative in the U.S.; 8 consecutive years, ahead of Stanford and MIT

— U.S. News & World Report, five years, 2016-2023

#1

in the world for global management, **Thunderbird Global Management Degree.**

— Times Higher Education and Wall Street Journal

#1 & #2

in U.S. in the World

for global impact in research, outreach and stewardship

— Times Higher Education, 2022

#1 & #2

in U.S. in the World

for sustainable practices

— Sustainability Tracking Assessment & Rating System, 2023

Advantage of Rio Yards being in the

NOVUS Innovation Corridor

PROXIMITY TO CAMPUS

Location matters. Locating at Novus provides direct access to students, faculty and staff at ASU.

TECHNOLOGY CENTER

Join an existing technology community that includes the likes of Dell Technologies, Infosys, Amazon Web Services and many others.

FLEXIBILITY

Novus offer companies the opportunity to grow and expand as needed with a wide variety of space options.

SERVICES

As a tenant within Novus you unlock the potential of a wide variety of services and opportunities with ASU.



WENTWORTH

Wentworth Property Company is a fully-integrated, industry-leading commercial real estate company with proven experience in development, acquisitions and management. A Phoenix-based company, Wentworth has a national presence through its developments in numerous states.

- Local decision makers
- Comprehensive development team
- Proven track record in Tempe
- Creative and complex execution

DISCOVERY BUSINESS CAMPUS



THE ALAMEDA



TERRA VERDE



— R I O — YARDS

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CBRE



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