

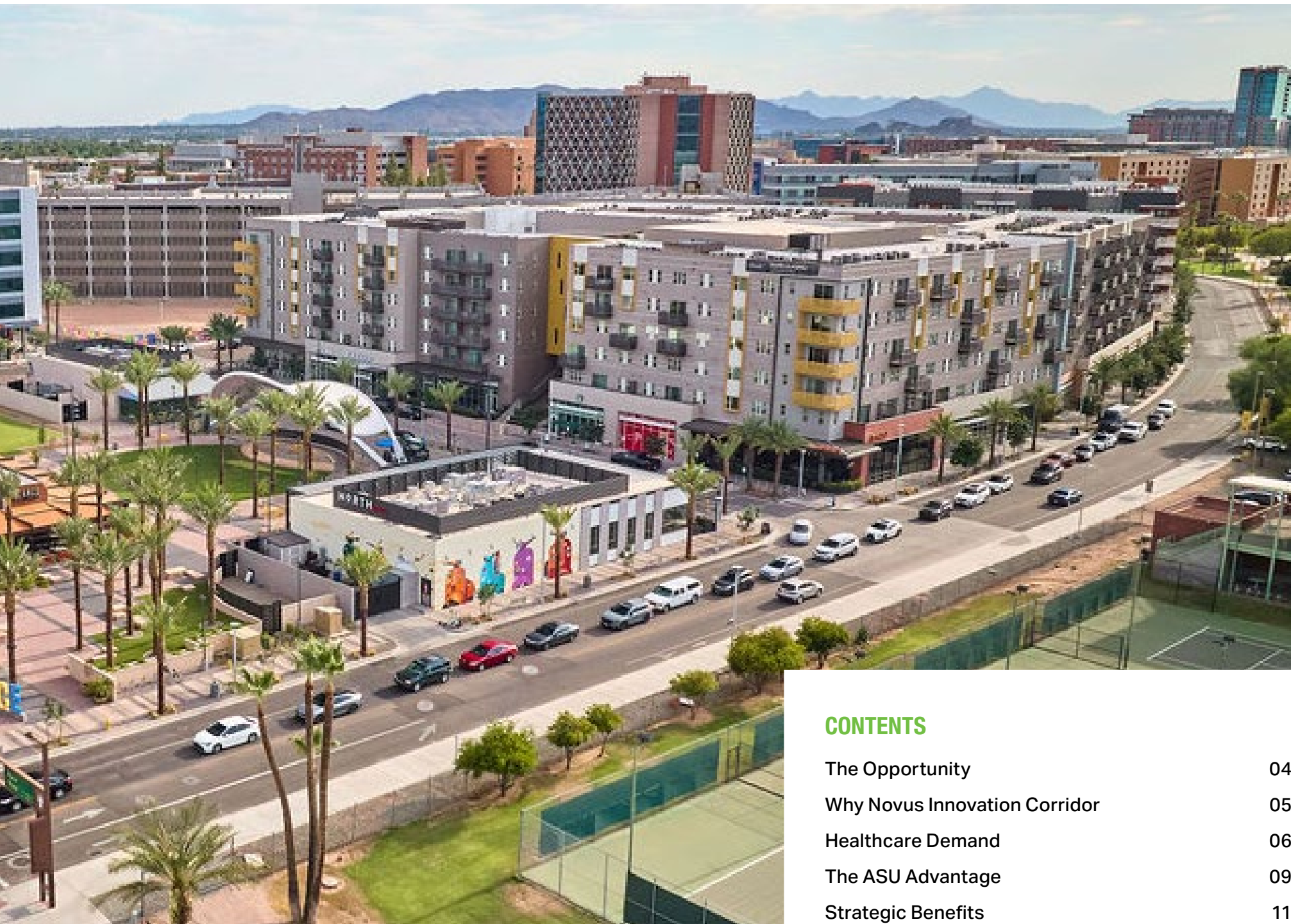


An Academically Driven Healthcare Enterprise

OUR MISSION

Novus Innovation Corridor aims to deliver next-generation care and specialty services in a purpose-built, university setting — to be a place where clinical excellence, talent pipelines and innovation converge into one powerful enterprise.





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THE OPPORTUNITY

A Flagship Healthcare Destination

Just steps away from Arizona State University's (ASU) venues and the vibrant Novus Place retail district, Parcel 4A at Novus Innovation Corridor offers the scale, visibility and connectivity to deliver all levels of healthcare and surgery in an innovative, high-amenity environment.

ABOUT PARCEL 4A

±6.54 acres in the heart of Novus Innovation Corridor
— an amenity-rich, mixed-use district

Potential uses: outpatient, specialty services,
ambulatory surgery, imaging/diagnostics, wellness

Immediate adjacency to ASU athletics village and
Novus Place entertainment district



Unmatched Patient and Workforce Access

As the district scales, it will deliver the critical ingredients for high-performing healthcare: population density, convenience and sustained foot traffic — plus seamless access to ASU's talent and research.

355
acres at full
build-out

±275K
SF of retail & entertainment

10M+
SF mixed-use development

±6.5M
SF of Class
A office

±4,100
planned
residences

1000+
hotel
rooms

±940K
Employed within 10 miles
Companies like State
ns, Salt River Project
aryana and ASU

\$4.6B
economic output
per year

110,741
population within a
10-minute drive



Poised for Growth

Across nearly every service line, the Tempe-Novus catchment shows strong, sustained growth in outpatient volumes over the next decade — particularly in cardiology, ortho, ophthalmology, dermatology, vascular, PT/rehab and other specialty groups, priming it to become a booming enterprise for healthcare.

OUTPATIENT VOLUME GROWTH

2.2M
Current Demand

2.5M
5 Year
Projected Volume

2.8M
10 Year
Projected Volume

ZERO

New out-patient medical
buildings have been
delivered in the last

15 years



DEMAND DRIVERS



Paired with regional population gains and a maturing 35–64 cohort, Parcel 4A is ideally positioned to absorb and accelerate clinical growth.

Rapid population expansion through 2030–2050 with an expected 1,300 residential units delivering in 2026 at Shorehaven and The Pier



Dense daytime workforce and student population



Year-round events, athletics, foot & bike path and tourism powering foot traffic and awareness



Convenient multi-modal access for patients, staff and physicians



A new foot & bike path will increase traffic directly in front of Parcel 4A.



The Pier will feature 587 residential apartments.



Shorehaven will feature 724 luxury residential apartments.

Direct Integration with a Nationally Scaled Healthcare Enterprise

The Novus Innovation Corridor leverages Arizona State University’s proximity, scale, and expertise to drive innovation in health education, diagnostics, engineering, and data science.

ARIZONA STATE UNIVERSITY HEALTH AT A GLANCE

LEARNERS & SCALE

- 50M+ annual learners engaged
- 194,000+ enrolled students
- 7,000+ student enrolled in the College of Health Solutions
- 1,000+ community partners

PROGRAMS & PIPELINES

- Nursing
- Public health
- Biomedical diagnostics
- Medical laboratory science
- Computational life sciences
- Health Observatory & School of Technology for Public Health
- John Shufeldt School of Medicine and Medical Engineering opening August 2026

INNOVATION & CONVENING

- National Diagnostics Summit
- AI-enabled decision tools
- Industry partnerships

STATEWIDE SOLUTION

- Integrates medicine, nursing, public health, engineering, data science, and community partnerships to improve access, outcomes and efficiencies across Arizona

WHAT THIS MEANS FOR CARE DELIVERY

TALENT PIPELINE

- Ready access to clinicians, technologists, and data talent

RESEARCH COLLABORATION

- Diagnostics
- Precision health
- Immune intelligence
- Applied projects

WORKFORCE DEVELOPMENT

- Upskilling/reskilling programs integrated with clinical operations

BRAND VISIBILITY

- Alignment with a nationally recognized innovation leader

Unbridled Access to the ASU Enterprise



158,000+

students enrolled across
ASU campuses

27,000

total
employees

RANKED 37TH

Total Research Expenditures

9-MINUTE

drive to Sky Harbor
International Airport

8

specialized event venues
across all campuses

313,798

ASU graduates employed within
Arizona

STRATEGIC BENEFITS

How Practices and Hospitals Win at the Novus Innovation Corridor

ASU's John Shufeldt School of Medicine and Medical Engineering opening August 2026



ACADEMIC INTEGRATION

Pipeline for clinicians, allied health and diagnostics talent



MARKET ACCESS

High visibility to residents, students, athletes and visiting families



RECRUITMENT POWER

Walkable amenities and ASU affinity accelerate hiring and retention



PATIENT EXPERIENCE

Seamless access, parking, retail and lifestyle amenities



GROWTH CAPACITY

Expandable program and phased development potential



INNOVATION BRAND

Position your system inside Arizona's most visible innovation district

KEY BENEFITS FOR PRACTICE/HOSPITAL:

Ambulatory Surgery Center (ASC):

Efficient, patient-centric surgical platform

Physical Therapy & Rehab:

Proximity to sports venues, wellness corridors and pedestrian flow

Outpatient & Specialty Clinics:

Multi-disciplinary care floors; flexible clinic modules

Diagnostics & Imaging:

Integrated access supporting same-day care pathways

Structured Parking:

Right-sized for clinical peak loads; wayfinding and patient convenience

Ground-Floor Activation:

Retail, food and amenity mix to enhance patient and staff experience

Education & Collaboration Zones:

Simulation, lecture and co-work spaces for programming



IMPLEMENTATION PATH: FROM VISION TO OPENING DAY

PROGRAM ALIGNMENT:

Confirm service lines, volumes and ASC requirements

PARTNERSHIP FRAMEWORK:

Define academic collaboration, rotations and research touchpoints

DESIGN & ENTITLEMENTS:

Optimize patient flow, staff efficiency and retail adjacency

DELIVERY & OPERATIONS:

Phase construction to meet market demand and brand milestones

LAUNCH & GROWTH:

Open with marquee specialties, then scale clinics and services

Become a part of the region's most innovative healthcare enterprise.

CONTACT FOR LEASING:



Vince Femiano
Managing Director

vince.femiano@transwestern.com
602-791-3310

Kathleen Morgan
Managing Director

kathleen.morgan@transwestern.com
602-809-1048

Kevin Smigiel
Vice President

kevin.smigiel@transwestern.com
602-550-9295

