

An aerial photograph of a city street corner, likely in Los Angeles, showing modern multi-story buildings, a bus, cars, and a large white logo overlaid on the image. The logo consists of a stylized 'C' made of nested squares followed by the word 'CORNERSTONE' in a bold, sans-serif font.

CORNERSTONE



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PROPERTY OVERVIEW

In the Southeast Valley, Cornerstone serves Tempe, a continually growing area with over 1 million residents within a 10-mile radius. The greater Phoenix-Mesa-Chandler MSA, which boasts over 5 million residents, is ranked the 10th largest Metropolitan Area in the United States.

Cornerstone is strategically located in the heart of Tempe, where over 200,000 people work and more than 80,000 on-campus students attend Arizona State University's Tempe Campus. The campus, which the largest campus by population in the country, is located across the street from Cornerstone with the football stadium, basketball arena, auditorium, and colleges all within a conveniently short walking distance away.

SitesUSA, 2024 | Fox10Phoenix.com

CORNERSTONE



AREA OVERVIEW



Dense Population

The City of Phoenix is the 5th largest U.S. city by population with over 1.6 million residents. The greater Phoenix-Mesa-Chandler MSA is home to +5 million residents earning it a spot on the list of top 10 largest MSA's in the U.S.



Technology Hub

Approximately 20% of both the jobs and companies in Tempe are tech-related with tech giants such as Honeywell, Microsoft, Amazon, Align Technologies, Robinhood, and Carvana having a footprint in the city.



Convenient Access

Cornerstone is a ±10-minute drive from Phoenix Sky Harbor Airport, one of the busiest airport in the U.S., as Phoenix welcomed over 46 million visitors in 2023. Furthermore, the immediate area is reachable via Valley Metro Light Rail, Tempe Streetcar, and commuter bus stop.



New Developments

Northwest of Cornerstone are two major mixed-use development projects: soon-to-be sustainable urban district, The Novus Innovation Corridor; and the Valley's first multimodal site, Tempe Depot, featuring a dynamic mix of retail, restaurants, Class A office, and hotel.

TEMPE KEY INDUSTRIES

Advanced Business Services and Technology

Honeywell	Edward Jones
ADP	KPMG
Microsoft	Silicon Valley Financial Services
Freedom Financial	L3Communications
Wells Fargo	Amazon
State Farm	Netsian Technologies Group
Chase	Carvana
Bank of the West	Align Technology
Allstate	Robinhood
Norton Lifelock	Insight
Go Daddy	

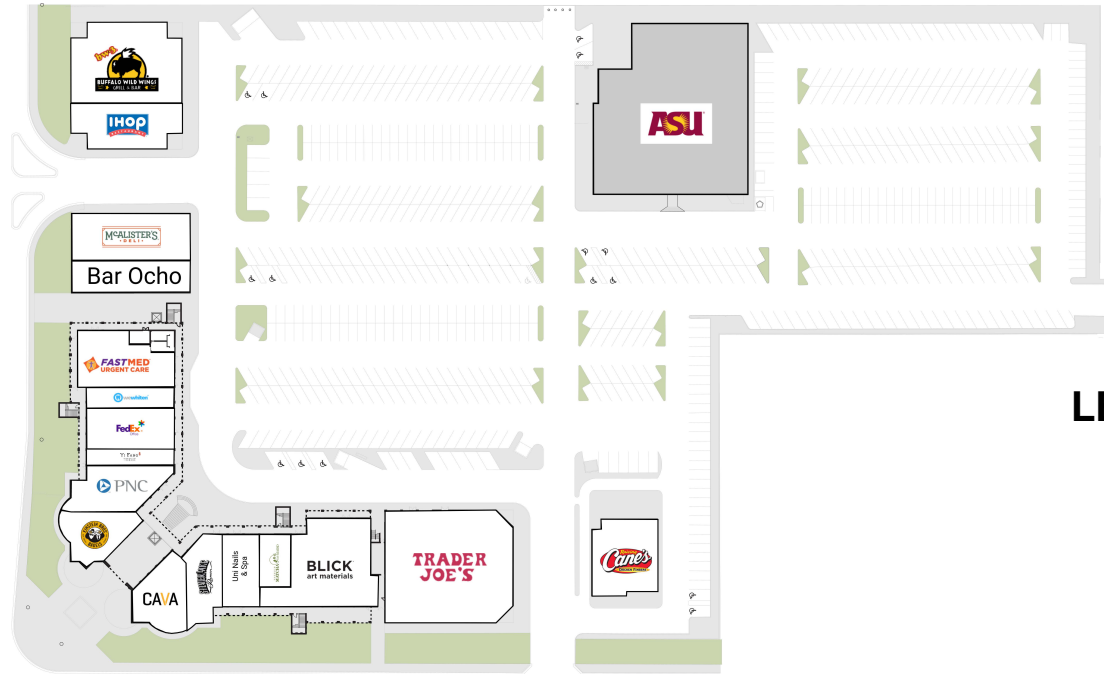
Advanced Manufacturing, Healthcare, and Biotechnology

Medtronic	Beckton Dickinson
First Solar	Cranial Technologies
Microchip Technology	Cigna Healthcare of Arizona
ASML	Tempe St. Luke's Hospital
Curtiss Wright Controls	Sonora Quest Laboratories
Paradigm Precision	Express Scripts
Rockford Corporation	Medtronic

Tempe.gov | Adobe Stock

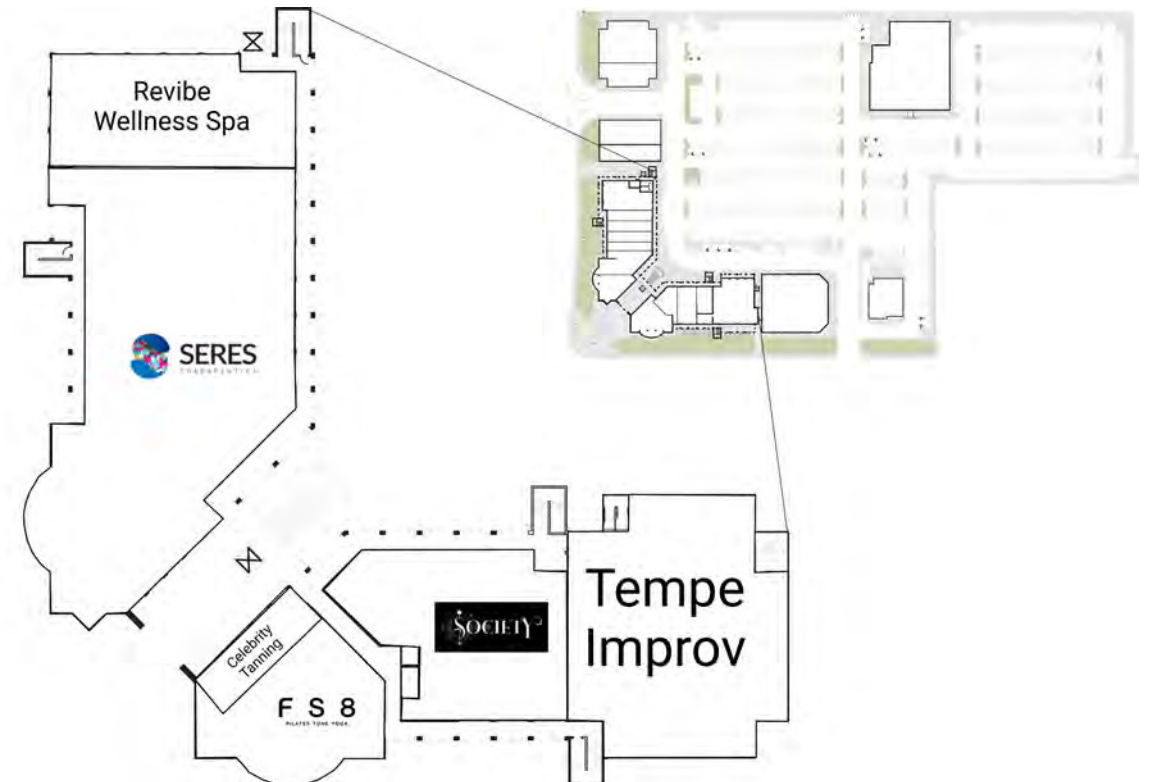


AVAILABLE OFFICE SPACE



< LEVEL 1

LEVEL 2 >



CENTER OVERVIEW





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