



TEMPE
DEPOT





Location with unparalleled access

- 319,410 SF of Office Space
- Historic Depot Train Station
- Multiple retail and restaurants onsite
- Floors 2-7 parking garage; 3 city owned parking garages nearby
- Robust valet parking operation
- Easy access to Valley Freeway System
- Unique walkability to numerous restaurants along Mill Avenue and more
- Tenant signage visible to Loop 202 Freeway

The only project in Tempe to have:

-  Adjacent to light rail stop
-  Hilton Hotel – 280 rooms available
-  8th floor amenity deck with outdoor garden and Tempe skyline views
-  Tempe Streetcar stop onsite
-  10 minutes to Sky Harbor International Airport

Within walking distance to:

-  Tempe Town Lake
-  Restaurants
-  Nightlife
-  Retail
-  Outdoor walking & hiking trails
-  ASU Campus



Office Overview

Address: **300 S Ash Avenue
Tempe, AZ 85281**

Number of Floors: **10**

Total RSF: **319,410 RSF**

Floor 8 (Sky Lobby Level): **25,813 RSF**

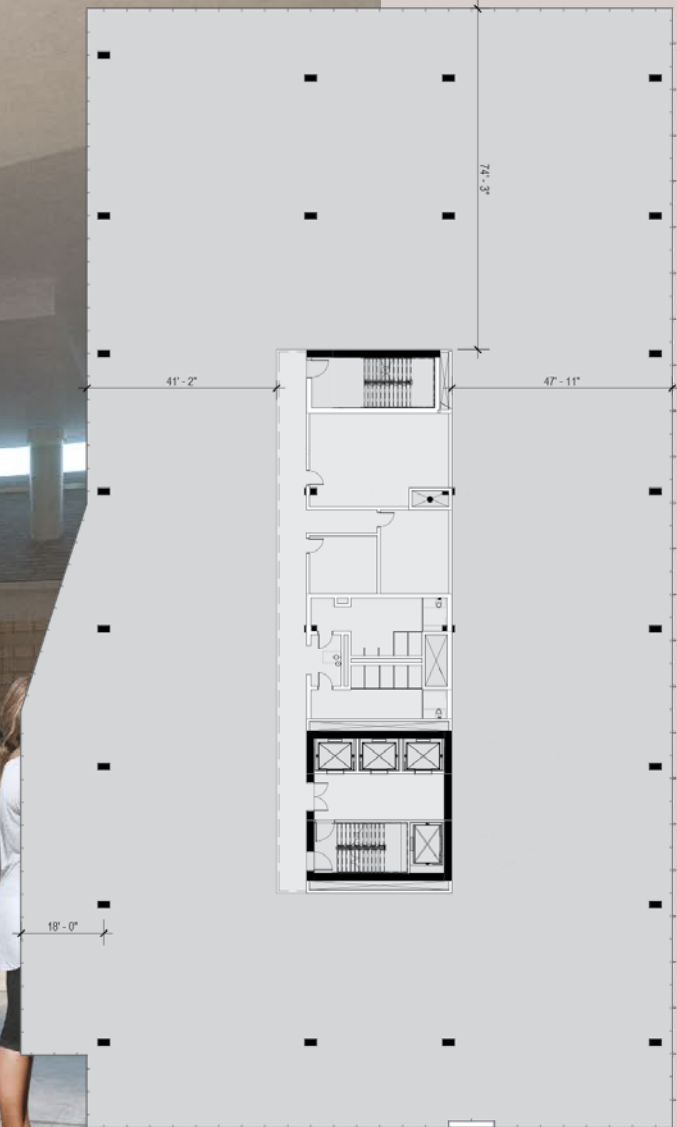
Floors 9-16: **28,471 RSF**

Floor 17: **27,345 RSF features
a private balcony**

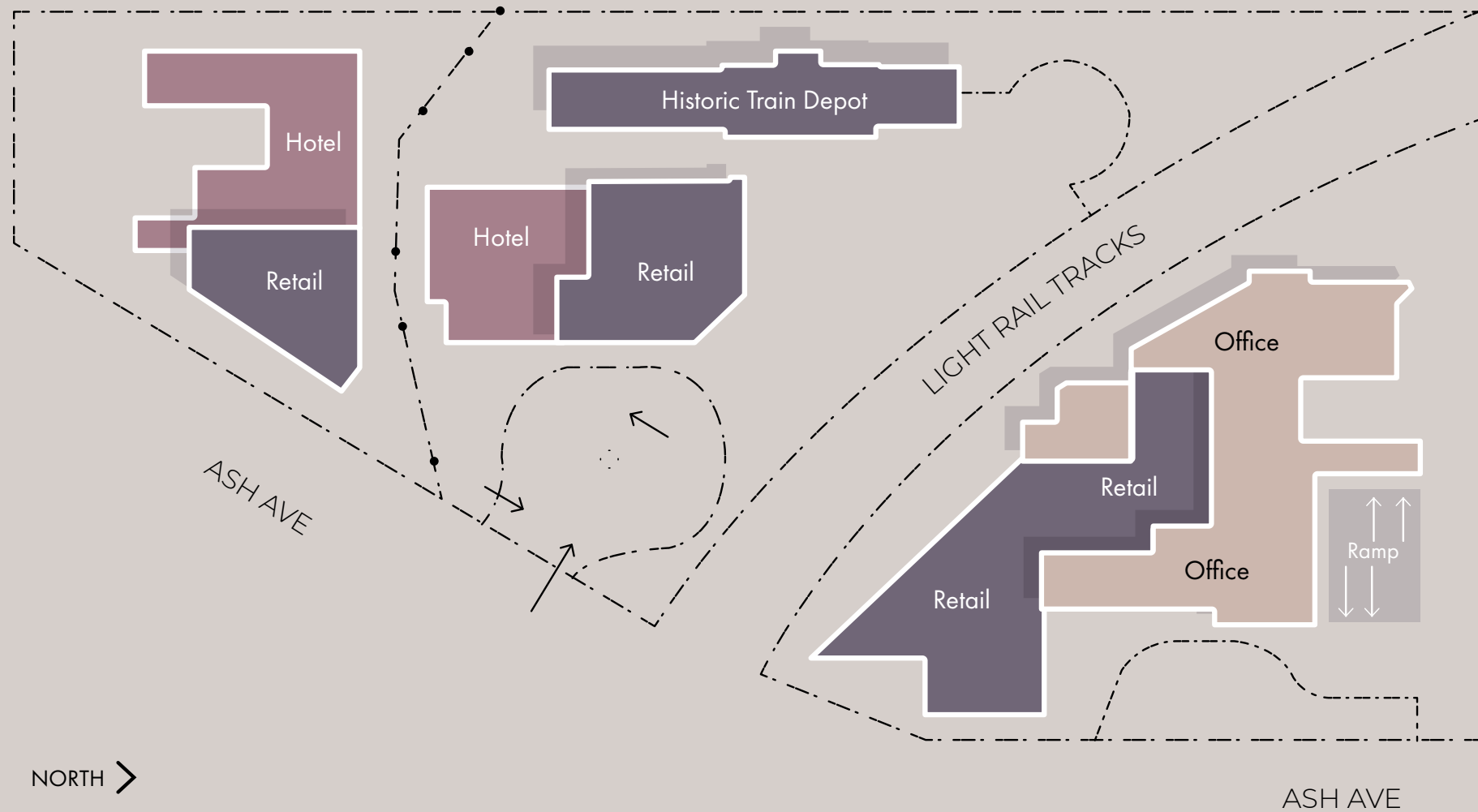
Column spacing: **48'x31'**

Ceiling heights: **14'**

Parking: **6 floor parking garage
3.5/1,000 with
3 city owned parking
garages near by**



Floorplan



Office Amenities

- 8th Floor Amenity Deck with rooftop garden
- Onsite Conferencing Center
- Multiple Onsite restaurants
- Onsite fitness facility
- Building signage opportunities available
- Bike storage with 116 stalls

Onsite Hilton Hotel Overview

- 280 Rooms
- Restaurant
- 8th floor roof top pool
- Fitness Center
- Conference Center
- Valet Parking
- Sky lobby on 8th Floor



300

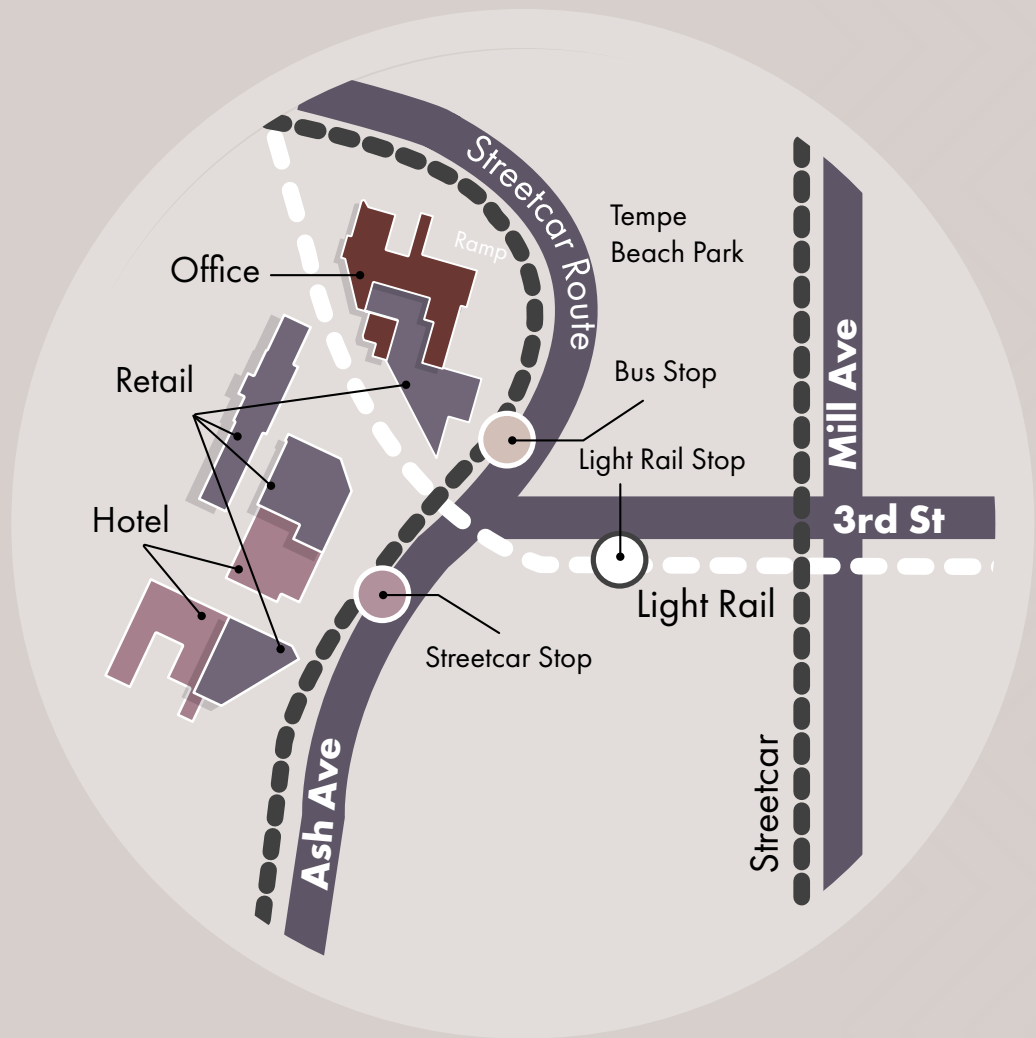
TEMPE DEPOT

--- Valley Metro Light Rail
 --- Tempe Streetcar Route



Experience Tempe

- Tempe Town Lake
- ASU Sporting Events
- Hike A Mountain
- Rolling Hills Golf Course
- Marquee Theatre
- Rio Salado Rowing Club
- Tempe Beach Park
- North Shore Beach
- Papago Disc Golf Course
- Ironman
- Rock n Roll Marathon
- Oktoberfest Tempe Town Beach
- Tempe Festival of the Arts
- Phoenix Zoo
- Desert Botanical Garden
- Baseball Spring Training Games
- Papago Park
- Tempe Center for the Arts
- Multiple Hiking / walking trails
- ASU sports
- Center for the arts
- Phoenix Zoo
- Botanical Gardens & more



Public Transit Served

- Valley Metro Lightrail Stop
- Tempe Streetcar Stop
- Commuter bus stop - bringing employees from the West Valley and Phoenix Sky Harbor Airport



Eat

75
Restaurants



Do

18
Adventure Destinations

3
Grocery Stores

6
Heath & Fitness



Stay

13
Hotels



Shop

22
Retail Shops



NORTH



Tempe by the numbers ...



79
Walk score
Walkable to Mill Ave – home to local restaurants, retail & nightlife



2.6 Million
2.6 million – population within 30 minute commute of Tempe.



ASU #1
ASU - #1 most innovative in the U.S.; five consecutive years



Top 20
Tempe ranked in the Top 20 Cities in the US for Live Music



#7
ASU - Largest public University in The U.S.



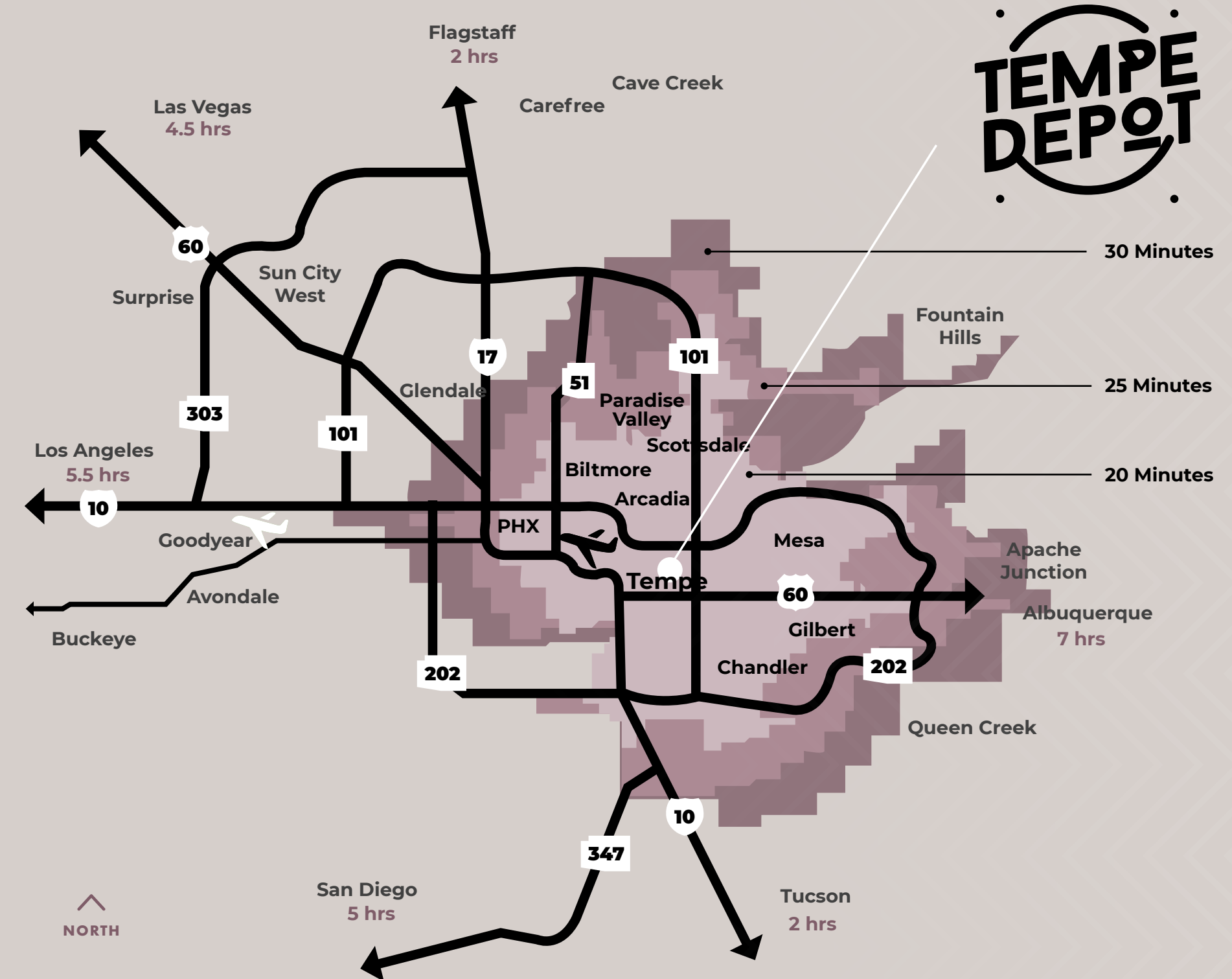
105+
of companies over 250+ employees in Tempe



34,000
ASU - New undergrads in 2021



3
Means of public transportation



History

The Southern Pacific Railroad built the Tempe Train Depot in 1924. The city purchased the building and in 1987 renovated it. The Sunset Limited and Texas Eagle served this location from the 1987 renovation until June 3, 1996. Valley Metro Rail trains serve a new station one block east of the Depot.



**TEMPE
DEPOT**

Developer



A wholly integrated commercial real estate company, RED Development is a mixed-use developer that maximizes asset value and performance for its mixed-use portfolio and high-quality retail properties that total 21 properties with over 9 million square feet in 7 states. Most notably, RED is the developer behind CityScape, the first vertically integrated mixed-use project in downtown Phoenix, AZ, and most recently, The Union Dallas in Uptown Dallas, TX, which brought the first urban grocery store to Dallas and won D CEO's 2019 award for Best Mixed-Use Project.

Leasing



JLL is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. Whether you own, occupy or invest, our expert teams provide integrated services built on insight, market research and relevant knowledge to help you understand and navigate the intricacies of the constantly changing commercial real estate world. We're here to create rewarding opportunities and amazing spaces around the globe where people can achieve their ambitions. In doing so, we are building a better tomorrow for our clients, our people and our communities.

TEMPE DEPOT



Website



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