

NEW DEVELOPMENT
PRELEASE OPPORTUNITY



**park
summit**

AT FOUNTAINHEAD CORPORATE PARK

1650 West Alameda Drive
Tempe, Arizona

**CLASS A OFFICE
SPACE AVAILABLE**

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USAA Real Estate Company





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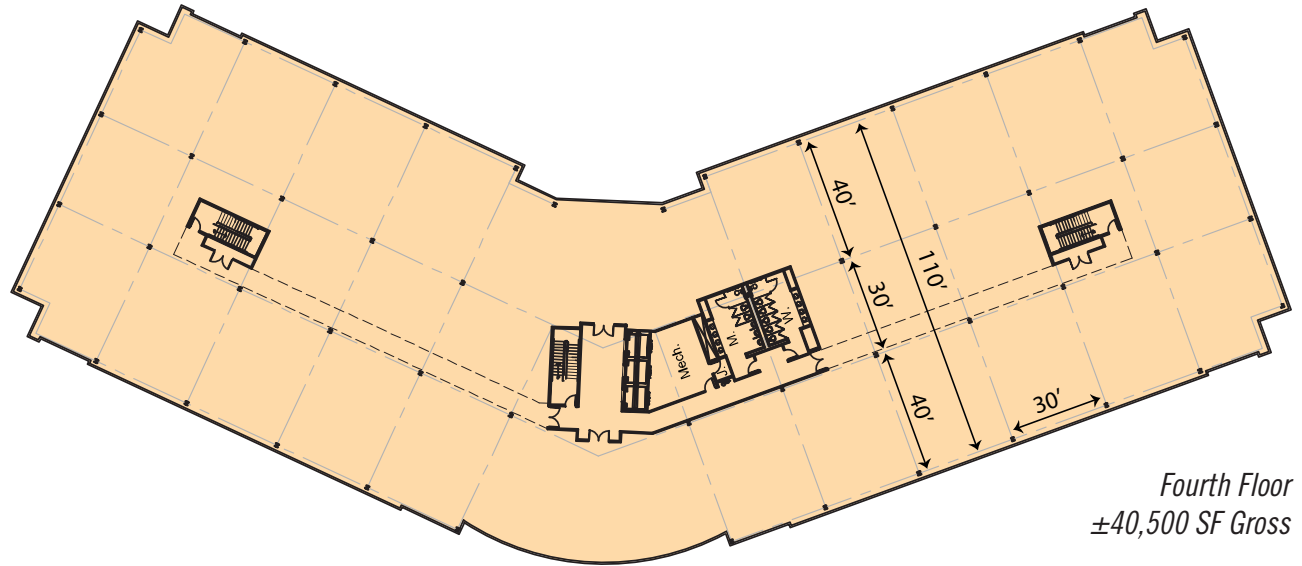
Building & Project Features

- 4-story, 160,000 SF class A office building
- Flexible in-place City of Tempe entitlements; expandable up to 14-story, 384,000 SF
- >5.0 per 1000 parking in detached parking structure
- Targeted LEED certification design
- 2-story atrium lobby
- Building and monument signage opportunities
- Adjacent lake and water feature
- Building naming rights available for single tenant occupancy
- Outstanding freeway exposure to Interstate 10 with over 500 feet of frontage and visibility to 225,000 vehicles per day
- Located in Fountainhead Business Park – a 65 acre master planned business park



Typical Floor Plate

- Large, efficient floor plates of +/- 40,000 SF
- 3 stairwells for easy floor divisibility
- 3 passenger elevators and efficient vertical transportation
- Minimal interior columns for flexible office design
- 110-foot-wide building for optimal cubicle layout design
- Fully improved restrooms

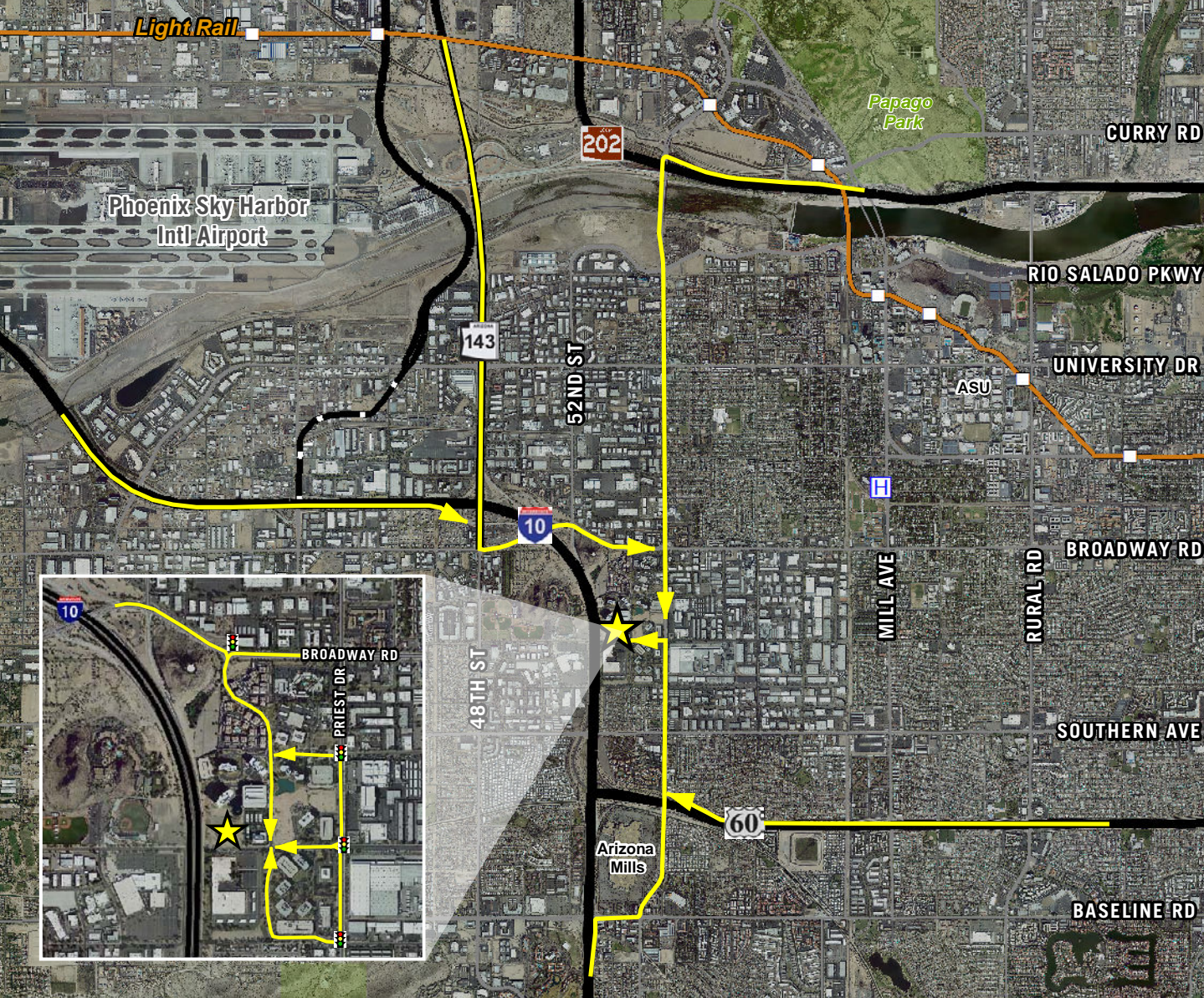


*Fourth Floor
±40,500 SF Gross*

Location & Site Features

- Centralized location allowing broad access to Phoenix area labor markets
- Over 50 restaurants & 9 hotels within 2 mile radius
- 10 minute access to Sky Harbor International Airport, Downtown Tempe and Arizona State University.
- 15 minute access to Downtown Phoenix and Downtown Scottsdale
- Dual feed redundant SRP circuit and/or substation power deliverable
- Located in City of Tempe Enterprise Zone





FREEWAY & SITE ACCESS

- Convenient access to multiple freeways including Interstate 10, US-60, SR 143 & Loop 202.
- 4 points of ingress/egress with signal lights at Priest/Alameda, Broadway/55th St, Priest/Fountainhead Parkway, and Priest/Farimont

CORPORATE NEIGHBORS

- State Farm Insurance
- University of Phoenix
- Wells Fargo
- Western International University
- T-Mobile
- Safeway Stores Regional HQ
- CH2M Hill
- Deutsche Bank
- Centene Corporation
- Aerotek

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