

# 777 TOWER

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160,907 square feet of new office space for lease located on University and Rural in Tempe, Arizona

Delivering June 2020

**NOVUS**  
Innovation Corridor

University  
Realty

Advancing the Arizona State University Knowledge Enterprise

**RYAN**  JLL®

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# 777 S. Novus Place, Tempe

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Situated at the geographic center of Greater Phoenix, 777 Tower offers 160,907 rentable square feet of new office space with 8,316 square feet of ground floor retail. Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University, 777 Tower is convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.



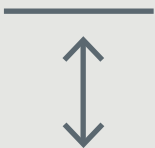
6 stories with 160,907 square feet of office space and 8,316 square feet of ground floor retail



On-site amenities



5:1,000 structured parking



10' finished ceiling height and 13'-6" floor to floor



Pursuing LEED V3 Silver Certification



Multiple fiber providers available

### 777 Tower at Novus (Building One)

6 stories

160,907 rentable square feet of office

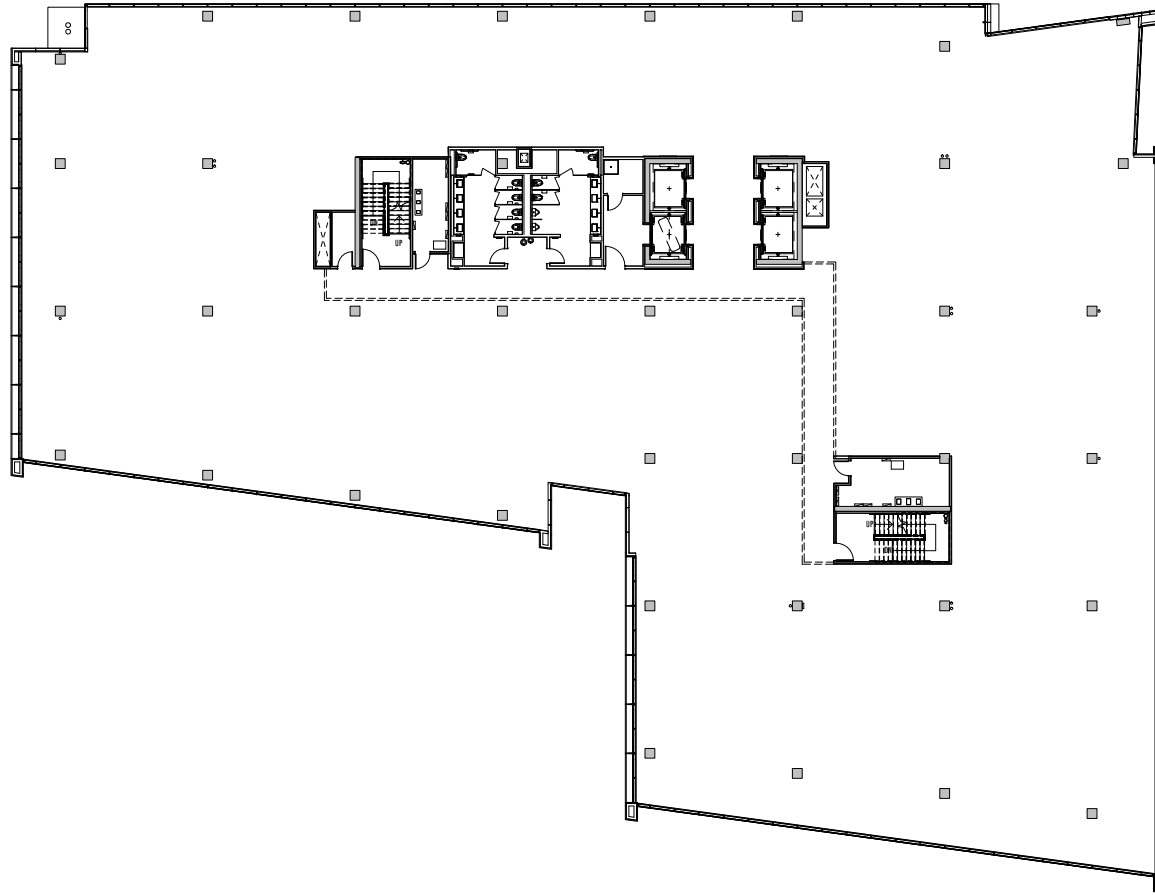
8,316 square feet of retail on ground floor



Conceptual site plan

- Office
- Future phases
- Parking





Typical floor plan



Building signage opportunities



Expansion options



Great access via the Metro Lightrail





## Centrally located on ASU's campus

#1 Most Innovative School in the U.S. from 2015-2019 by U.S. News & World Report



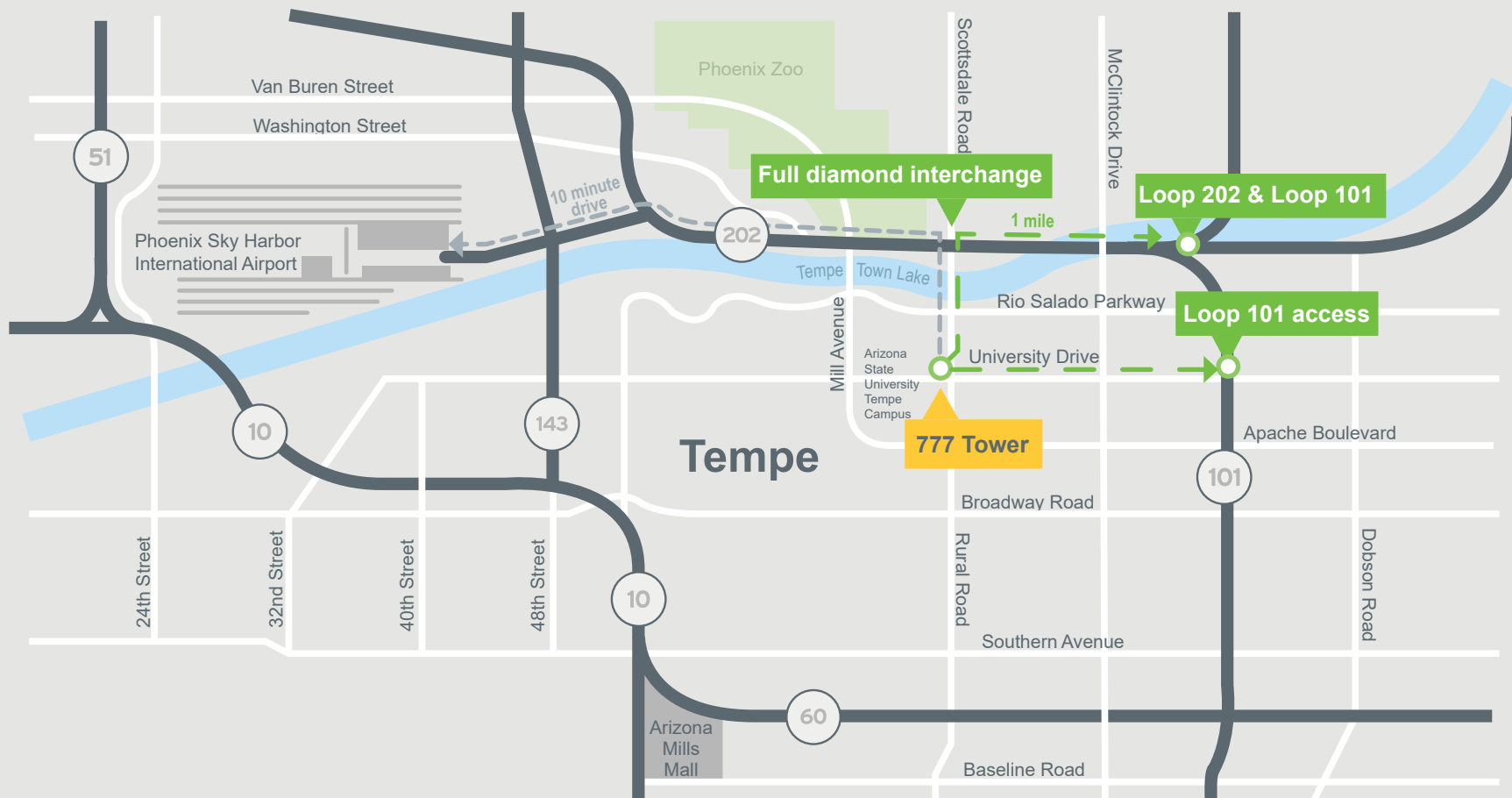
## Corporate campus

777 Tower at Novus is the first of three office buildings in the corporate mixed-use campus



## Light rail access

Centrally located in Tempe with light rail access across the street



**Walkable amenities:**



**166**

Restaurants within one mile of the 777 Tower



**1,000,000+**

Square feet of existing retail within one mile of the 777 Tower



**10**

Hotels within one mile of the 777 Tower



**8,907**

Existing residential units within one mile of the 777 Tower



**Demographics**

**75% Millennials**

Downtown Tempe has the highest Millennial population (75%) over any of Metro Phoenix's other urban communities. (Downtown Phoenix: 36%, South Scottsdale: 16%).

**44%**

of the total Metro Phoenix population can be reached within a 30-minute drive from the Rural Road and University Drive intersection.

**60%**

of the working population of Metro Phoenix is within a 20-minute commute.

# NOVUS

## Innovation Corridor

novusasu.com

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