



First Solar

PAPAGO GATEWAY CENTER



LEED Certified Gold



High Volume Interiors



Life Science Capable

North Tempe, Arizona

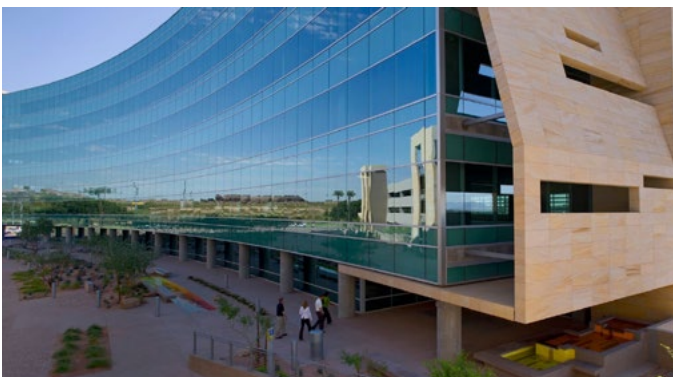
Placed into service in 2008 and anchored by First Solar, Papago Gateway Center has become an icon in the North Tempe Class "A" marketplace. Efficient and adaptable by design, Papago is a LEED Gold certified building, featuring the largest second-skin shade structure in the Western US.

The contemporary design of the building celebrates the relationship between sustainable commercial development and the beauty of the Sonoran desert. The Property's orientation maximizes the picturesque views of Camelback Mountain, Papago Buttes, and Tempe Town Lake while reducing solar exposure and operating costs. The most prominent, southern facing façade is clad with operable aluminum louvers that form the striking appearance for which the Property is famously known.

papago-gateway-center.com



246,770 s.f. total building size

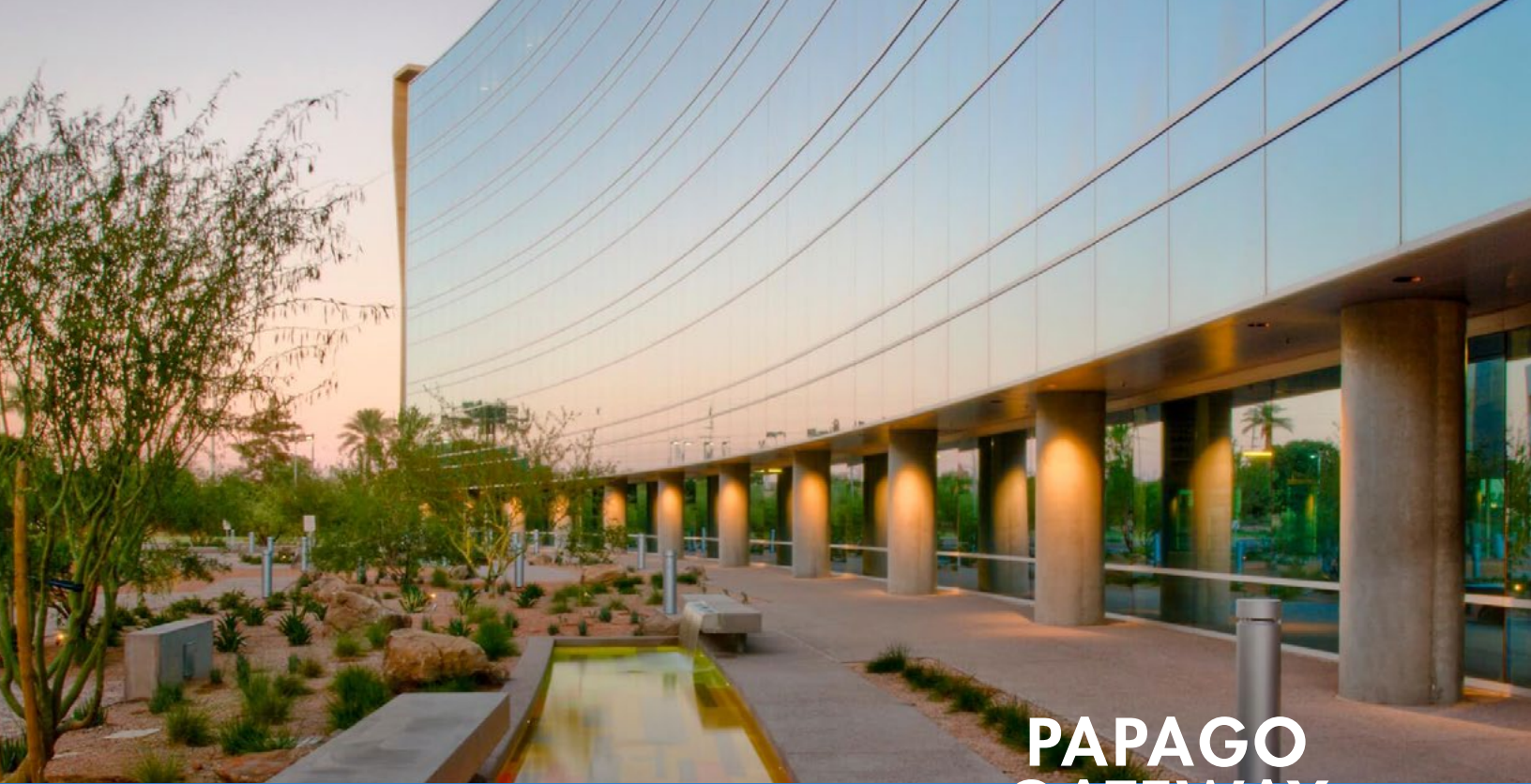


- LEED Certified Gold building
- Life science capable
- Exterior double-skin louver system for automated shade and cooling efficiency
- 39,100 RSF highly efficient floor plates
- Dedicated light rail stop immediately adjacent to the property with surface retail located one stop away in both directions
- Monument signage
- 4/1000 parking ratio
- Building amenities include full fitness center with lockers, showers and towels; on-site deli; multiple Blink EV charging stations; on-site security
- Spectacular views of Tempe Town Lake, Camelback Mountain and the Papago Buttes
- ASU Downtown Tempe campus within 2 miles
- Amenities within 3 miles include

6.7 million s.f. retail space

131 restaurants

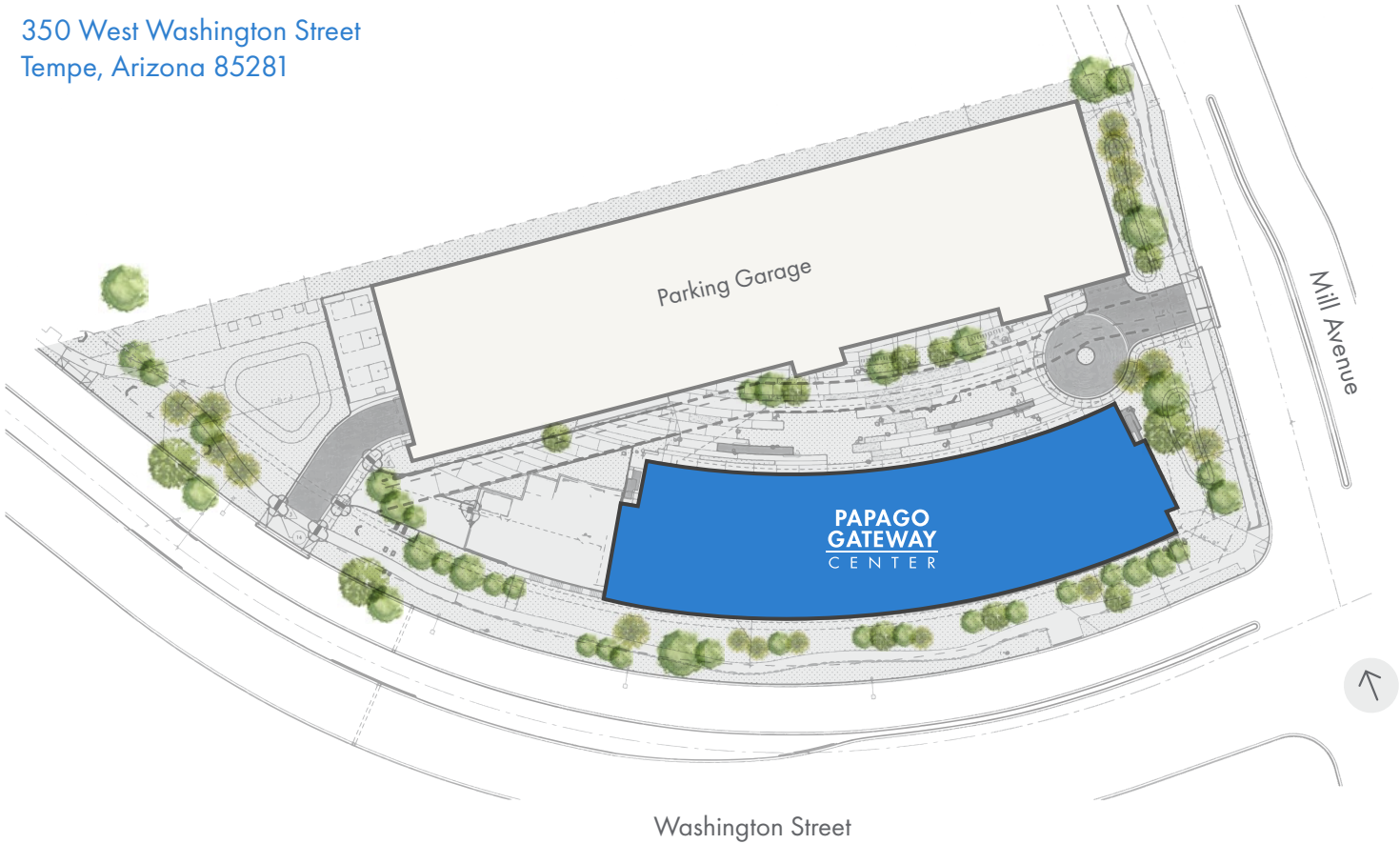
41 hotels



PAPAGO GATEWAY CENTER

Space available for lease

350 West Washington Street
Tempe, Arizona 85281





Amenities nearby

- | | | |
|----------------------------|----------------------------|----------------------------|
| 1865 Coffee | Gringo-Star Street Bar | Pita Pit |
| 414 Pizza | The Handlebar Tempe | Pitchforks and Corks |
| The Baked Bear | Hot N Juicy Crawfish | Port of Subs |
| Blasted Barley Beer | House of Tricks Restaurant | Postino Wine Cafe |
| The Blend | Ike's Love & Sandwiches | Rally's |
| C.A.S.A./Sunba | Jimmy John's | RA Sushi-Bar-Restaurant |
| Caffe Boa Bistro | La Bocca Urban Pizzeria | Rehab Burger Therapy |
| Candy Addict | Loco Patron Mexican Grill | Restaurant Mexico |
| Chuck Box | Macayo's Depot Cantina | Rev Bistro |
| Corner Bakery Cafe | Mad Hatter Brew Pub | Rita's Italian Ice |
| Cornish Pasty | Med Fresh Grill | Romancing the Bean |
| Culinary Dropout | Mellow Mushroom | Royal Coffee Bar and |
| The Yard Tempe | Milagro Restaurant | Roasting Company |
| CUPZ Coffee | Mission Grille | Rula Bula Irish Pub |
| Delice Bistro | Moonshine Whiskey Bar | Salam's Market & Deli |
| Desert Roots Kitchen | The Munchies Cafe | Shady Park Tempe |
| Dickey's Barbecue Pit | My Big Fat Greek | Slices Pizza |
| Dierks Bentley's | Restaurant | Slickables Ice Cream |
| Earl of Sandwich | My Pie | Snooze, an A.M. Eatery |
| El Hefe Super Macho | Ncounter | Sparky's Old Town |
| Essence Bakery | nocawich | Creamery |
| Taqueria | NYPD Pizza | Spinelli's Pizzeria |
| Fat Tuesday Bar | The Original Chop Shop | Starbucks Coffee |
| Firehouse Subs | P.F. Chang's China Bistro | Steak 'n Shake |
| Five Guys | Paletas Betty | Thirsty Dog 2 Go |
| Fractured Prune | Panda Express | Which Wich |
| Fuzzy's Taco Shop | Paradise Hawaiian BBQ | WisePies Pizza & Salad |
| Gordon Biersch Brewery | Pedal Haus Brewery | Z'Tejas Southwestern Grill |
| The Grill on Mill | Phoenicia Cafe | Zipp's Sports Grill |
| Grilled Ave Teriyaki House | Pita Jungle @ Mill | Zuma Grill |

Leased by:



Dave Seeger
Managing Director
+1 602 282 6317
dave.seeger@jll.com

Owned by:



Mark F. Gustin, SIOR, CCIM
Managing Director
+1 602 282 6316
mark.gustin@jll.com

papago-gateway-center.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018 Jones Lang LaSalle IP, Inc. All rights reserved.