



# THE BEAM™ ON FARMER

433 SOUTH FARMER AVENUE | TEMPE, ARIZONA



PGIM REAL ESTATE



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



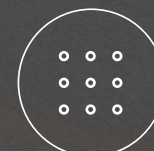
# TECHNOLOGY WELLNESS SUSTAINABILITY COMMUNITY



181,000 RSF Class A  
5-story office



Large efficient  
±40,000 SF Floorplates



36' x 30'  
column grid



13 foot  
floor to exposed wood  
deck ceilings





# SOLID TIMBER AND GLASS

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THE FUTURE OF THOUGHTFUL,  
RESPONSIBLE AND INNOVATIVE  
CONSTRUCTION IS HERE

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## HOSPITALITY FOCUSED LOBBY

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## FULL SERVICE COFFEE BAR

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# CONFERENCE CENTER WITH INDOOR-OUTDOOR SEATING

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# PRIVATE OUTDOOR PATIO

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# STATE-OF-THE-ART FITNESS CENTER

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THE BEAM

# THE FUTURE OF OFFICE





CREATING AN INNOVATIVE  
URBAN EXPERIENCE

# ONE OF A KIND IN AZ

## INTERIOR OFFICE SPACE

Ample on-site amenities such as grab & go meals, fitness center,  
tenant lounge & training rooms

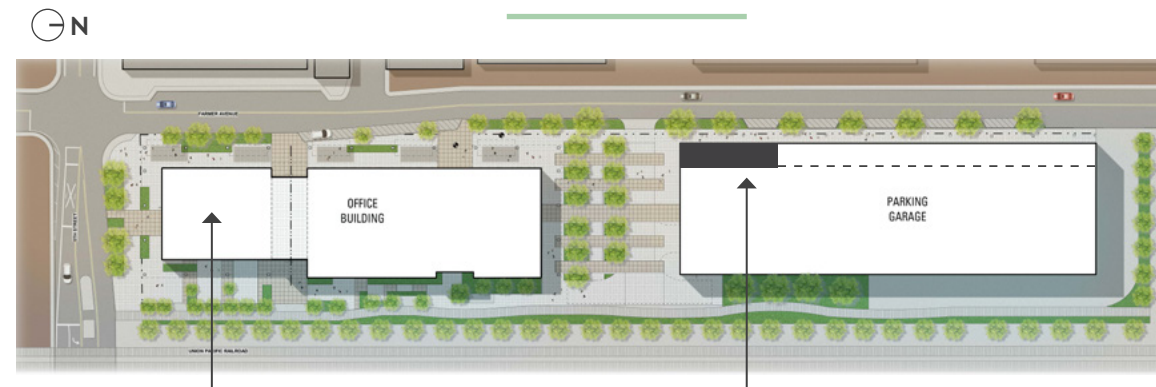


FLEXIBLE &  
SUSTAINABLE

# SPACES



## SITE PLAN



Activated lobby with grab+go plus communal  
conference area with outside patio

On-Site Gym

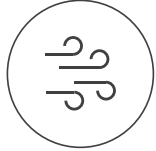


THE NATURAL WARM FEEL OF  
WOOD GENERATES AN INHERENT  
**CREATIVE ENVIRONMENT**

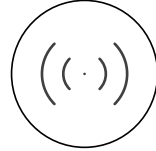




# TECHNOLOGY



**State-of-the-art Under Floor Air Distribution (UFAD) System**  
– best in class air quality, energy efficiency and reduced air noise distribution



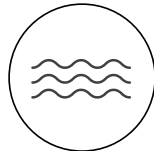
**Raised flooring system provides greater flexibility for power and data**



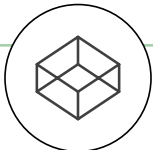
**Destination control elevators**



**WiredScore  
CERTIFIED**



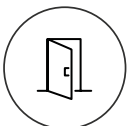
**Maximizing outdoor air filtration through continuous ventilation**



**Car-to-cube Touchless Experience**



**Arrive at The Beam**



**Automatic Doors**



**Touchless Sanitizer Station**



**Elevator Fobs**

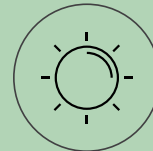


**Sensed Bathroom Fixtures**



**Arrive at your Workspace**

# WELLNESS



**Abundant natural light provided by high, exposed ceilings and large, expansive window line**



**STC and IIC ratings that result in minimal noise transfer between floors**



**Designed to WELL Platinum precertification**



**Wellness spaces – access to outdoor and green spaces and state of the art fitness**



**Carpetless public areas and corridors reduces trapped dust and VOC off-gassing potential**



**Achieving the highest industry benchmarks for occupant health**





# SUSTAINABILITY



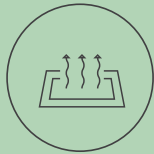
**First-of-its-kind-  
in-Arizona building  
utilizing exposed Cross  
Laminated Timber (CLT)  
construction**



**Designed for  
Silver LEED  
Certification**



**Utilization of young  
trees, a sustainable  
forestry practice**



**UFAD system  
requires less energy  
from unit to produce  
heating/cooling**



**CLT is a renewable  
material which absorbs  
and stores carbon  
by harvesting small  
diameter timber**



**The Beam will take  
the equivalent of 996  
cars off the road for a  
year due to its wood  
construction**



**It takes just 15 minutes  
for U.S. and Canadian  
forests to grow the  
amount of wood used in  
The Beam**

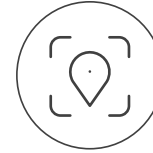


**2:1 Strength to weight  
ratio (compared to  
steel). CLT is 6 times  
lighter than traditional  
counterparts without  
comprising strength**



**The wood utilized on  
the project  
is estimated to  
capture 4,580 metric  
tons of carbon dioxide**

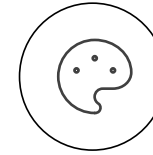
# COMMUNITY



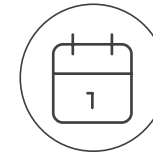
**Access to 21 miles of trails  
between Papago Park and  
Tempe Beach Park**



**Thoughtfully-designed tenant  
amenities feature collaborative  
and communal spaces**



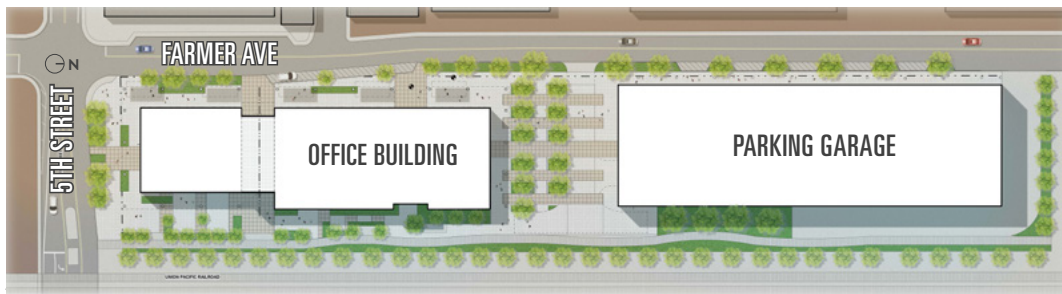
**Located in the heart of the  
Farmers Arts District with  
more than 165 restaurants  
within 1 mile**



**Annual community events include  
Tempe Festival of the Arts, Boat  
Parade, 6th Street Market, Innings  
Festival, Ironman Arizona, Rock 'n'  
Roll Arizona Marathon, Cactus League  
Spring Training, Oktoberfest, Events  
at Tempe Center of the Arts**





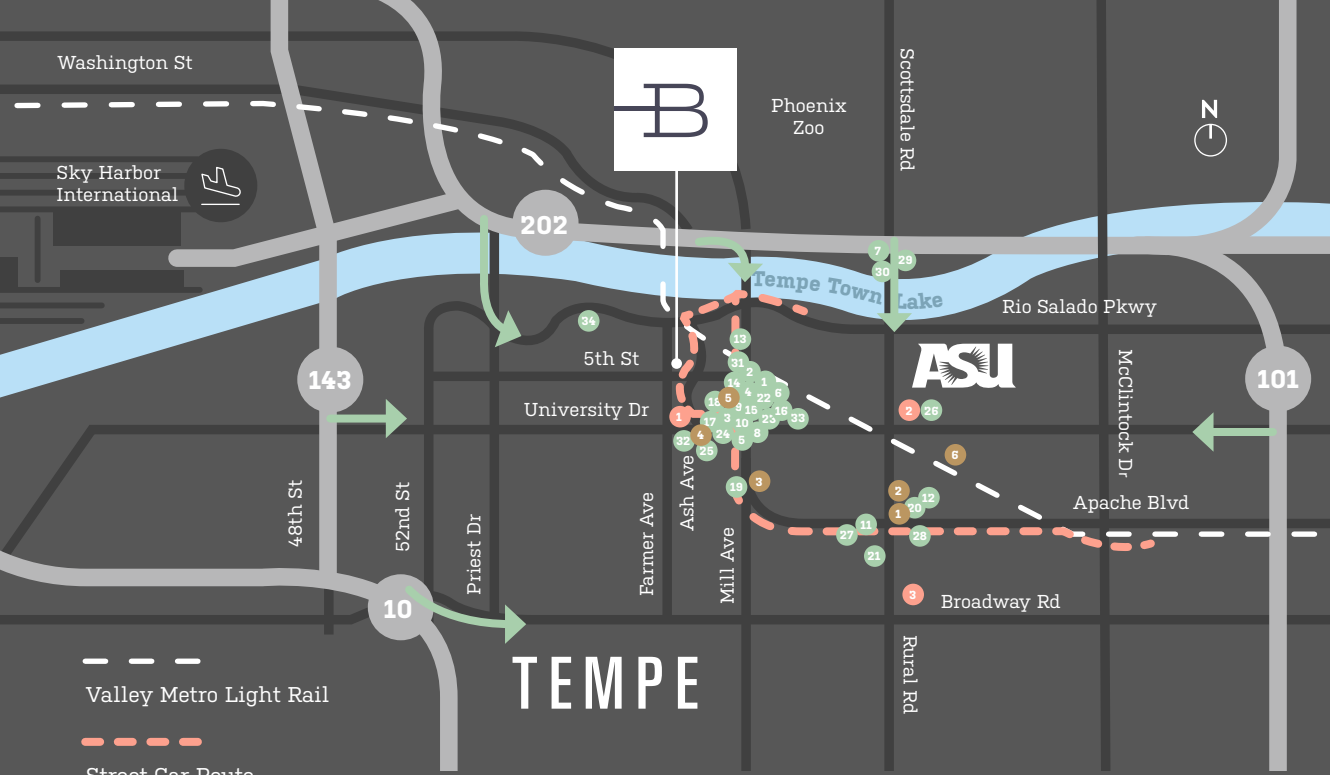


# 81% WALKABILITY

Highest Walkability Score of any Class A Office Building in Tempe Since 2010  
(2021 Walkscore.com)







--- Valley Metro Light Rail  
... Street Car Route

## RESTAURANTS/BARS

- |                             |                            |
|-----------------------------|----------------------------|
| 1 Pedal Haus Brewery        | 18 Five Guys               |
| 2 Caffe Boa                 | 19 Chipotle                |
| 3 Mellow Mushroom           | 20 McDonald's              |
| 4 Spinelli's Pizza          | 21 Whataburger             |
| 5 Pita Jungle               | 22 Low Key Piano Bar       |
| 6 House of Tricks           | 23 Slices on Mill          |
| 7 Macayo's                  | 24 Chick-fil-a             |
| 8 Ike's Love & Sandwiches   | 25 Casey Moor's Oyster Bar |
| 9 Jimmy John's              | 26 Chompie's Deli          |
| 10 Zipps Sports Grill       | 27 Domino's                |
| 11 Zoyo Neighborhood Yogurt | 28 Pete's Fish n' Chips    |
| 12 Hungry Howie's           | 29 In n' Out Burger        |
| 13 Loco Patron              | 30 Crumbl Cookies          |
| 14 Fuzzy's Taco Shop        | 31 Daily Jam               |
| 15 CASA Tempe               | 32 First Watch             |
| 16 Shady Park               | 33 The ChuckBox            |
| 17 Sunbar Tempe             | 34 The Shop Beer Co.       |

Immediate access to 202 via Priest Drive or Rural Road

## GROCERY STORES

- 1 Whole Foods
- 2 Trader Joe's
- 3 Safeway

## COFFEE SHOPS

- 1 Dutch Bro's
- 2 Urban Boba Tea Shop
- 3 King Coffee
- 4 Cartel Coffee
- 5 Snakes & Lattes
- 6 Infusion Coffee & Tea



**BUS STOP**  
Immediately adjacent to property



**LIGHT RAIL**  
Station within 0.4 miles



**RETAIL**  
700,000+ Square Feet of retail within 1 mile



**HOTELS**  
12 Hotels within 1 mile  
1,522 rooms available



**DINING**  
More than 165 restaurants within 1 mile



**MULTIFAMILY**  
5,425 Existing Residential Units within 1 mile



# ABOUT TEMPE

Just minutes from downtown Phoenix and Sky Harbor Airport, Tempe is a highly livable and walkable area that proudly boasts 300+ days of sunshine annually, hundreds of miles of running and biking paths, and water sports like kayaking, boating and paddle boarding at Tempe Town Lake. Each year, Tempe plays host to more than 100 athletic, music and cultural events, including Ironman Arizona, P.F. Chang's Rock 'N' Roll Marathon, Oktoberfest, Fiesta Bowl New Year's Block Party and the Tempe Festival of the Arts.

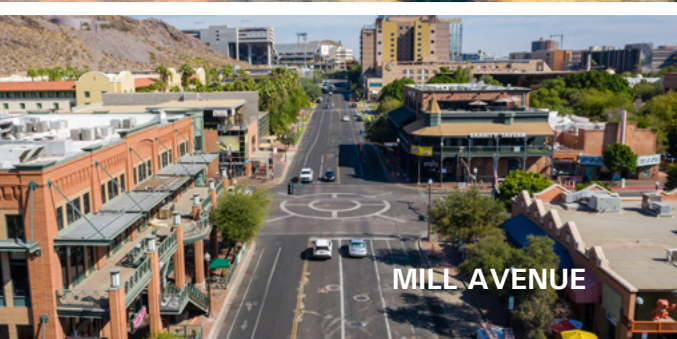
TEMPE TOWN LAKE



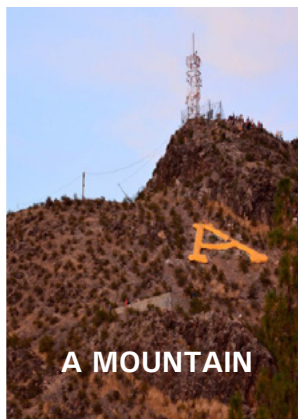
ASU FOOTBALL STADIUM



MILL AVENUE



A MOUNTAIN



## Recruitment and retention

Tempe is an urban inclined group that wants to work and play in a uniquely authentic and connected part of their city.



**ASU #1 IN INNOVATION**

**DIRECT ACCESS TO ASU GRADUATES**

**74,878 STUDENTS ENROLLED ON THE TEMPE CAMPUS**

**#7 LARGEST PUBLIC UNIVERSITIES IN THE UNITED STATES**

## Demographic Profile Within 30 minutes



**1.34%**

ANNUAL POPULATION GROWTH RATE



**1,570,016**

POPULATION AGED 18+



**\$91,676**

AVERAGE HOUSEHOLD INCOME



**307,901 (23%)**

BACHELOR'S DEGREE



**184,465 (14%)**

GRADUATE PROFESSIONAL DEGREE

**35.8**

MEDIAN AGE RATE



## WHAT'S CLT?

### CROSS LAMINATED TIMBER (CLT) CONSTRUCTION

**MODERN. NATURAL. CLEAN. DEFINED.** The future of thoughtful, responsible and durable construction is here with Cross Laminated Timber (CLT) construction. And now this marriage between solid timber, concrete, steel and glass is available to Arizona for the first time, thanks to Tempe's newest and most innovative urban building, The Beam on Farmer.







THE FUTURE OF OFFICE

**TECHNOLOGY  
WELLNESS  
SUSTAINABILITY  
COMMUNITY**

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THE BEAM™  
ON FARMER

READY TO ADD BALANCE TO  
YOUR OFFICE LIFE?

**Meet us at The Beam.**

LEASING :

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WiredScore  
CERTIFIED

