

An aerial photograph of the Tempe Depot development, showing two large, modern multi-story buildings with glass and brick facades. The foreground includes a parking lot with several cars, green trees, and a pedestrian walkway. A large white circular logo with the text "TEMPE DEPOT" is centered over the image. The sky is blue with some clouds, and the overall scene is brightly lit.

TEMPE DEPOT





Location with unparalleled access

- 333,828 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: **333,828 RSF**

Floor 8 (Sky Lobby Level): **31,722 RSF**

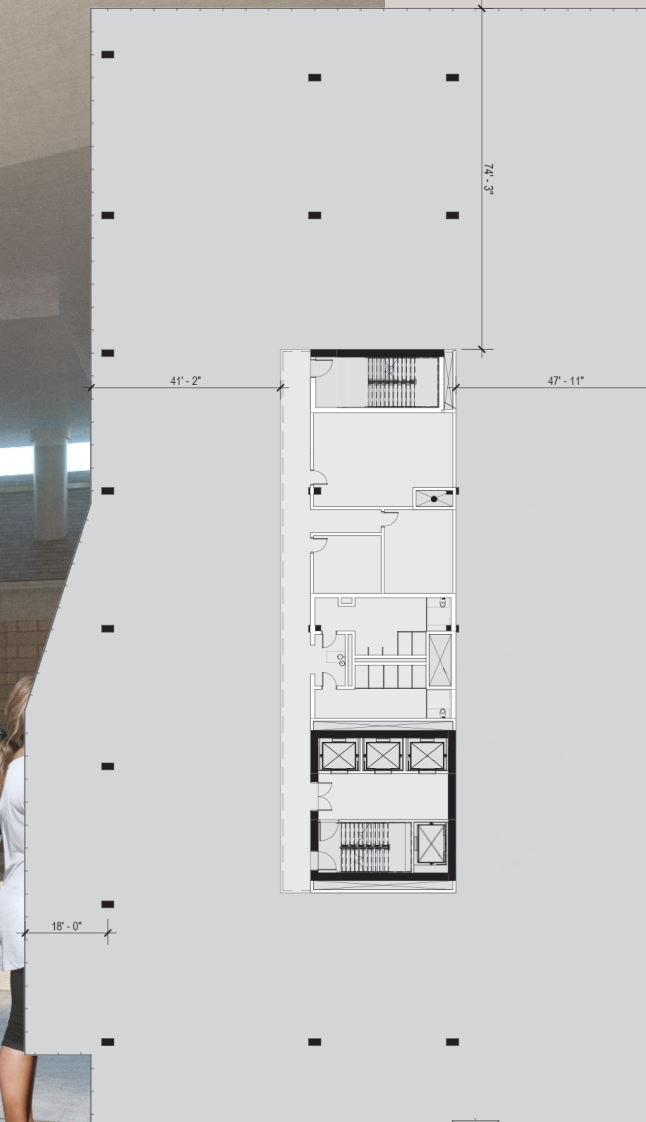
Floors 9-17: **33,567 RSF**

Floor 18: **7,500 SF Rooftop Deck**

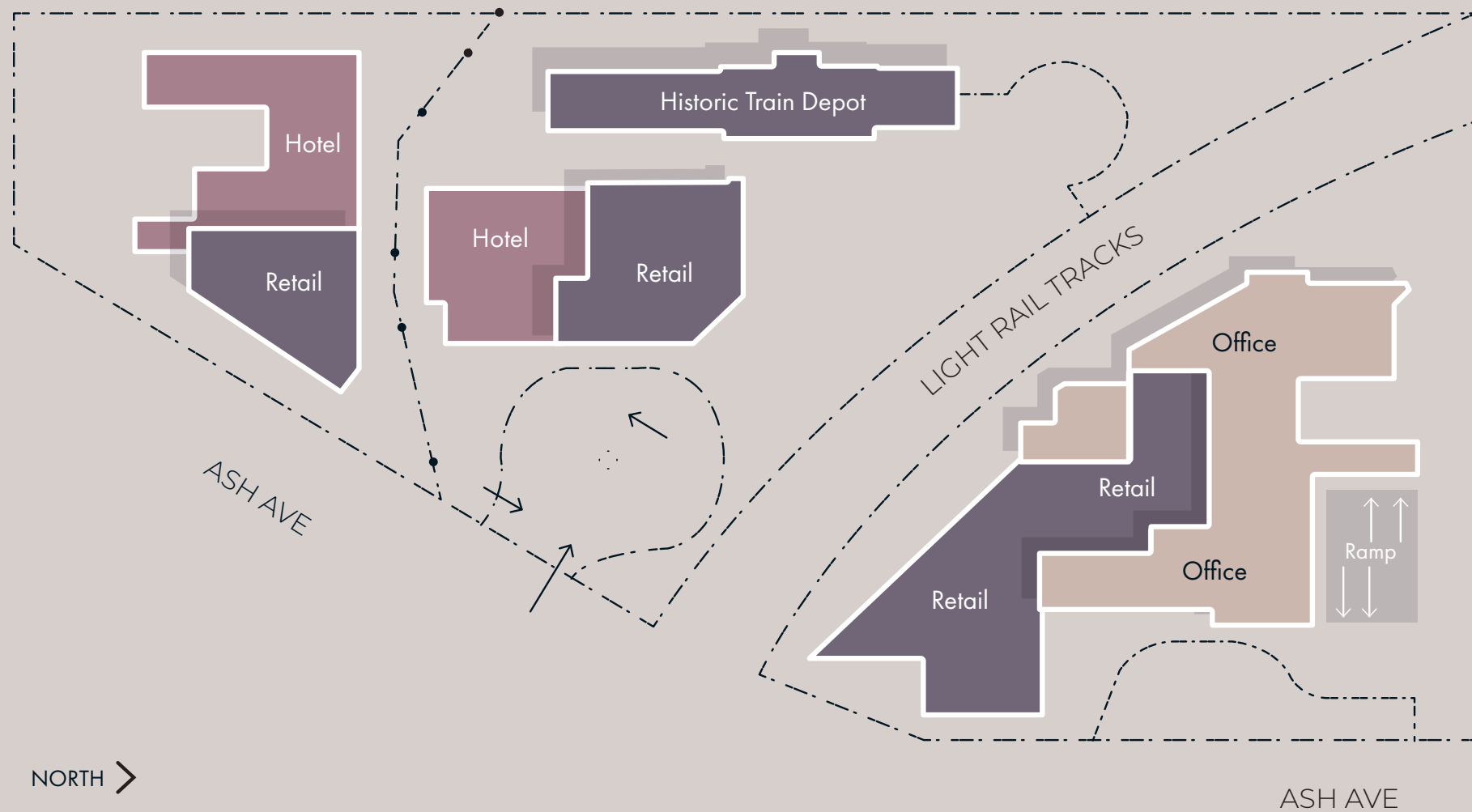
Column spacing: **48'x31'**

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

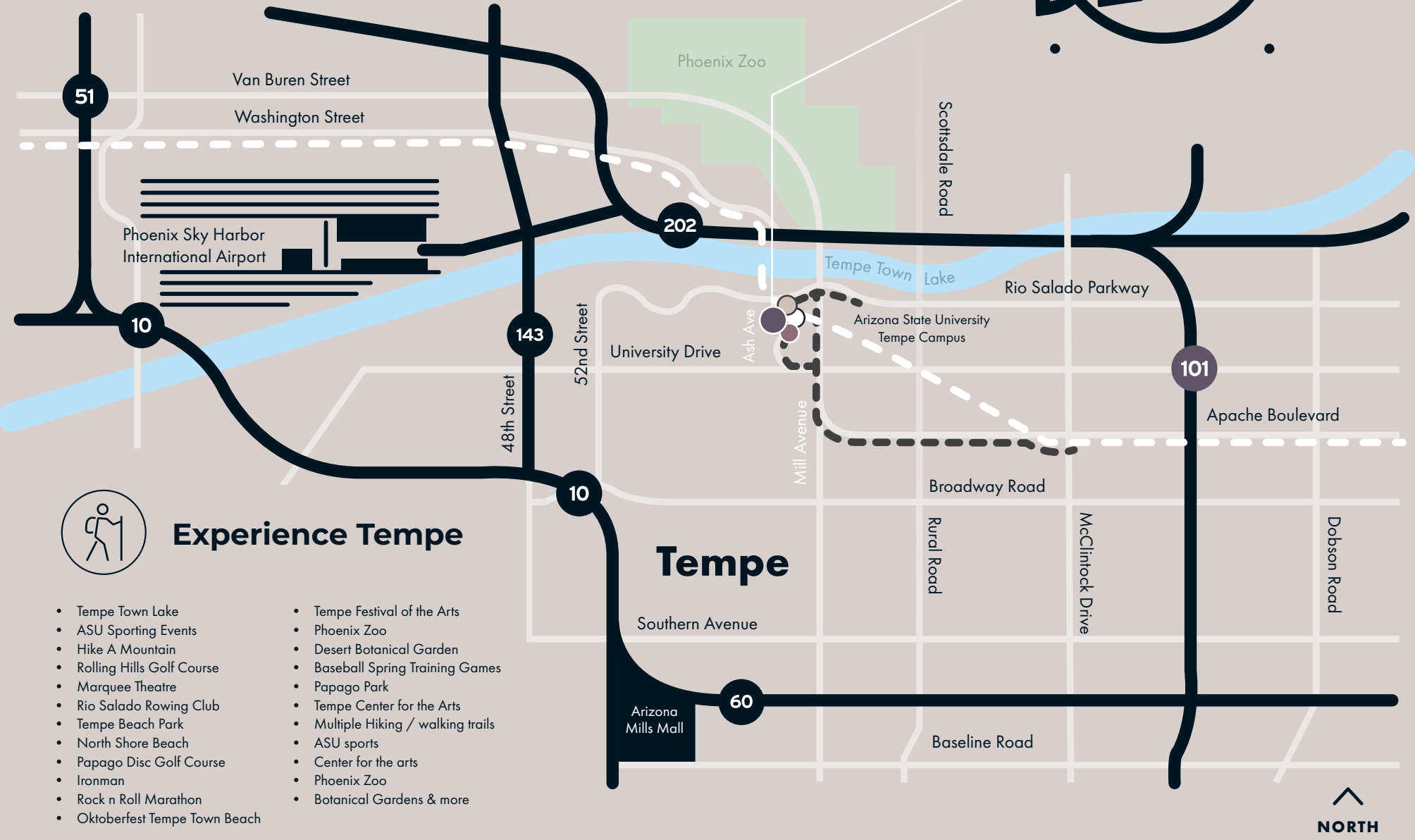
Onsite Hilton Hotel Overview

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



TEMPE DEPOT

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



Eat 75 Restaurants	Do 18 Adventure Destinations
3 Grocery Stores	6 Heath & Fitness
Stay 13 Hotels	Shop 22 Retail Shops



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



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



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



34,000
ASU - New undergrads in 2021



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



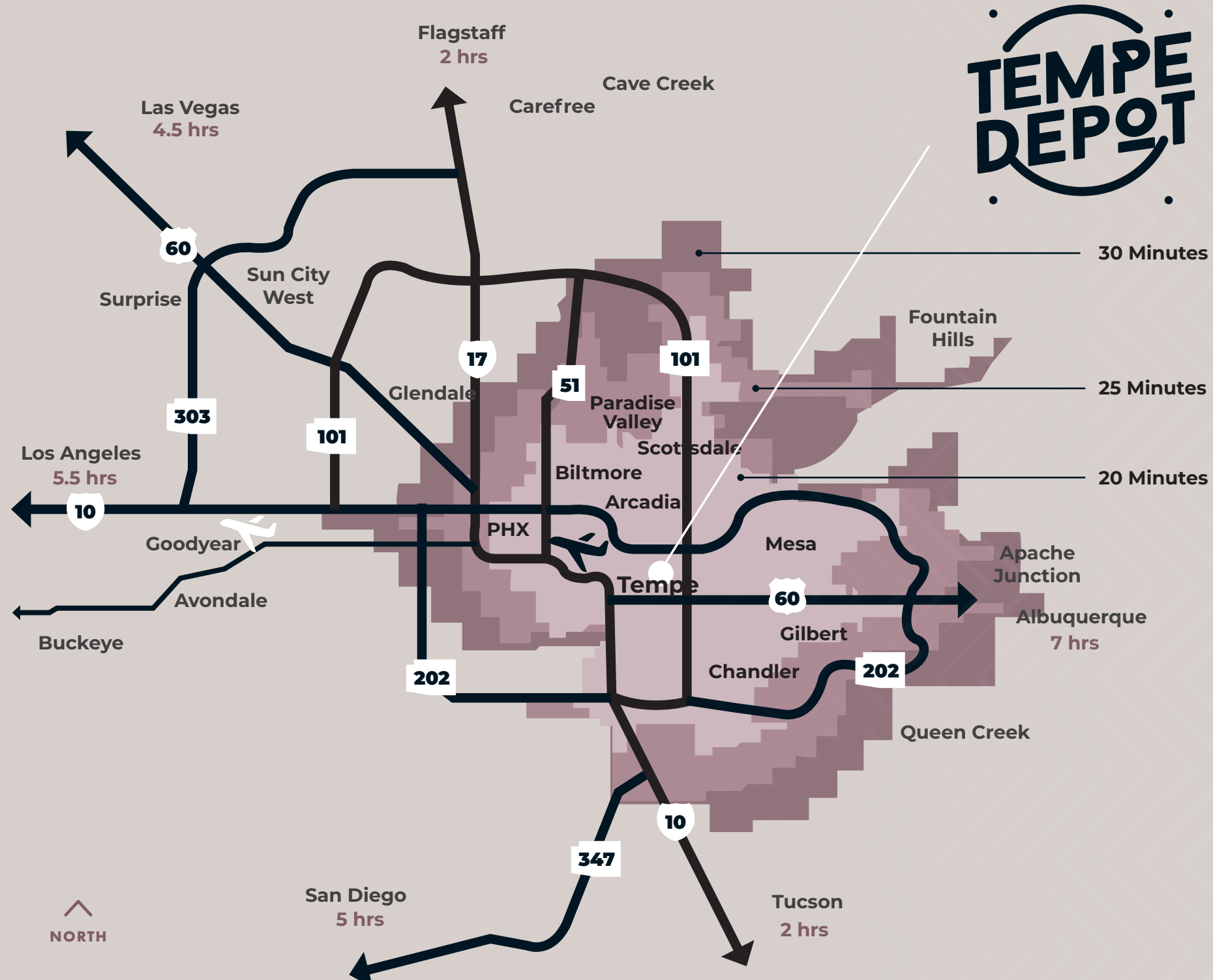
Top 20
Tempe ranked in the Top 20 Cities in the US for Live Music



105+
of companies over 250+ employees in Tempe



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 an innovative mixed-use developer that maximizes asset value and performance for its mixed-use portfolio and high-quality retail properties. Most notably, RED was the developer of the three block, 1.8 million square feet office, retail and residential destination of CityScape and Block 23 in downtown Phoenix, AZ and The Union in Uptown Dallas, TX, which brought the first urban grocery store to Dallas along with over 800,000 square feet of office, retail and residential. Current mixed-use projects underway include the mega, mixed-use redevelopment of the former 100+ acre Paradise Valley Mall in Phoenix, AZ; The Grove at the prestigious corner of 44th and Camelback Road in Phoenix, AZ, home of a first-ever boutique hotel by famous restaurateur Sam Fox, the Phoenix Suns and Mercury training facility, Class AA office space, luxury residences, and unique upscale dining and retail venues; and Tempe Depot in Tempe, AZ, the first multimodal site in Greater Phoenix with connections to the light rail, streetcar and commuter bus stop systems.

Leasing



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Website



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