



Riverside
Office Plaza II

*Unique Tempe modern
tech space available for lease*

1215 & 1255 West Rio Salado Parkway • Tempe • Arizona



Jones Lang LaSalle Americas, Inc. License #: CO508577000



Available for lease

PREMIER LOCATION

- › Neighbors the acclaimed Tempe Center for the Arts
- › Convenient access to Loops 202 & 101
- › 1.4 miles from Phoenix Sky Harbor International Airport
- › Overlooks the scenic Rio Salado area and Tempe Town Lake
- › Several hotels nearby including The Buttes, Mission Palms, Fiesta Inn and Aloft Tempe

HIGHLIGHTS

- › Near Valley Metro Light Rail
- › Modern Tech Space
- › Near Mill Avenue District, Downtown Tempe and ASU, and Tempe Marketplace
- › Fiber provided by Cox Communications

1215 & 1255 West Rio Salado Parkway • Tempe • Arizona



1215 WEST RIO SALADO PARKWAY

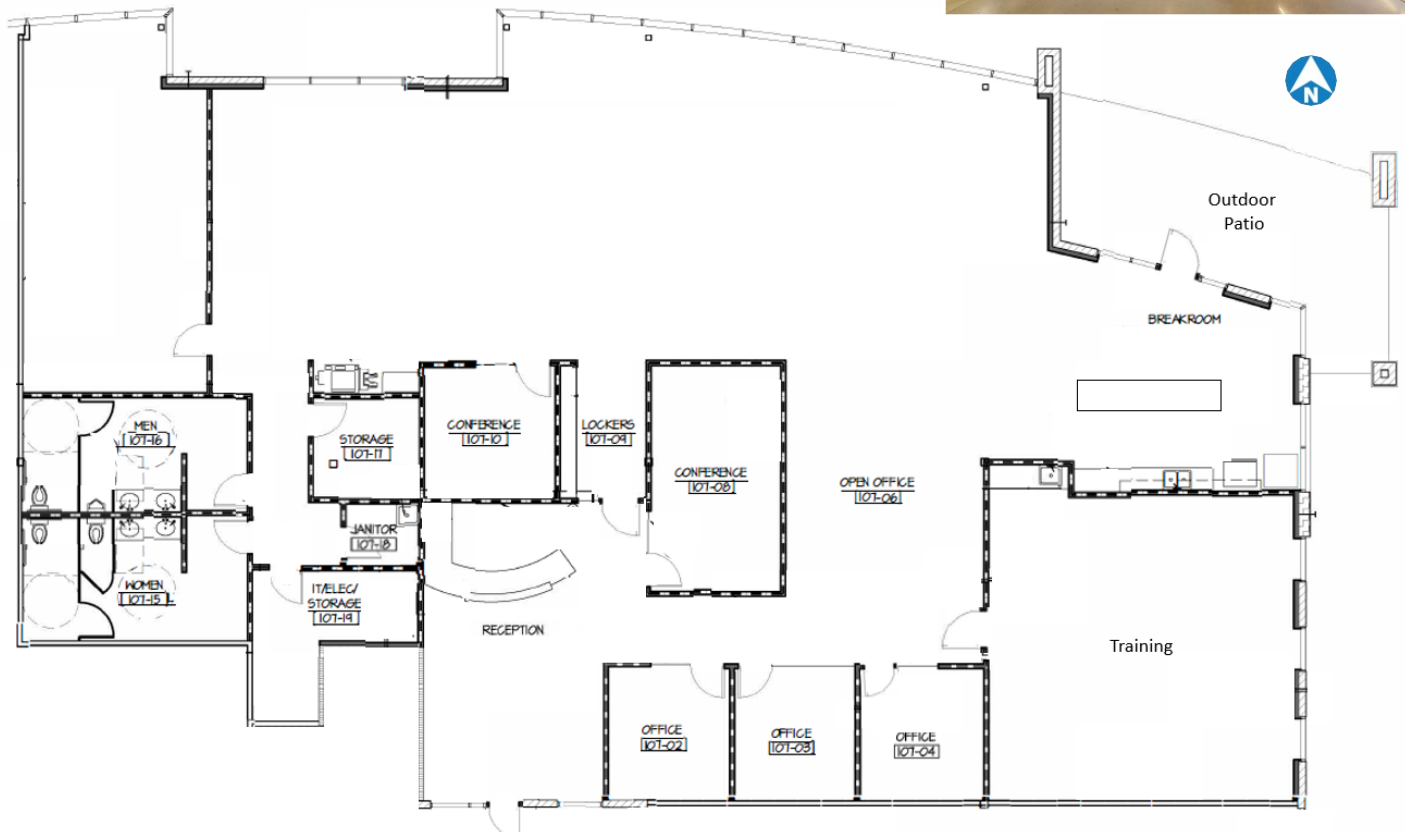
floor plan

FEATURES

- › Suite 107 Available
- › 7,364 s.f.
- › \$24.00 p.s.f., NNN lease rate
- › 4/1,000 parking



Riverside
Office Plaza II



1255 WEST RIO SALADO PARKWAY

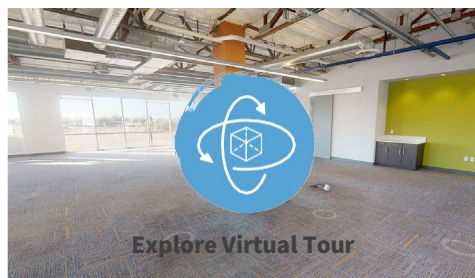
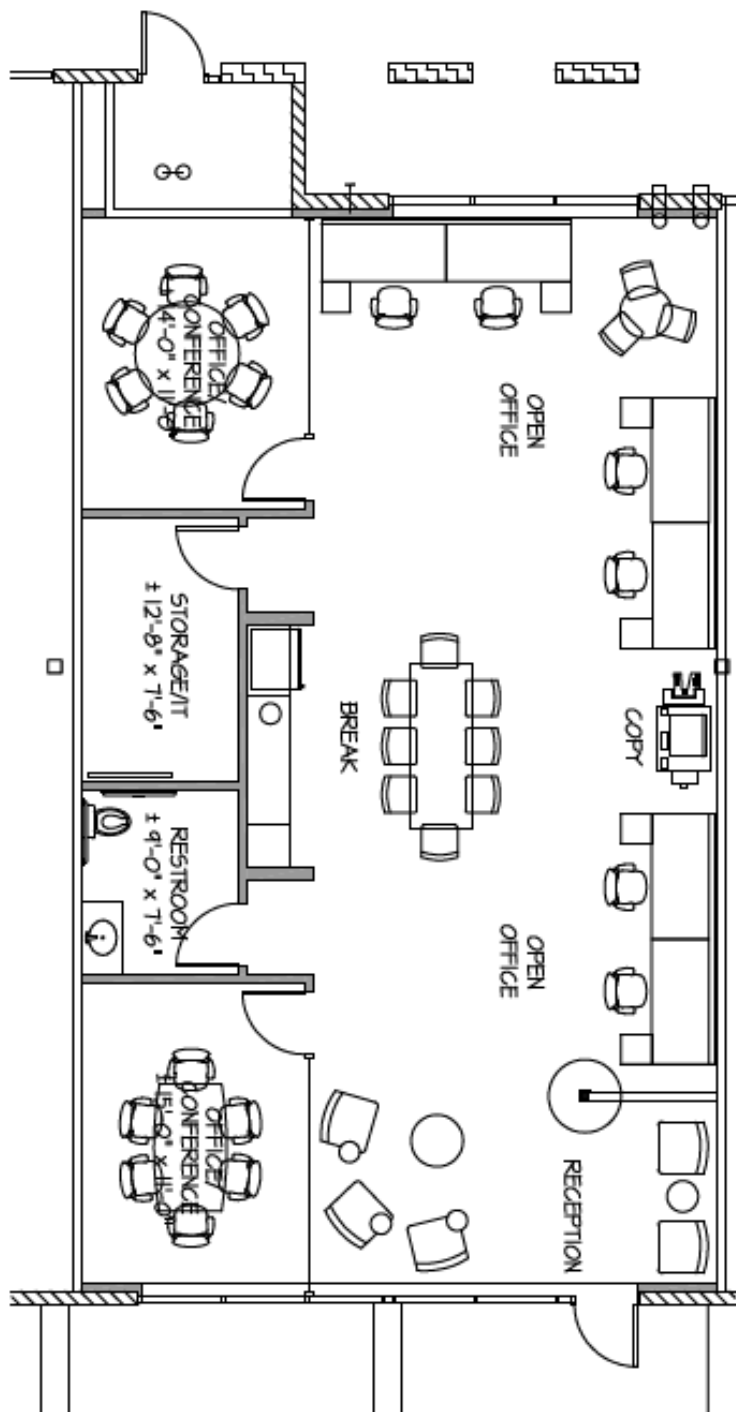
floor plan

FEATURES

- › Suite 103 Available
- › 1,875 s.f.
- › \$24.00 p.s.f., NNN lease rate
- › 4/1,000 parking



Riverside
Office Plaza II



1255 WEST RIO SALADO PARKWAY

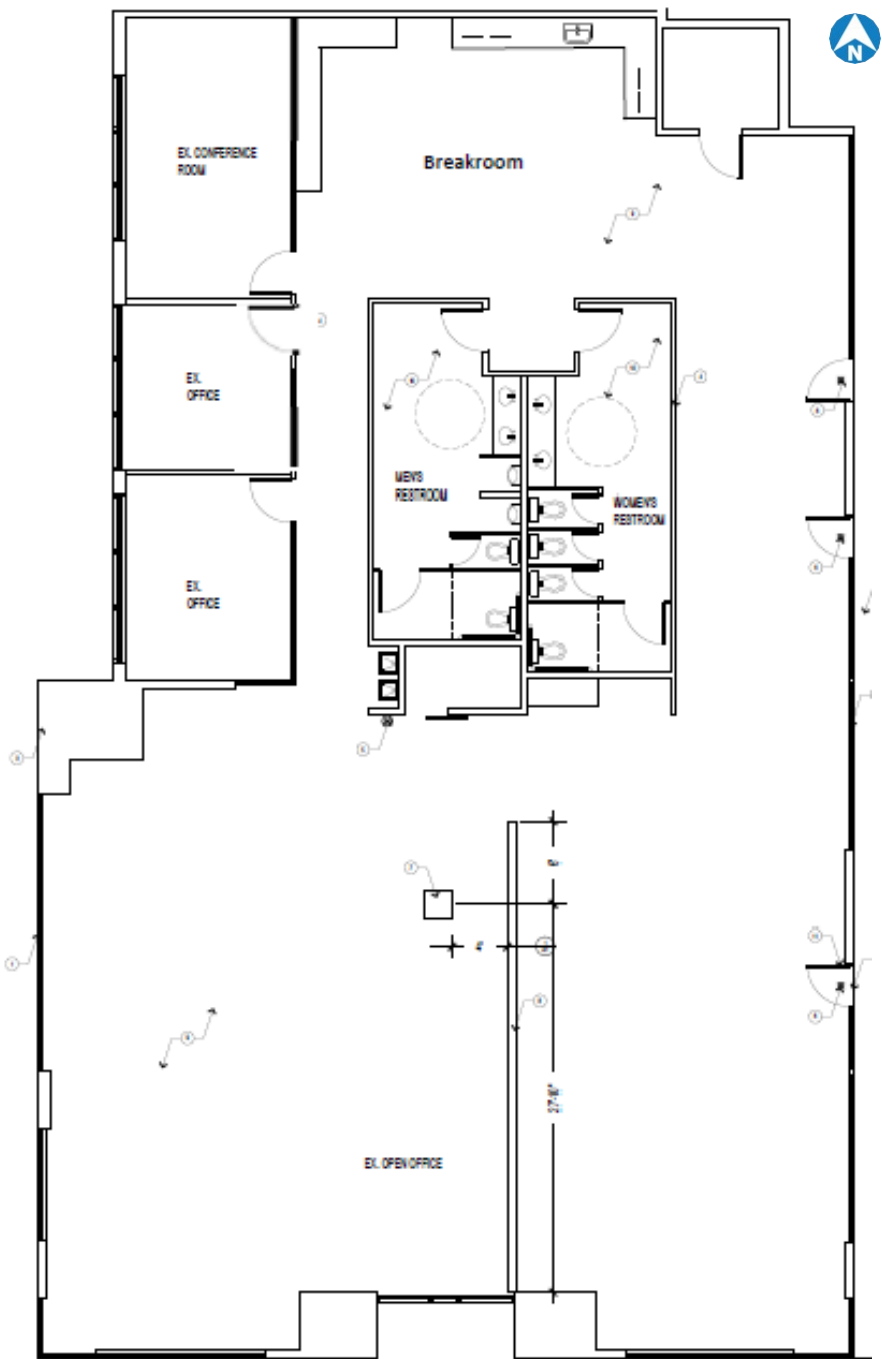
floor plan

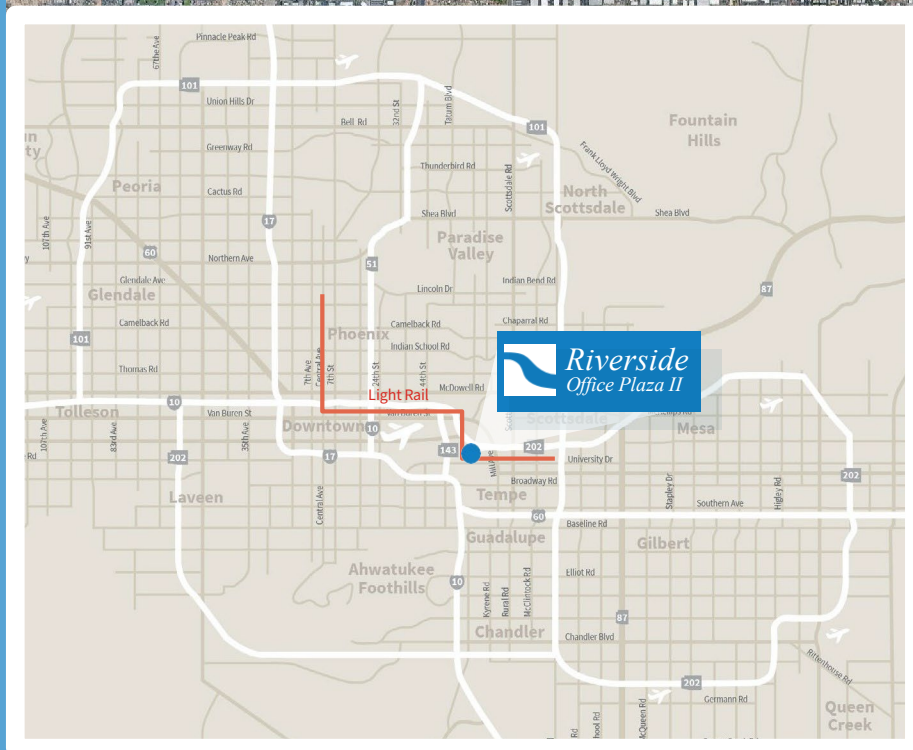
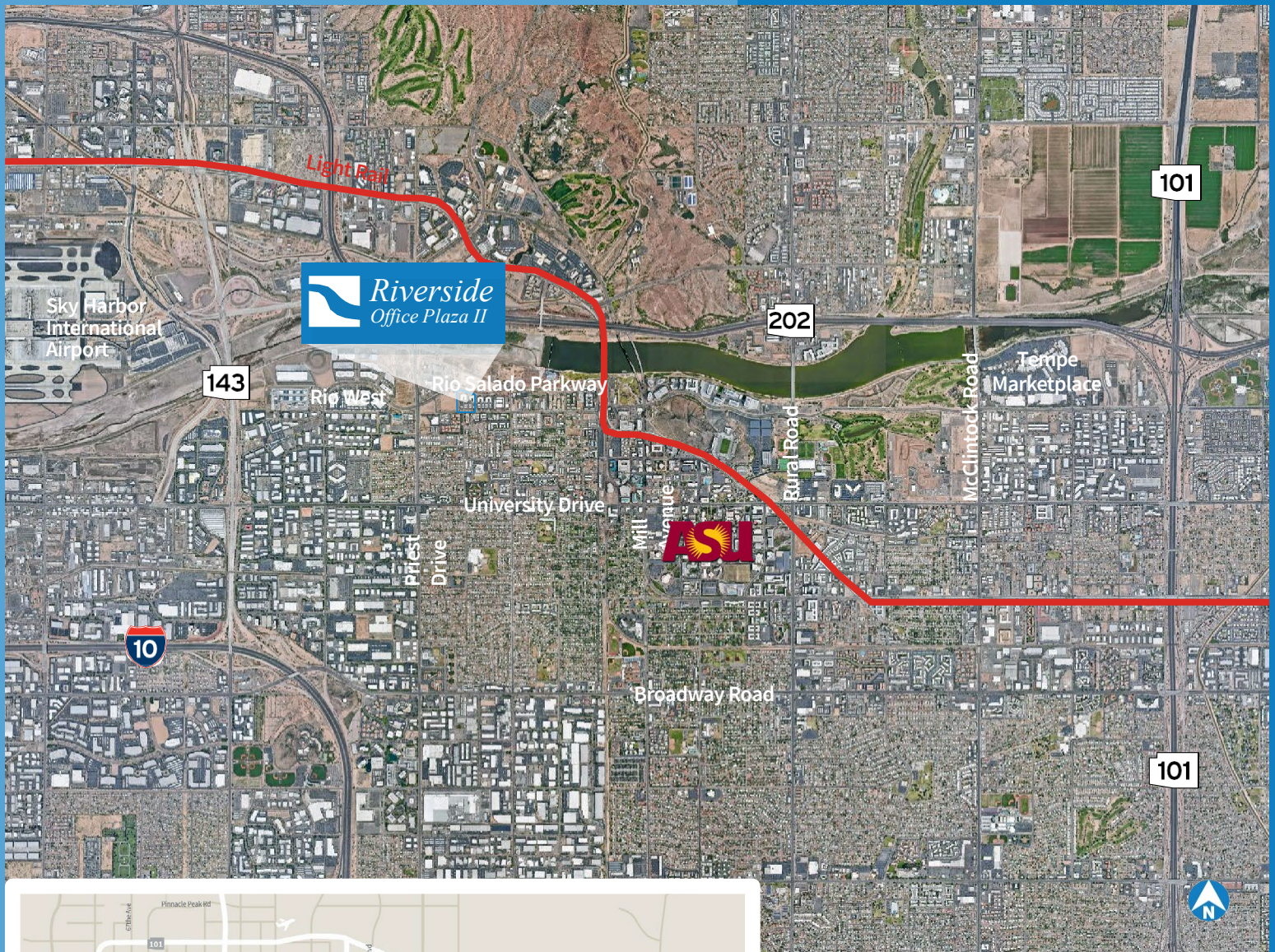
FEATURES

- › Suite 201 Available
- › 5,723 s.f.
- › \$24.00 p.s.f., NNN lease rate
- › 4/1,000 parking



Riverside
Office Plaza II





Riverside Office Plaza II

For additional information:

Mark Gustin, SIOR, CCIM
+1 602 282 6316
Mark.Gustin@jll.com

Jimmy Cornish
+1 602 282 6363
Jimmy.Cornish@jll.com

Emily Minnier
+1 480 628 0018
Emily.Minnier@jll.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. ©2020 Jones Lang LaSalle IP, Inc. All rights reserved. **The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended users of this report regularly seek our guidance.