


THE BEAM


ENGRAINED IN INSPIRATION

INSPIRING DESIGN
SUSTAINABLE MATERIALS
NATURAL CONNECTIVITY
UNMATCHED EXPERIENCE

 ±183,000 RSF
newly constructed, trophy
5-story mass timber office

 36' x 30'
column grid

 Large efficient
±40,000 SF floorplates

 13.5' - 15.5' feet of volume
beneath the beautifully exposed
Austrian spruce ceilings





SOLID TIMBER AND GLASS

THE FUTURE OF THOUGHTFUL,
RESPONSIBLE AND INNOVATIVE
DESIGN AND CONSTRUCTION
IS HERE

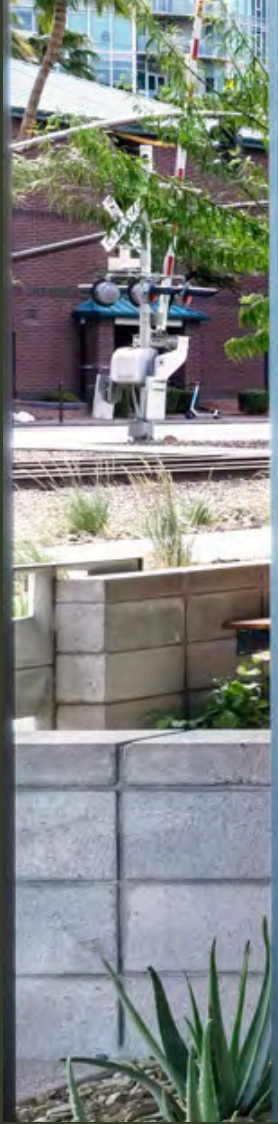
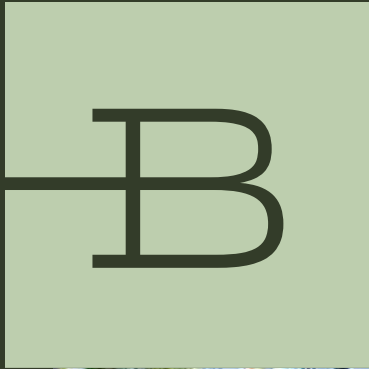


Cross Laminated Timber (CLT) Construction

MODERN. NATURAL. CLEAN. REFINED.

Incorporating leading-edge design and sustainable materials widely used throughout Europe, Cross Laminated Timber (CLT) brings nature into the workplace. This innovative material provides biophilic elements - connecting occupants with the natural environment - and creates jaw-dropping aesthetics. Combined with traditional steel, concrete, and glass, CLT helps create one of the most unique, inspiring, and innovative office environments in **Downtown Tempe**.



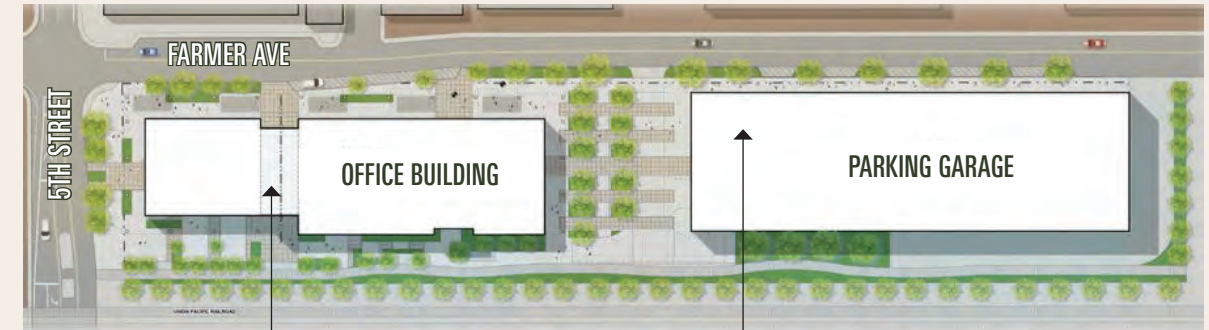


LEADING-EDGE DESIGN



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SITE PLAN



Activated living room lobby with conference center and indoor/outdoor lounge

On-site gym with lockers/showers and bike storage

INSPIRATIONAL OFFICE SPACE

THOUGHTFUL ON-SITE AMENITIES INCLUDING A COFFEE BAR, FITNESS CENTER, TENANT LOUNGE & TRAINING ROOMS

A TRUE SENSE
OF ARRIVAL





INDOOR-OUTDOOR
CONFERENCE CENTER
AND TENANT LOUNGE

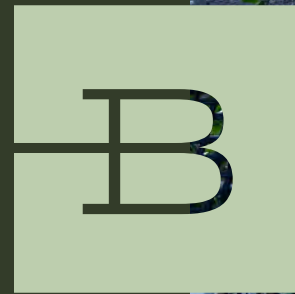




STATE-OF-THE-ART FITNESS CENTER



PRIVATE OUTDOOR PATIO



INSPIRING DESIGN

SUSTAINABLE MATERIALS


NATURAL CONNECTIVITY


UNMATCHED EXPERIENCE




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 **State-of-the-art under floor air distribution (UFAD) system - best-in-class air quality, energy efficiency and temperature control**

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

 **Destination dispatch elevators provide reduced wait times, shorter travel times and fewer stops**

 **Maximizing outdoor air filtration through continuous ventilation**

 **WiredScore certified**



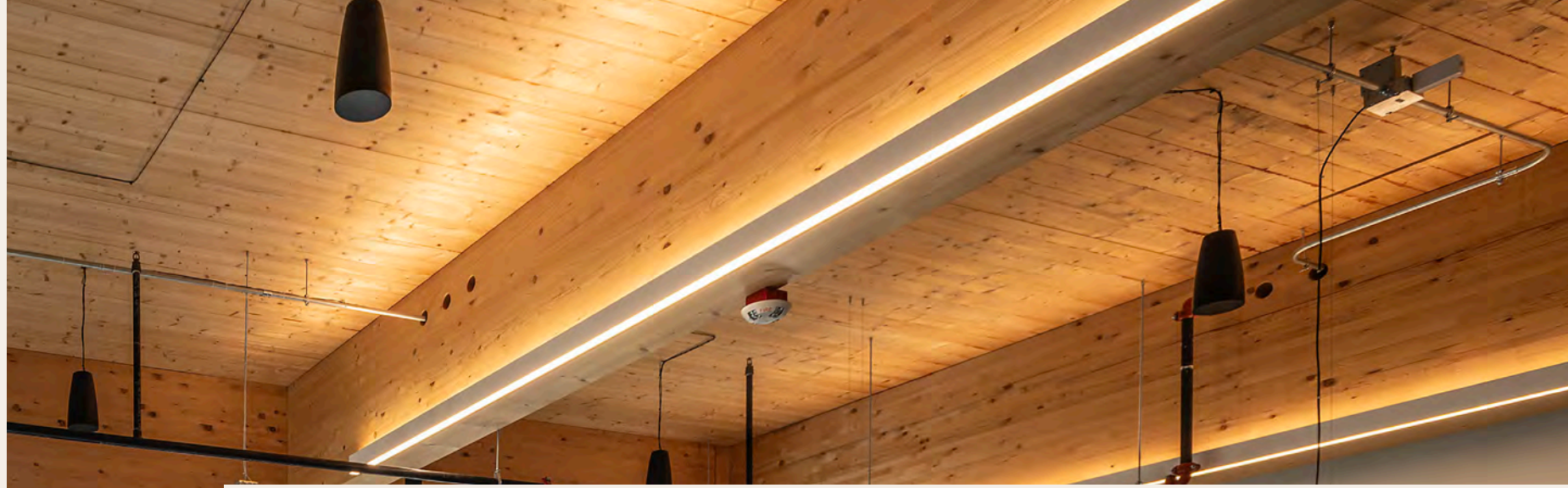
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INSPIRING DESIGN

SUSTAINABLE MATERIALS

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First-of-its-kind in Arizona mass timber construction



Mass timber structure that absorbs carbon



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



Utilization of young trees, a sustainable forestry practice



4,850 metric tons of carbon captured by The Beam's timber members - the equivalent of taking 996 cars off the road for a year



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



THE NATURAL WARMTH OF WOOD GENERATES AN INNATE CREATIVE ENVIRONMENT

INSPIRING DESIGN
SUSTAINABLE MATERIALS
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UNMATCHED EXPERIENCE



Abundant natural light and opulent ceiling volumes



Dedicated wellness spaces including fitness, recovery, bike lockers, showers, and indoor/outdoor social spaces



STC and IIC ratings result in minimal noise transfer between floors



Carpetless public areas reduces dust and VOC off-gassing potential



Curated lobby and common area scent diffusers

INSPIRING DESIGN
SUSTAINABLE MATERIALS
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Access to 21 miles of trails between Papago Park and Tempe Beach Park



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



87 walk score, the highest walkability score of any Class A office building in Tempe (Walkscore.com)



In the heart of the economic generator that is ASU



Thoughtfully designed tenant amenities foster collaborative and communal spaces



A biker's paradise with a bike score of 99 (Walkscore.com)



Annual community event 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, Boots in the Park, Tempe Center for the Arts performances



MASS TIMBER + UFAD + RAISED FLOORING: WHAT IT MEANS FOR YOU

A DIFFERENTIATED WORKPLACE SOLUTION THAT COMBINES **TENANT WELLBEING**, PLANNING FLEXIBILITY, IMMEDIATE AND LONG TERM EFFICIENCY



MASS TIMBER BENEFITS



- WARMTH & WELLBEING**
 Natural materials create a more comfortable, human-centered workplace that supports wellbeing and a better day-to-day employee experience.
- BIOPHILIC CONNECTION**
 Exposed wood and natural materials strengthen the connection to nature - an increasingly important component of today's workplace experience strategy.
- PREMIUM & MEMORABLE**
 Elevated without feeling overbuilt, a space people remember and are proud to bring clients, recruits and visitors into.
- TI EFFICIENCY**
 Exposed timber elements may become part of the finished aesthetic, creating potential material and finish savings.
- BRAND AND CULTURE**
 A distinctive setting that reinforces brand, values and culture, and helps differentiate from conventional office space.

ADOPTED IN WORLD CLASS OFFICES FOR LEADING GLOBAL OCCUPIERS

Google

Walmart

Microsoft

TOYOTA

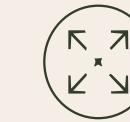
amazon

salesforce



A WORKPLACE WORTH REMEMBERING

The warmth and character of exposed timber help create an office that feels more human, more premium, and more aligned with modern recruiting, culture and brand goals.



NOT JUST FOR CREATIVE USERS

Mass timber and raised-floor environments can support everything from open, collaborative layouts to highly structured professional services offices as needs evolve.



ENGINEERED TO ADAPT

Endlessly accessible underfloor infrastructure and reduced dependence on overhead rework means: future churn can be faster, less disruptive and more cost-effective over the life of the lease.

UFAD/RAISED ACCESS FLOORING BENEFITS

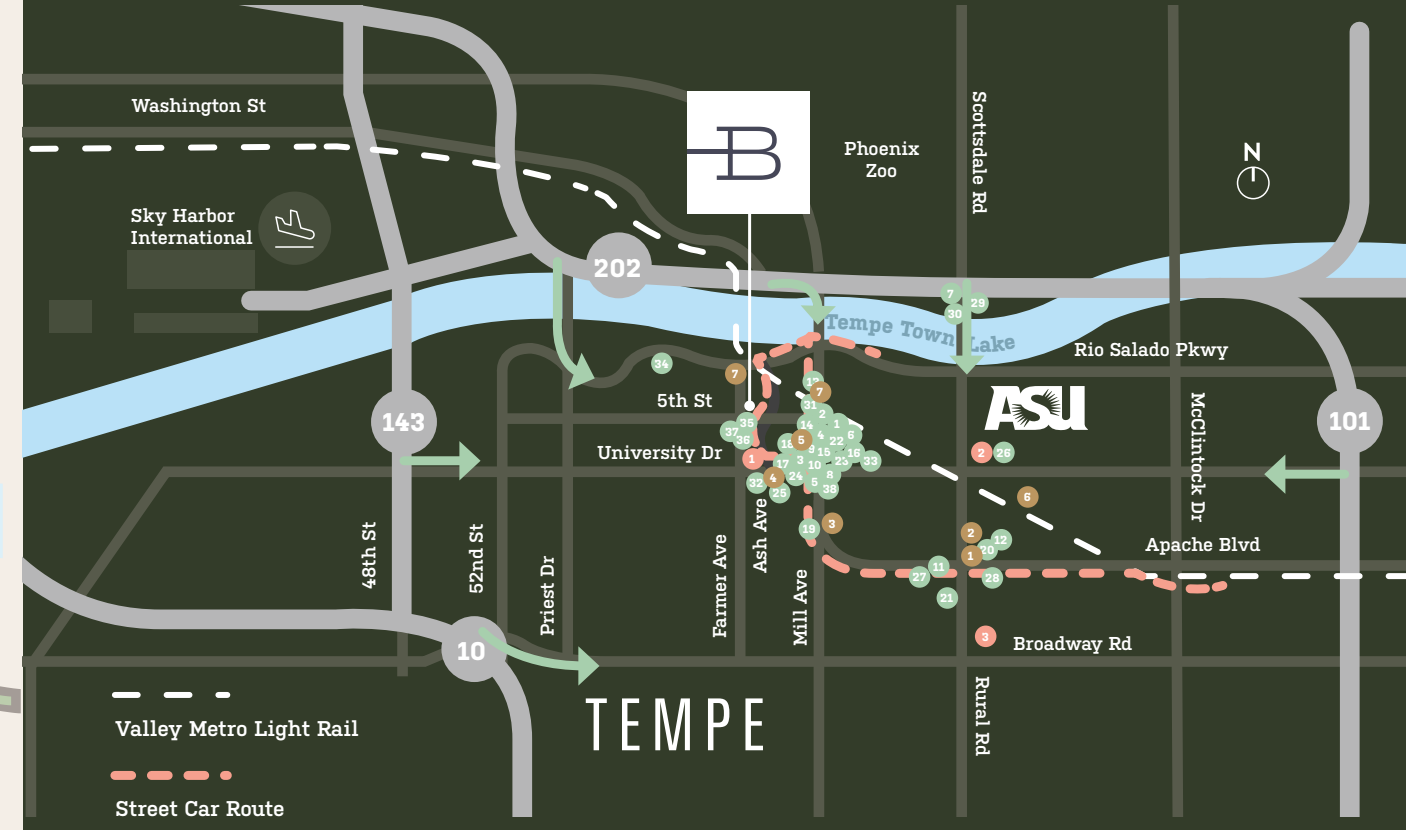
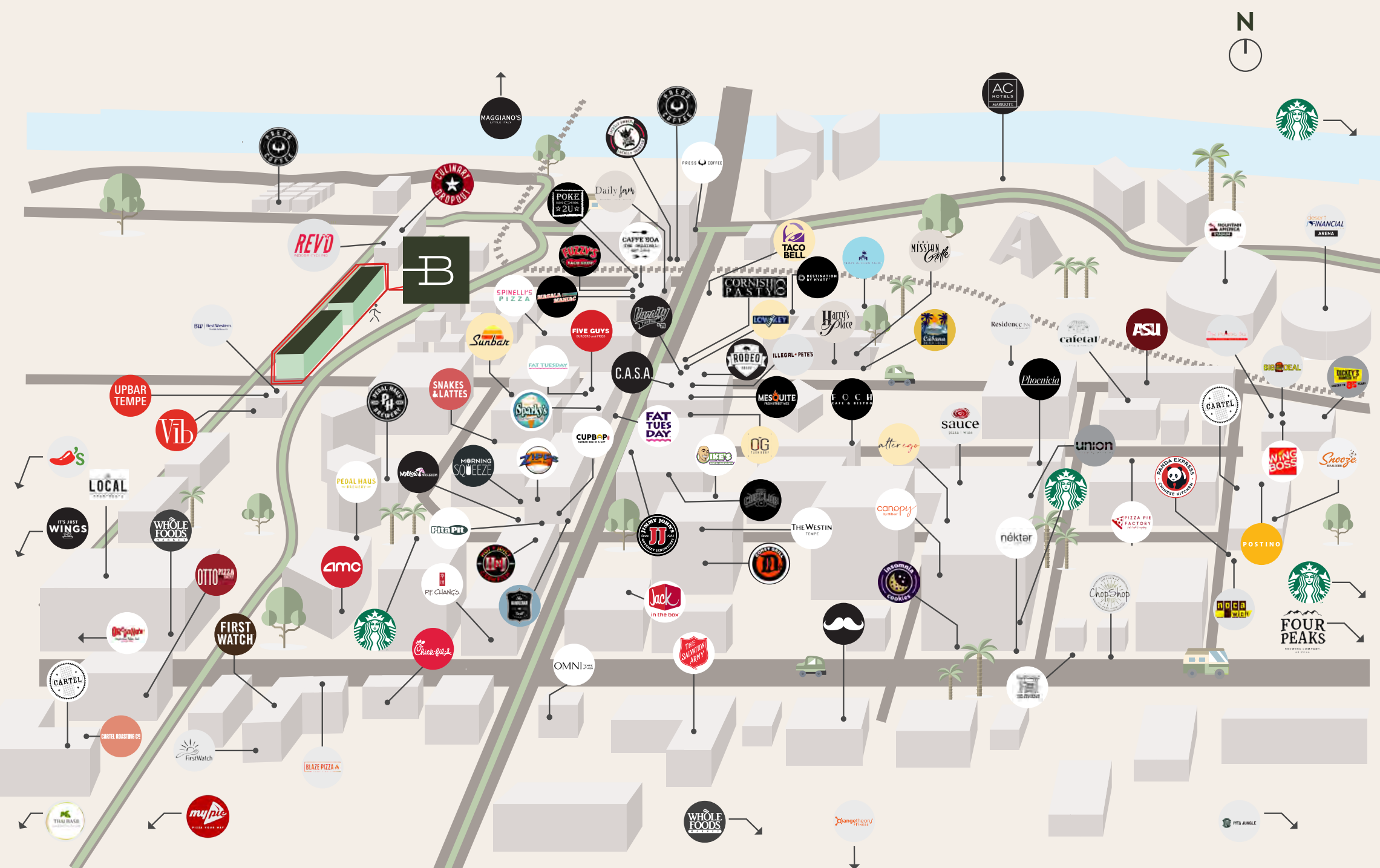


- PLANNING FLEXIBILITY**
 Easily adapt layouts, department adjacencies and workstation density without major disruption or extensive overhead work.
- OCCUPANT-LEVEL COMFORT**
 Deliver conditioned air at the occupant level, supporting comfort, flexibility and evolving workplace needs.
- SIMPLIFIED RECONFIGURATION**
 Modifications happen below the floor, reducing construction time, noise, dust and disruption when tenants re-stack or grow.
- POWER & DATA FLEXIBILITY**
 Move power and data where they are needed, without costly overhead rework or drywall demolition.
- LONG-TERM EFFICIENCY**
 Support faster, easier, and more cost-effective churn as headcount, technology and workplace needs evolve.
- SUSTAINABLE WELLNESS**
 UFAD can improve air quality and enable more efficient HVAC performance, supporting ESG and wellness goals.



WELCOME TO TEMPE

WALK TO EVERYTHING, AVOID THE TRAFFIC AT THE BEAM



Valley Metro Light Rail
Street Car Route

IMMEDIATE ACCESS TO 202 VIA PRIEST DRIVE OR RURAL ROAD

RESTAURANTS/BARS

- Pedal Haus Brewery
- Caffe Boa
- Mellow Mushroom
- Spinelli's Pizza
- Pita Jungle
- House of Tricks
- Macayo's
- Ike's Love & Sandwiches
- Jimmy John's
- Zippo's Sports Grill
- Zoyo Neighborhood Yogurt
- Hungry Howie's
- Loco Patron
- Fuzzy's Taco Shop
- CASA Tempe
- Shady Park
- Sunbar Tempe
- Five Guys
- Chipotle
- McDonald's
- Whataburger
- Low Key Piano Bar
- Slices on Mill
- Chick-fil-a
- Casey Moor's Oyster Bar
- Chompie's Deli
- Domino's
- Pete's Fish n' Chips
- In n' Out Burger
- Crumbl Cookies
- Daily Jam
- First Watch
- The ChuckBox
- The Shop Beer Co.
- Vib Boutique Hotel
- UpBar Tempe
- Tempe Taco Supply
- Omni Hotel
- Neighborhood Services Bar + Restaurant
- Library Rules
- Lucero
- Salt + Gila

GROCERY STORES

- Whole Foods
- Trader Joe's
- Safeway

COFFEE SHOPS

- Dutch Bro's
- Urban Boba Tea Shop
- King Coffee
- Cartel Coffee
- Snakes & Lattes
- Infusion Coffee & Tea
- Press Coffee



BUS STOP

Immediately adjacent to property



LIGHT RAIL

Station within 0.4 miles



RETAIL

700,000+ SF of retail within 1 mile



HOTELS

12 hotels within 1 mile
2,100+ rooms available



DINING

More than 165 restaurants within 1 mile



MULTIFAMILY

6,000+ existing residential units within 1 mile



TRAVEL

6 minute drive to Phoenix Sky Harbor International Airport

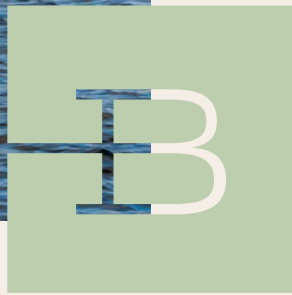


TEMPE TOWN LAKE

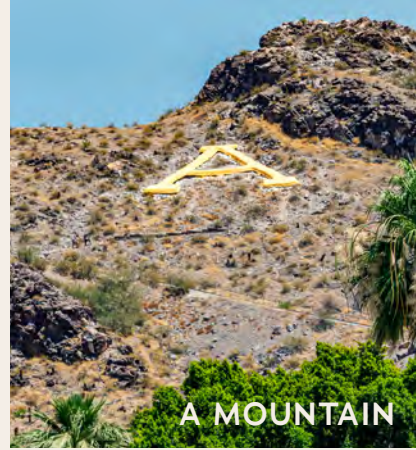


ASU FOOTBALL STADIUM

- Gammage Events: 35,000 Visitors annually
- Pat Tillman Run: 35,000 Visitors annually
- Ironman: 30,000 Visitors annually
- Parades: 100,000 Visitors annually
- Festivals: 360,000+ Visitors annually



ABOUT TEMPE



A MOUNTAIN

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.

- Sun Devil Games: 45,000 Visitors per game
- Rock N Roll Marathon: 30,000 Visitors annually
- Tempe Town Lake: 2.5 MILLION Visitors annually
- Tempe Festival of the Arts: 400,000 Visitors annually



RECRUITMENT & RETENTION

#1 LARGEST PUBLIC UNIVERSITIES IN THE UNITED STATES

Source: usnews.com

#1 IN THE U.S. FOR INNOVATION FOR THE LAST 9 YEARS AND RUNNING

Source: US News & World Report

60,000+ STUDENTS TOTAL ENROLLED ON THE TEMPE CAMPUS

DIRECT ACCESS TO ASU GRADUATES

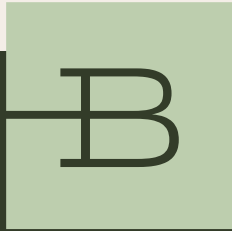
TEMPE DEMOGRAPHIC PROFILE

- 20% Population growth from 2010-2023
- 52.1% Hold a bachelor's degree or higher
- 29.7 Average age
- #1 Net importer of jobs of any major city in the Phoenix MSA
- #2 Best place to live in the U.S. (Source: Money, 2022)

TEMPE COMPANIES

- ADP, Amazon, Amkor Technology, BD, CARVANA, GoDaddy, Honeywell, Infosys, JPMorganChase, KPMG, norton, LPL Financial, McKinsey & Company, Medtronic, Microsoft, MOOV, NORTHERN TRUST, State Farm

Source: U.S. Census data and Maricopa Association of Governments



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INSPIRATION

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NEWMARK

