

UNMATCHED CONVENIENCE | EFFORTLESS ACCESS

# PAPAGO BUTTES

NWC WASHINGTON STREET & PRIEST DRIVE | TEMPE, ARIZONA



# PAPAGO BUTTES

PAPAGO BUTTES IS THE IDEAL CHOICE FOR BUSINESSES LOOKING FOR AN EXCEPTIONAL VALUE IN TEMPE.

With a strong amenity package, conveniently connected location, and a wide variety of spaces, Papago Buttes offers cost-effective solutions without sacrificing a high-quality workplace experience.

22-ACRE  
CAMPUS

3  
BUILDINGS

504,000 SF  
TOTAL

# AN IMPRESSIVE LIST OF ADVANTAGES



Extensive multimillion dollar common area renovation underway



Enhanced workplace experience with numerous onsite amenities



Move-in-ready spec suites with varied floor plate sizes



Extensive building and project security programs



Build-to-suit opportunities available



Ease of access to Arizona State University



Expansion growth opportunities



Responsive onsite property management



Strategically positioned within Tempe's premier master-planned business park



Convenient proximity to Metro's Light Rail Station



Exceptional access to employee housing areas



Walkable off-site restaurant options



# ENVIABLE AMENITIES

PARK ONCE AND TAKE ADVANTAGE OF ALL THE CONVENIENCES ON THE CAMPUS FOR A MORE EFFICIENT WORKDAY - IN ADDITION TO SPACES THAT SUPPORT WELLNESS AND COLLABORATION.

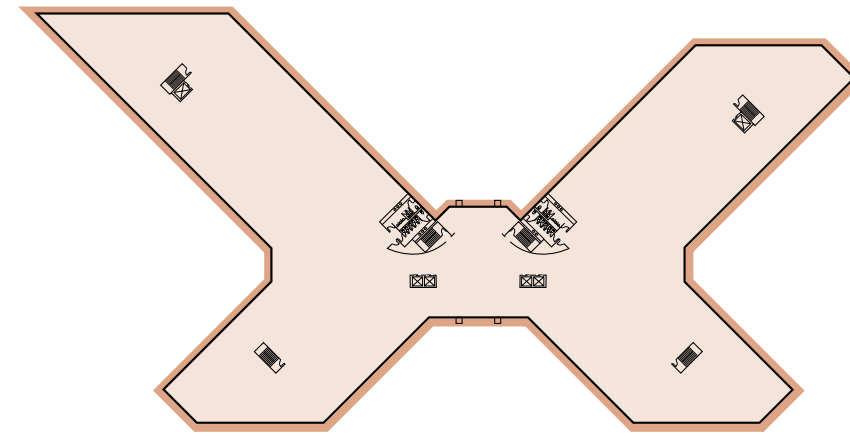
- NEW TENANT LOUNGE
- UPGRADED FITNESS CENTER
- ONSITE DELI / CAFE
- CONFERENCE CENTER
- ONSITE DAYCARE FACILITY WITH PRESCHOOL PROGRAM
- LUSHLY LANDSCAPED COURTYARD WITH SHADE STRUCTURES AND WATER FEATURE



# A WEALTH OF OPTIONS

The 3-building campus features a range of floor plate sizes, spec suites, and availabilities, offering space to a wide variety of tenants – whether they want move-in ready or customizable space.

[CLICK FOR AVAILABILITIES](#) ▶

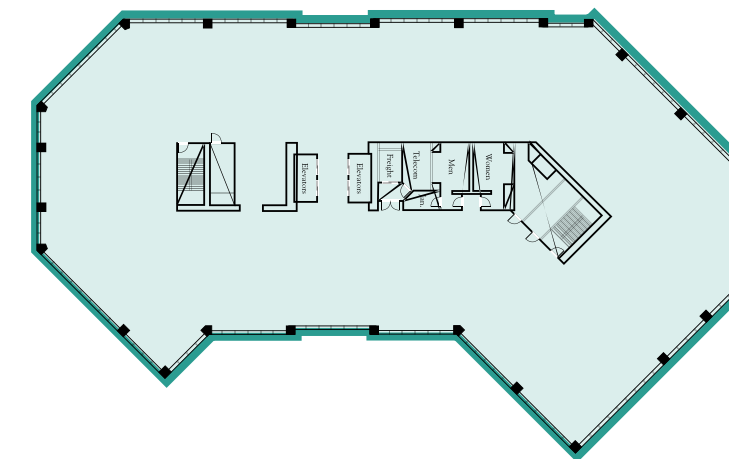


TYPICAL FLOOR PLATE: ±70,000 SF

## BUILDING 1

1500 NORTH PRIEST DRIVE, TEMPE, AZ

- ±256,000 rentable square feet
- 4 stories with approximately 70,000 RSF per floor
- Two 600 KW back-up generators
- 10,500 amp power from 2 SRP substations
- Qwest OC-3 fiber optics to the building
- 4 passenger and 2 freight elevators
- 7,500± rsf raised floor data center
- Covered loading dock area with truckwell



TYPICAL FLOOR PLATE: ±27,000 SF

## BUILDING 2

1230 WEST WASHINGTON STREET, TEMPE, AZ

- ±153,000 rentable square feet
- 6 stories with approximately 27,000 RSF per floor
- Two 450 KW back-up generators
- 6,000 amp dual feed power from 2 SRP substations
- Qwest OC-3 fiber optics to the building
- 4 passenger and 1 freight elevators



TYPICAL FLOOR PLATE: ±24,000 SF

## BUILDING 3

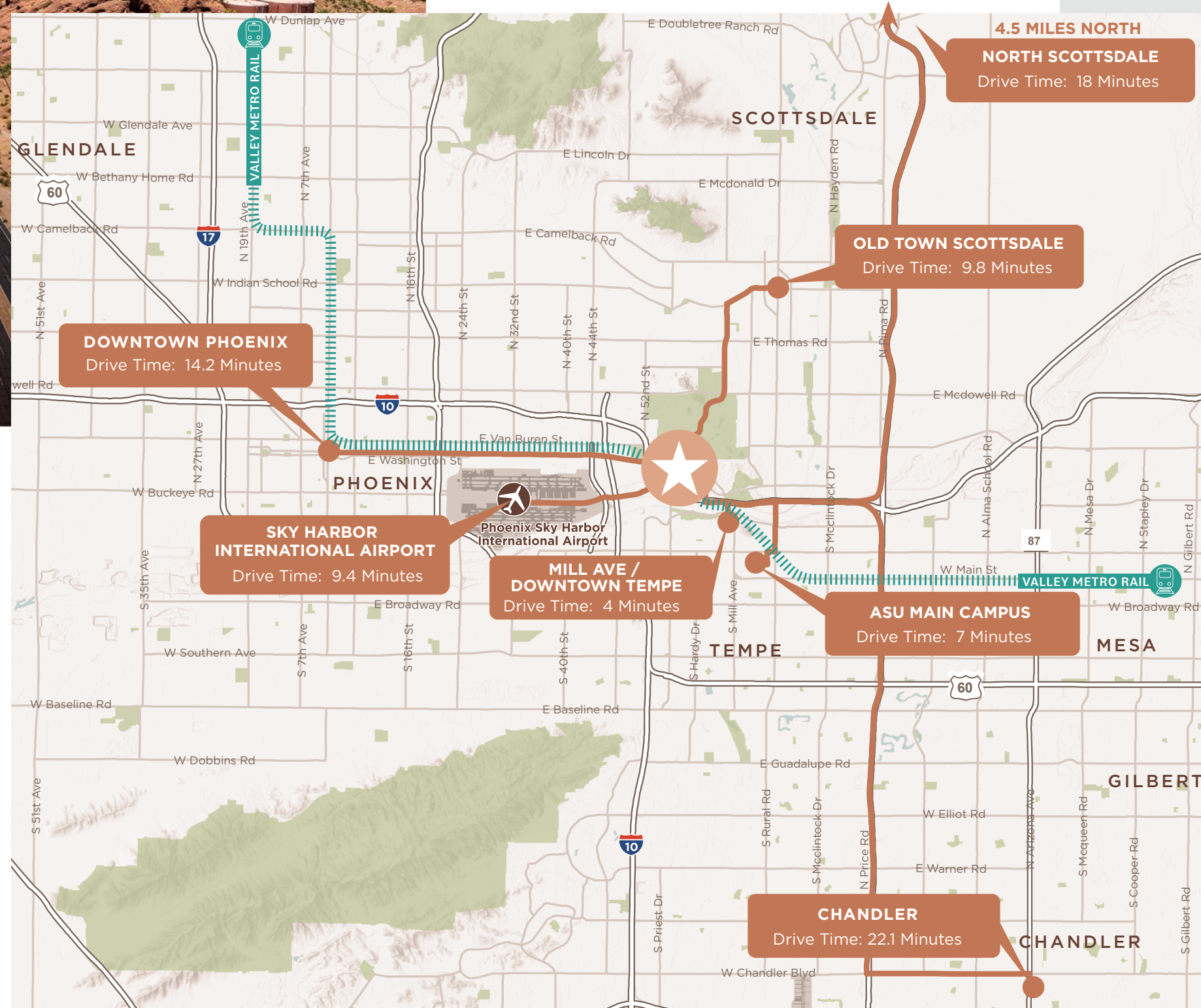
1250 WEST WASHINGTON STREET, TEMPE, AZ

- ±95,000 rentable square feet
- 4 stories with approximately 24,000 RSF per floor
- 2 passenger and 1 freight elevators
- 100-pound floor loading capacity
- Separate loading area with dedicated freight elevator



# MAXIMUM CONNECTIVITY

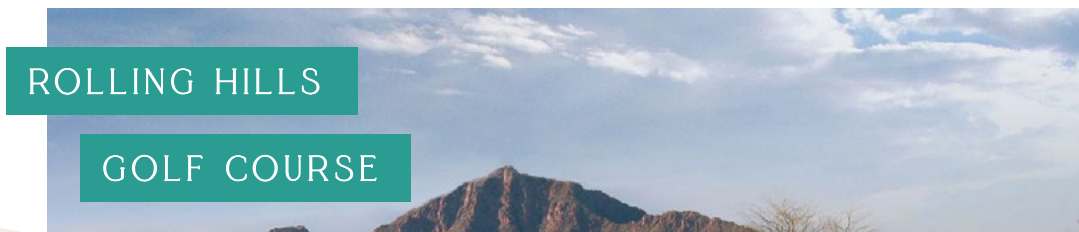
Located at the crossroads of several highways and along light rail, Papago Buttes offers easy access to metropolitan Phoenix and is less than 10 minutes from ASU. All the attractions of downtown Tempe are just two stops away on light rail, offering abundant dining, entertainment, and retail to lifestyle-focused employees.





# LIFE IS CALLING...

HIKING, GOLF, MUSEUMS, SPORTS, EXCELLENT DINING, AND MORE ARE AT YOUR FINGERTIPS FROM THIS STRATEGIC LOCATION.



ROLLING HILLS

GOLF COURSE



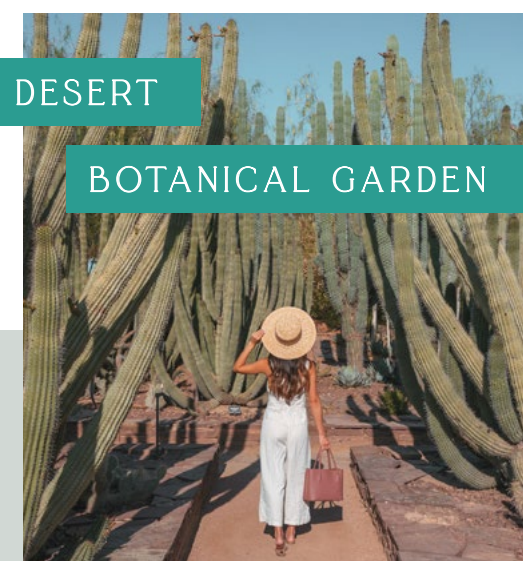
TOP OF THE ROCK

RESTAURANT



MILL AVENUE

BRIDGE



DESERT

BOTANICAL GARDEN



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**CUSHMAN &  
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