

8075

SOUTH RIVER PARKWAY



RIVER CORPORATE CENTER

ASU RESEARCH PARK | TEMPE, AZ

RIVER CORPORATE CENTER

is located within the Arizona State University (ASU) Research Park, the East Valley's premier research and technology business park. Spanning ±320 acres with three scenic lakes and lush landscaping, this Innovation Zone is home to many headquarters and regional offices. Tenants have access to more than six miles of jogging trails, picnic ramadas, and open spaces for recreation and relaxation.



8075

SOUTH RIVER PARKWAY



PROPERTY OVERVIEW

Metro	Phoenix
Submarket	South Tempe/Ahwatukee
Address	8075 S River Pkwy Tempe, Arizona 85284
Building	±133,225 SF
Site Area	±12.46 AC (±542,942 SF)
Parking	±6.0 per 1,000 SF
Floors	2-Story
Floorplate	±66,627 SF
Year Built	1998
Parcel	301-53-309



River Corporate Center – 8075 South River Parkway (the “Property”) is located in South Tempe within the ASU Research Park. This Class A, two-story office building totals ±133,225 rentable square feet. Built in 1998 with a parking ratio of ±6.0/1,000 SF, the Property sits just west of the AZ Loop 101 providing immediate access to all Valley freeways. This location allows easy access to residential housing and the labor markets of the entire Metro area. Sky Harbor International Airport, America’s Friendliest Airport®, is located within ±15 minutes (±13.1 miles) from the Property.



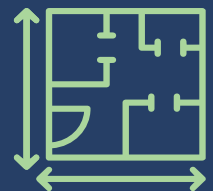
High-profile
technology & business
corporate community



Property
Tax
Abatement



B-2 Office
zoning per ASU
Research Park



±40K - ±60K SF
expansion pad
opportunity



River Corporate Center

±40K – ±60K SF
Expansion Pad Opportunity

POWER SUMMARY
Building has 6,000 amps 480Y/277V/3-phase service capacity, separated into two 3,000-amp Service Entrance Sections plus two 1000KW generator/ATS backup



Prominent signage opportunities along AZ Loop 101



Industrial grade power capability



Diesel-Fired Generac emergency power generator



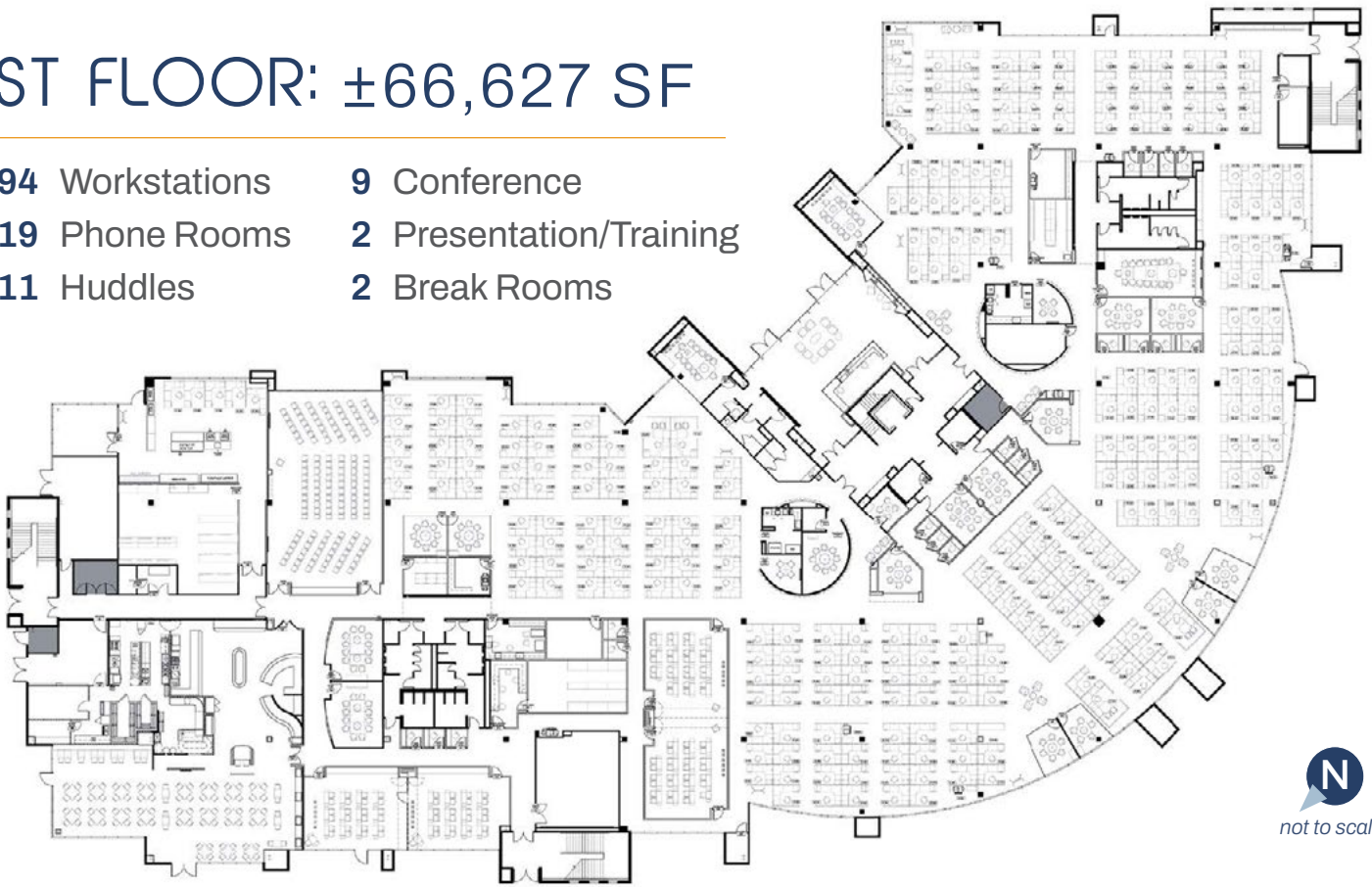
Immediate freeway access

SITE PLAN



1ST FLOOR: ±66,627 SF

- 294 Workstations
- 19 Phone Rooms
- 11 Huddles
- 9 Conference
- 2 Presentation/Training
- 2 Break Rooms



2ND FLOOR: ±66,627 SF

- 481 Workstations
- 12 Phone Rooms
- 21 Huddles
- 6 Conference
- 1 Wellness Room
- 2 Break Rooms



LOCATION HIGHLIGHTS

PREFERRED SUBMARKET

With a prime southeast valley location, River Corporate Center is in the heart of the most active area of Metro Phoenix for new-to-market tech users. In the past five years, ± 3.0 million square feet of tech users have chosen to call Tempe and Chandler their home for their Arizona operations.

FREEWAY PROXIMITY

River Corporate Center is located 1/4 mile from the Loop 101 Freeway providing quick and easy access via two full diamond interchanges—Elliot Road to the north and Warner Road to the south. The Loop 101 connects with US 60 and the Loop 202, acting as a convenient gateway to all of Metro Phoenix.

ABUNDANT AMENITIES

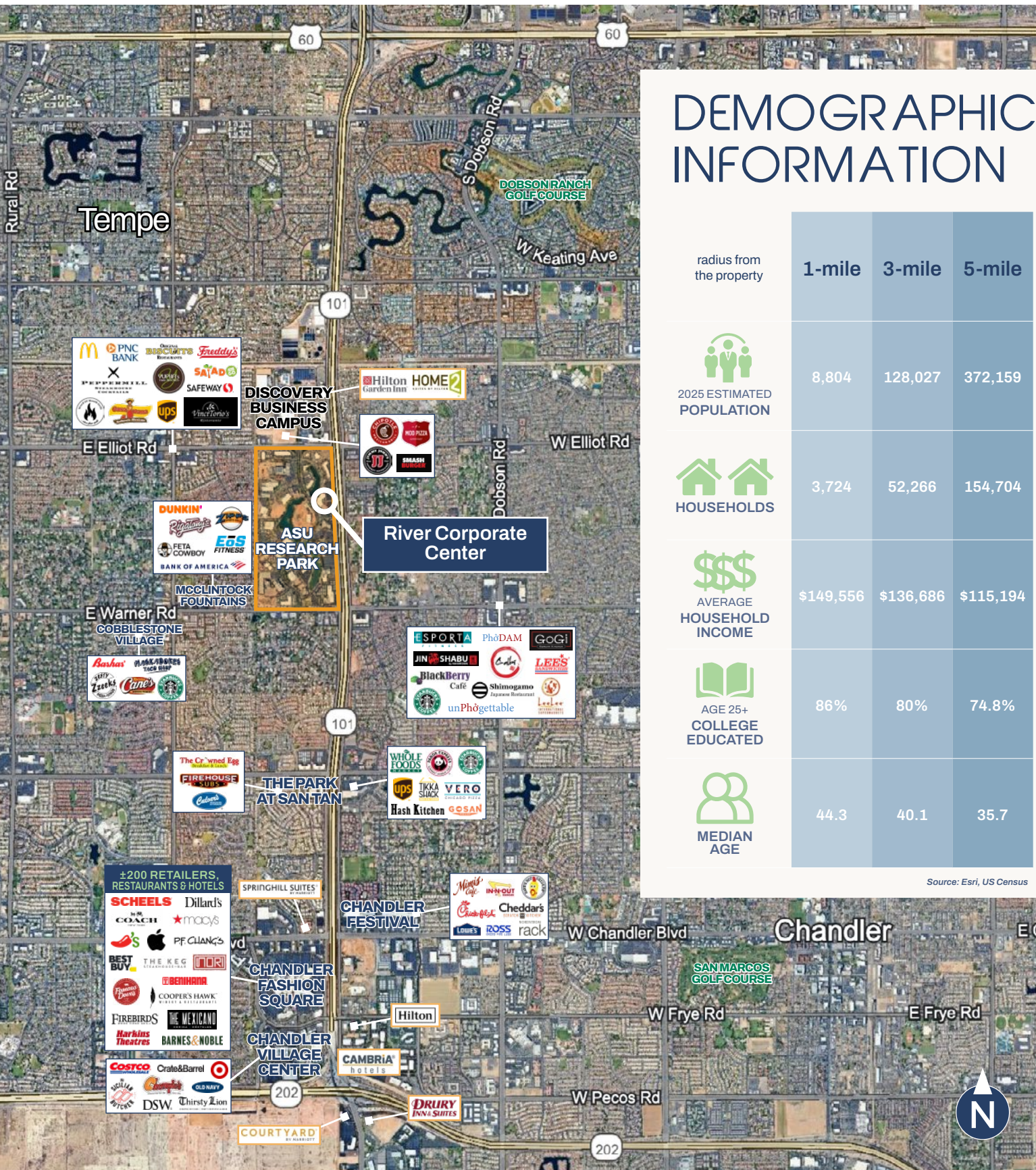
Nearly 11M square feet of retail and restaurants are located within a three-mile radius, including the ± 1.4 million square foot Chandler Fashion Center.

Over 200 retail shops and 40 restaurants in the immediate vicinity. Also nearby is executive housing as well as more than 2,500 hotel rooms and two hospitals.

THE ASU ADVANTAGE

ASU Research Park corporations are offered access to ASU services such as cooperative research opportunities and patentable proprietary research contracts. In addition to being co-located with some of ASU's innovative research units, tenant companies benefit from strong connections to ASU's world-class faculty, a talent pipeline of more than 135,000 students and 530,000 alumni and many other resources.





DEMOGRAPHIC INFORMATION

radius from the property	1-mile	3-mile	5-mile
2025 ESTIMATED POPULATION	8,804	128,027	372,159
HOUSEHOLDS	3,724	52,266	154,704
AVERAGE HOUSEHOLD INCOME	\$149,556	\$136,686	\$115,194
AGE 25+ COLLEGE EDUCATED	86%	80%	74.8%
MEDIAN AGE	44.3	40.1	35.7

Source: Esri, US Census





RESEARCH PARK

VIBRANT CORPORATE COMMUNITY

ASU Research Park is a prime location for headquarters or regional offices that require connections to an established commercial corridor and ready access to area transportation networks. The ASU Research Park is home to 6,700 employees at 51 companies, including Amkor, Edward Jones, Avnet, Versum Materials, and Amazon.

The ASU Research Park is composed of more than 2.2 million square feet of Class A office/flex and R&D space covering 320 acres. This includes three lakes, mature landscaping, over six miles of surfaced jogging trails and various picnic ramadas that clearly demonstrate a commitment to sustainability (including other implemented operational practices).

LOCATION. LOCATION. INNOVATION.

QUALIFIED USES

Under ARS 15-1636, ad valorem real property taxes are abated for certain “qualified uses” constructed on land leased at ASU Research Park. Summarized as follows:

- Regional or national headquarters of the lessee or its subsidiaries that are engaged in research, development or educational activities.
- Laboratories, offices and other facilities for testing, consulting and information processing related to research and development.
- Education and training facilities.
- Production, assembly or sale of products pursuant to research and development activities.
- Pilot plants in which processes planned for use in production elsewhere can be tested and assembled.
- Operations required to maintain or support any permitted use, including:
Maintenance shops | Power plants | Waste water treatment facilities | Keeping of animals | Machine shops
Common area improvements | Professional and commercial services supporting permitted uses, such as child development centers, food services and post office and mailing centers.

This summary is based on ARS 15-2636. ASU Research Park, Inc., its agents and affiliates make no representations or warranties of any kind whatsoever regarding the accuracy of the information provided herein or the availability of the tax abatement for tenants at ASU Research Park. Individuals are encouraged to seek competent legal and accounting counsel as to the accuracy of the information and its impact on any proposed tenancy at ASU Research Park.

INNOVATION ZONE TENANT DISCOUNTS & BENEFITS

GOLD BENEFITS

Companies Co-Locating with MORE than 5,000 square feet of office space.*

- 10% off ASU base tuition for employees through the Innovation Zone Scholarship**
- Up to \$25,000 in scholarships for employees in select business graduate programs as a W. P. Carey Academic Partner
- One year, 20% discount on any Employer Partnership with ASU Career Services
- 50% discount on meeting and event rental fees at ASU SkySong
- Group ticket discounts through Sun Devil Athletics
- Ticket discounts to ASU Gammage performances for employees and their guests
- Up to 10% discount for employee relocation assistance by Dircks Moving & Logistics
- Up to 25% off customized and ready-to-enroll up-skilling courses through ASU CareerCatalyst
- Discounted group packages to Sparky's Fairway, plus free and discounted opportunities to celebrate or advertise your company at Movies on the Field in Mountain America Stadium
- LinkedIn feature on ASU Corporate and Economic Development social media
- 5% discounts on Arizona PBS creative services, including multi-platform sponsorships,
- "Day-in-the-Life" videos, plus preferred status for a free***Jobs Explained video

MAROON BENEFITS

Companies Co-Locating with LESS than 5,000 square feet of office space.*

- 10% off ASU base tuition for employees through the Innovation Zone Scholarship**
- Up to \$25,000 in scholarships for employees in select business graduate programs as a W. P. Carey Academic Partner
- Access to Small Business Partnership rate with ASU Career Services
- 50% discount on meeting and event rental fees at ASU SkySong
- Group ticket discounts through Sun Devil Athletics
- Ticket discounts to ASU Gammage performances for employees and their guests
- Up to 10% discount for employee relocation assistance by Dircks Moving & Logistics
- Up to 25% off customized and ready-to-enroll up-skilling courses through ASU CareerCatalyst
- Free and discounted opportunities to celebrate or advertise your company at Movies on the Field in Mountain America Stadium

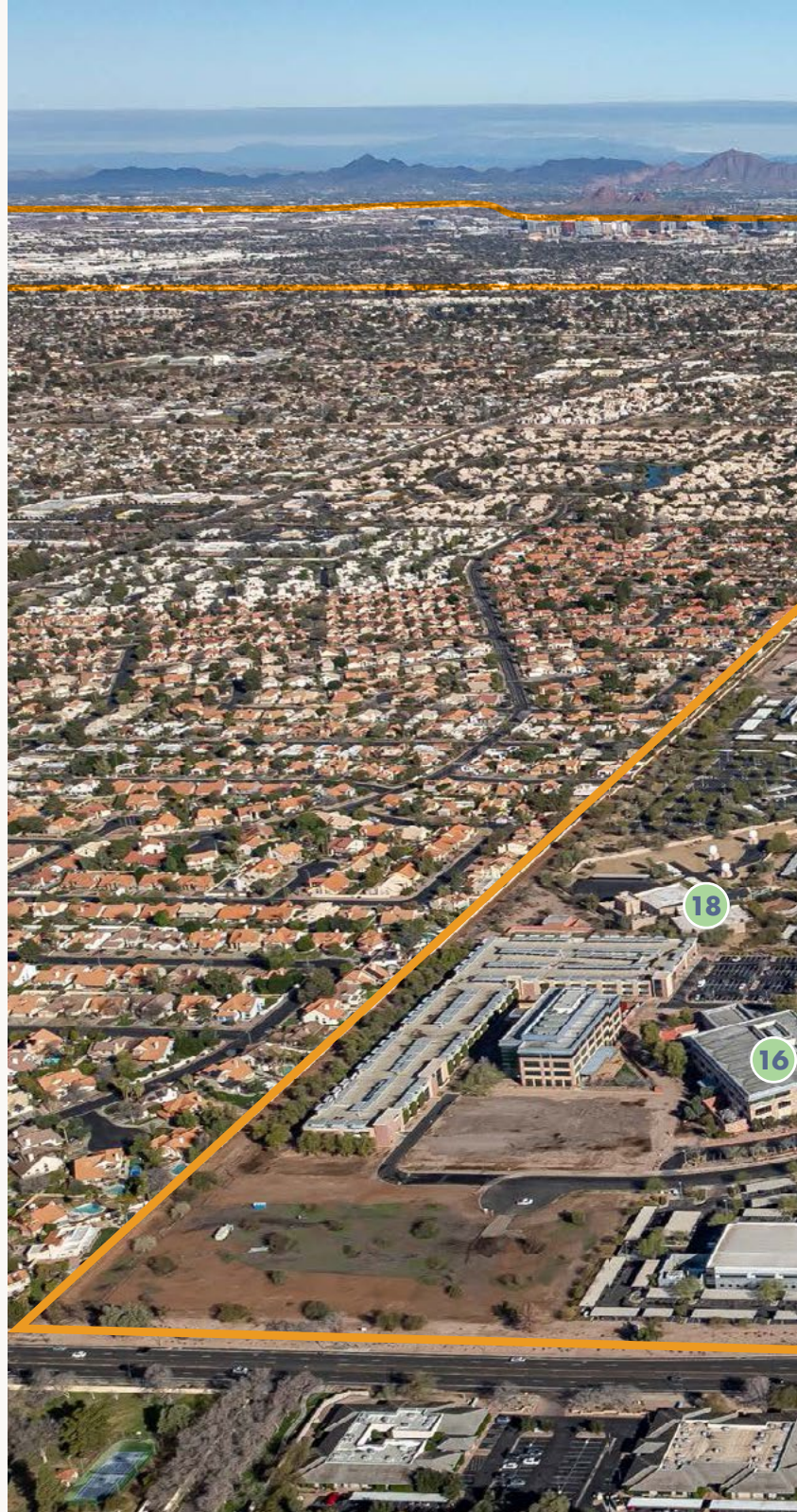
*Available to companies with dedicated office space; not applicable to retail or hospitality businesses

**Rates accordant with Arizona resident base tuition

***Subject to capacity limits; available to technology, construction, and health care organizations

ASU RESEARCH PARK

- 1** RIVER CORPORATE CENTER
- 2** 2005 E Technology Cr for lease
- 3** 8333 S River Pkwy for sale
- 4** 8700 S Price Rd for lease
- 5** AllianceRX Walgreens
- 6** Amazon
- 7** Amkor
- 8** ASU Macro Technology Works
- 9** Avnet
- 10** AZ Center for Cancer Care
- 11** Bright Horizons Family Center at ASU
- 12** Cognia
- 13** Connexion
- 14** C Square
- 15** Cytec Engineered Materials
- 16** Edward Jones
- 17** FOX Media Center
- 18** Iridium Communications
- 19** PADT Innovation Center
- 20** Peoples Mortgage Company
- 21** Quantum Computing
- 22** Reproductive Medical Institute
- 23** Versum Materials
- 24** Viasat
- 25** NSTC Prototyping and NAPMP Advanced Packaging Piloting Facility under construction
- 26** Hilton Garden Inn & Home2 Suites by Hilton





US 60

LOOP 202

LOOP 101

E Elliot Rd

E Conference Dr

S River Pkwy

E Warner Rd



GROUND LEASE OVERVIEW

Landlord	Arizona State University Research Park, Inc., an Arizona non-profit corporation, fka Price-Elliott Research Park, Inc., an Arizona non-profit corporation
Demised Premises	Lot 5, as shown on the Final Plat of ASU Research Park, containing 542,942 square feet
Term Expiration	December 31, 2101
Current Rent	\$0.86 per square foot \$466,930 Annual Rent \$38,911 Monthly Rent
10-year Adjustments	3.0% annual bumps adjusted every ten years.



Dates	Rate	Annual	Monthly
1/1/2032 - 12/31/2041	\$1.12	\$607,009	\$50,584
1/1/2042 - 12/31/2051	\$1.45	\$789,112	\$65,759
1/1/2052 - 12/31/2061	\$1.89	\$1,025,845	\$85,487
1/1/2062 - 12/31/2071	\$2.46	\$1,333,599	\$111,133
1/1/2072 - 12/31/2081	\$3.19	\$1,733,679	\$144,473
1/1/2082 - 12/31/2091	\$4.15	\$2,253,783	\$187,815
1/1/2092 - 12/31/2101	\$5.40	\$2,929,917	\$244,160



Sample furnishings



Sample furnishings



Sample furnishings



River Corporate Center | ASU Research Park | Tempe, AZ



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