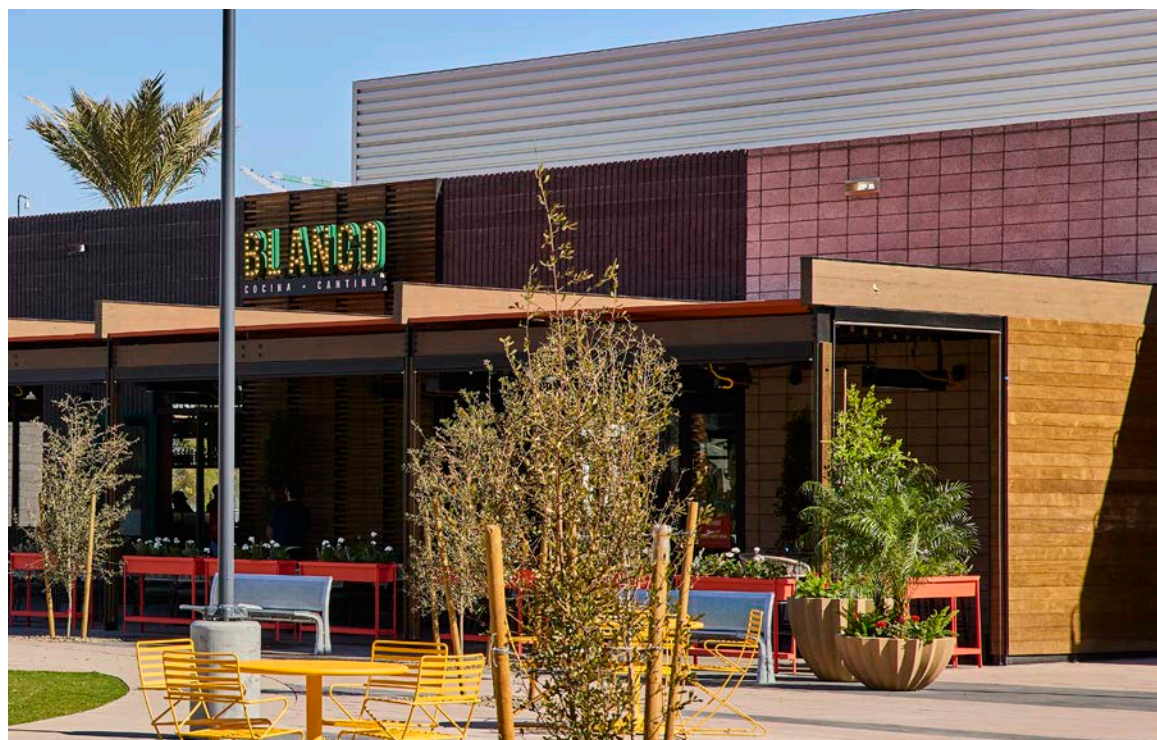
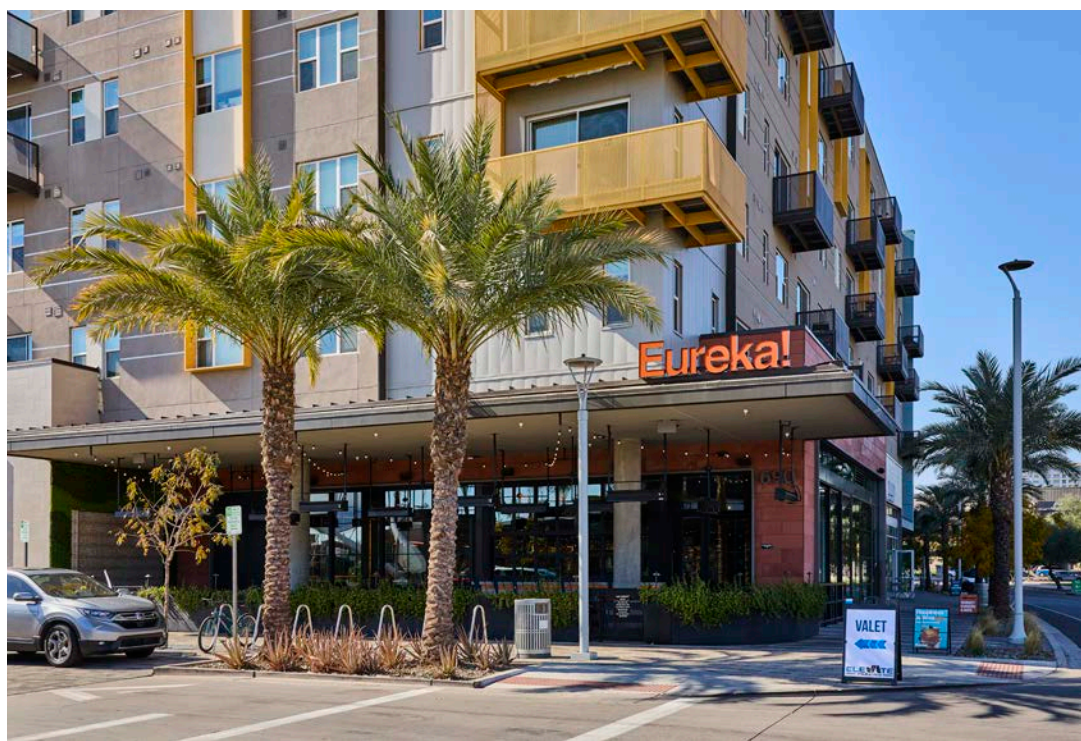


NOVUS PLACE



NOW OPEN



NOVUS

Novus Innovation Corridor is a multi-phase mixed-use development spanning 355 acres on the last parcels of land surrounding Arizona State University's largest campus in Tempe, Arizona. As one of nine ASU Innovation Zones across Greater Phoenix, each unique, Novus drives the regional economy by connecting ideas to industry, talent to opportunity and research to impact.

One of the defining characteristics of the Novus Innovation Corridor is its preeminence as a collegiate sports venue. Novus presents a mix of uses that transform athletic venues into year-round integrated community assets, creating activity and engagement 365 days a year.



HIGHLIGHTS

PROPERTY

Novus is a 355-acre, multi-phased development, which at completion will encompass nearly 10 million square feet of urban mixed-use opportunities.

New world-class athletics district.

Rural Road averages approximately 46,000 vehicles per day & University drive averages approximately 36,000 vehicles per day.



TRADE AREA

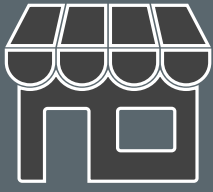
Located where Scottsdale, Tempe and Phoenix communities come together.

Model for best-in-class, innovation, sustainable planning and development.

Unique opportunities to have brand presence that will be recognized internationally for innovation and design.

World-class opportunities for cutting edge concepts and best of class operators.

Epicentre is near four major highways, providing access to and from all major cities.



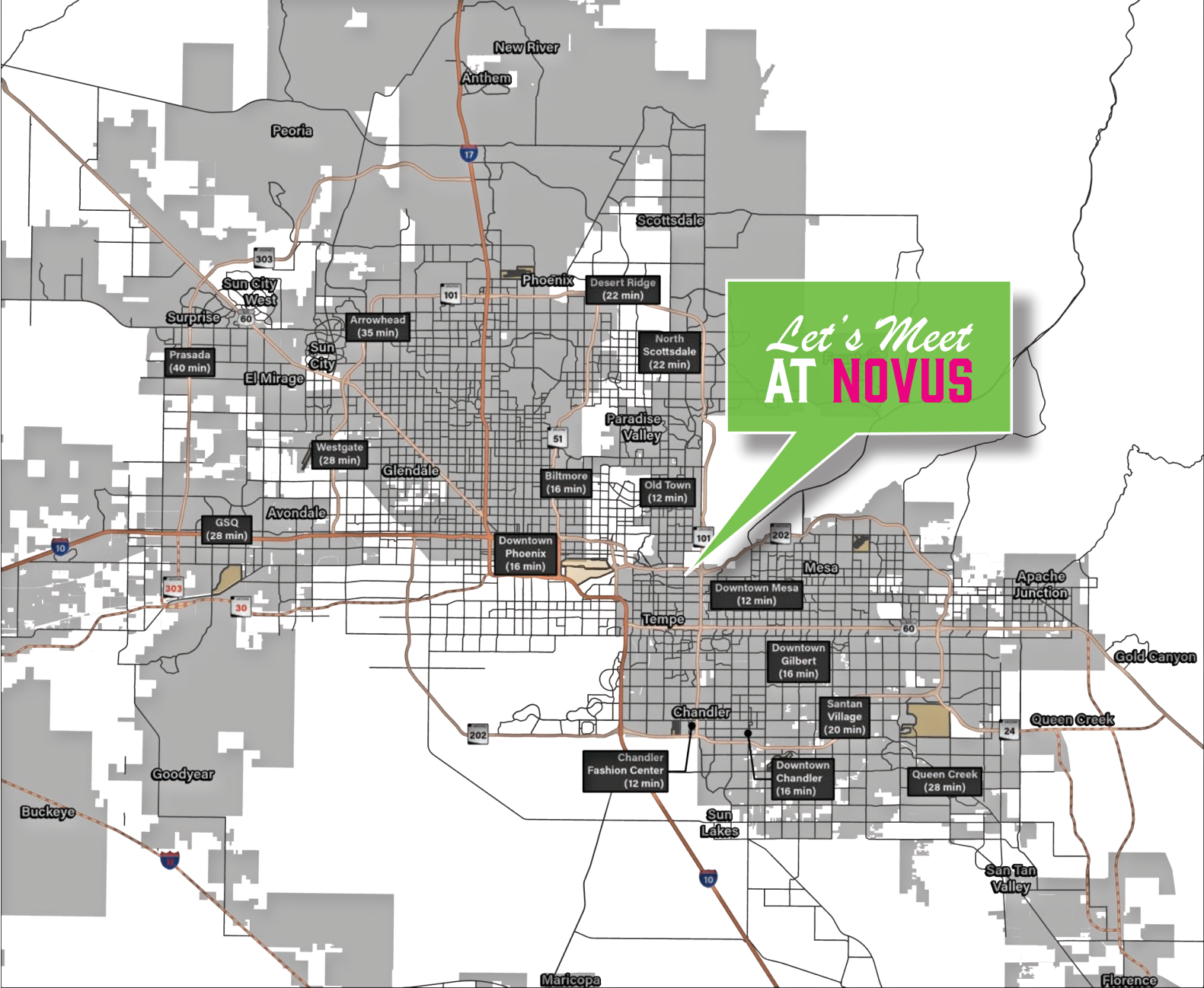
TOTAL RETAIL/
RESTAURANTS
±4.2
MILLION
SQUARE FEET



TOTAL OFFICE
±9.3
MILLION
SQUARE FEET



MULTIFAMILY
±3,650
PLANNED
RESIDENCES



ARIZONA STATE UNIVERSITY

Arizona State University is consistently recognized globally as a top-ranked knowledge enterprise dedicated to delivering academic excellence, advancing research-based solutions for humankind's greatest challenges, producing strong and compassionate leaders, ensuring the health of our planet and providing quality education for all learners.

ASU/DOWNTOWN EVENTS

	Events	Avg Attendance	Annual Attendance
FOOTBALL	7	54,444	381,109
MEN'S BASKETBALL	15	7,851	117,766
WOMEN'S BASKETBALL	17	3,629	61,695
ALL OTHER MAJOR SPORTS	90	12,159	128,878

ASU MULLETT ARENA

	Events	Attendance
MAIN ARENA	131	280,00-400,000
	Open	Weekly Foot Traffic
PRACTICE ARENA	360 days per year	3,100



#1 IN FULBRIGHT FACULTY SCHOLARS
Nation's top producer of Fulbright faculty scholars

#1 MOST INNOVATIVE SCHOOL IN THE U.S.
11 years in a row - U.S. News & World Report

TOP 10 GRADUATE EMPLOYABILITY
ASU is ranked in the top 10 in the nation

TEMPE OVERVIEW

Tempe is a city just east of Phoenix, in Arizona. It's striking Tempe Center for the Arts hosts concerts, dance and comedy shows. Nearby, Tempe Town Lake is dotted with kayaks, pedal boats and paddleboards. Tempe Beach Park hosts outdoor festivals. Rising above the city, Hayden Butte is a mountain dotted with centuries-old rock art. Sporting events and concerts are held at Desert Financial Arena.

TOP EMPLOYERS

 ±8,030	 ±6,700	 ±5,410	 ±5,050	 ±2,970
 ±2,260	 ±2,110	 ±2,060	 ±2,000	 ±1,920

Walkable, Bikeable & Mass Transit

International Travel Destination
(1.5 miles from Phoenix Sky Harbor)

**Over 15% of Arizona's High-Tech Companies
Above Average Job Growth Compared to
National Average**

More Than 100 Office Complexes

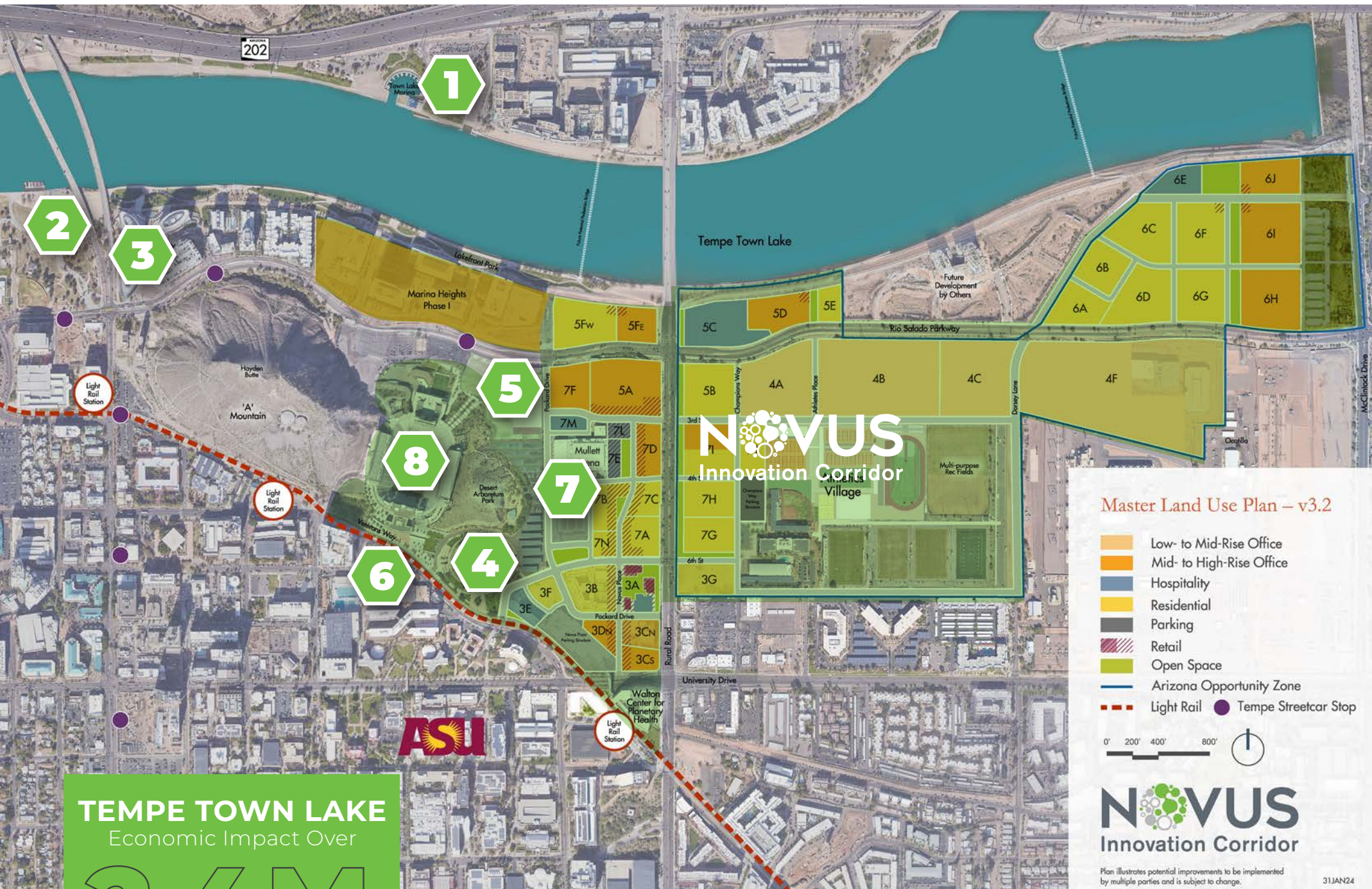
Tourism Brought \$730M+ to Tempe Economy

±175,000 People Work in Tempe

Central Valley Location



TEMPE EVENTS



TEMPE TOWN LAKE
Economic Impact Over

2.4M

people visit each year

1 TEMPE TOWN LAKE

- More than 2.4M people visit Tempe Town Lake each year. 40+ special events held annually & state's largest 4th of July Celebration
- Open year-round with ±2.7M visitors annually

2 TEMPE BEACH PARK

- Tempe Beach Park co-hosts about 40 events of all shapes and sizes each year, including the Innings Festival, Rock 'n' Roll Marathon, Fourth of July celebration, Way Out West Oktoberfest, Reggae Rise Up, (plus more)

3 ROCK 'N' ROLL MARATHON

- Annual half and full marathon (January)
- Avg. runners & walkers in addition to volunteers & spectators annually

4 DESERT FINANCIAL ARENA

- Sun Devil men's and women's basketball, volleyball, gymnastics, and wrestling
- Average attendance 4,702
- Annual attendance 202,213

5 PAT'S RUN | TILLMAN FOUNDATION

- Annual 4.2 mile race (April)
- 35,000 Runners, walkers, volunteers and spectators

6 MONA PLUMMER AQUATIC COMPLEX

- Center seats 2,000 spectators
- Swimming, diving, water polo, triathlon events

7 MULLETT ARENA

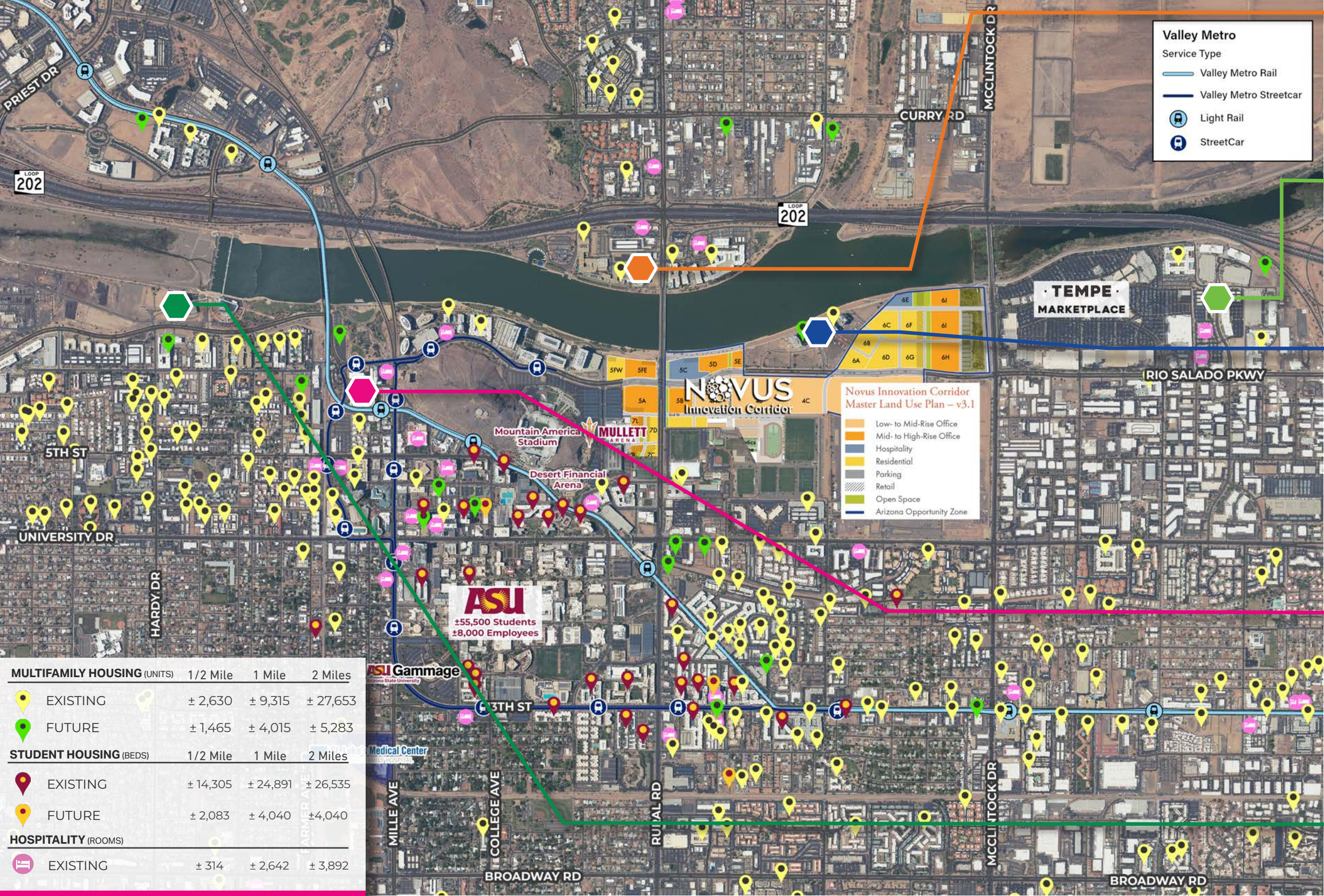
- Home to Sun Devil Hockey, ASU Club Hockey, Figure Skating, and live national touring acts such as concerts, comedy shows, family shows, holiday and more.
- Practice arena (open 360 days/year) with an estimated weekly foot traffic of 3,100, which includes youth/adult hockey, high school/club games, practices, parties and figure skating

8 MOUNTAIN AMERICA STADIUM

- Seats for 50,000+ spectators
- Average attendance 54,444
- Annual attendance 381,109

PROJECTS

Under Construction Or Future



THE WATERMARK | TEMPE

- Mixed-used development
- 600K of Class-A office space at buildout
- 360 unique luxury apartments

RIO 2100

- 60-acre mixed-use development
- Existing phases fully leased
- Two additional phases planned (TBD)
- Two on-site hotels
 - Hilton Garden Inn (125 Rooms)
 - Homewood Suites (121 Rooms)
- The Cameron, a 350 luxury unit multi-family complex
- Rio East, a planned 336 unit multi-family complex
- Supporting retail: Spinato's Pizzeria & Daily Dose

PIER 202

- Under Construction
- 2.24M sf mixed-use development
- 724-unit mixed-use residential development
- 11-acre property will feature hotels, apartments and retail

SHOREHAVEN

- \$1.8B South Pier master-planned development
- 724-unit mixed-use residential development
- Pre-leasing at Shorehave has begun
- 26KSF of ground-floor retail space

HAYDEN FLOUR MILL

- 175 sf future mixed-use development
- 150K sf planned hotel
- 257 rooms and 13 stories high

HAYDEN STATION

- Renovation & redevelopment of Hayden Station office campus, 107K sf (In design phase)

TEMPE DEPOT

- ± 992K sf mixed-use development
- 17 story office tower and 18 story hotel tower

FIRST & FARMER

- ± 60K sf mixed-use development

VIB TEMPE

- ±49K sf hotel
- 102 rooms; 5-stories

IDEA TEMPE CAMPUS

- ±185K sf medical office building complete
- Phase II is on hold per City of Tempe
- Future phases estimated to be 850K sf

MULTIFAMILY HOUSING (UNITS)	1/2 Mile	1 Mile	2 Miles
EXISTING	± 2,630	± 9,315	± 27,653
FUTURE	± 1,465	± 4,015	± 5,283
STUDENT HOUSING (BEDS)	1/2 Mile	1 Mile	2 Miles
EXISTING	± 14,305	± 24,891	± 26,535
FUTURE	± 2,083	± 4,040	± 4,040
HOSPITALITY (ROOMS)			
EXISTING	± 314	± 2,642	± 3,892

MULTI-FAMILY PROJECTS

NOVUS PLACE

Mountain America Stadium
Total Season (2025)
Attendance: 381,109

Desert Financial Arena
Men's Basketball
Total Season (2025)
Attendance: 117,766

The Piedmont
± 20,000 SF Retail
318 Units
Completed

**Hyatt Place/
Hyatt House**
259 Rooms
Completed

Vero
199 Units
Completed

700 Novus Place
±149,000 SF Office
± 11,000 SF Retail
Est. Completion 2026

**University/Rural
Light Rail Station**

State Farm
Regional HQ
±6,700 Employees

Mullett Arena
±5,000 seats
Attendance: 280,00-400,000

777 Tower
±160,907 SF Office
with ±7,760 SF Retail
Customized Patio
Style Restaurant

Mira Tempe
333 Units
Completed

Mixed-Use Park Block
North Italia, Blanco, Flower Child,
Eureka!, Salt & Straw, Blue Sushi

Tower 3
±160,000 SF Office
±7,500 Restaurant/Retail

**Rob & Melani
Walton Center for
Planetary Health**
Research / Lab Class
Facility / research / class-
rooms & conference facility
±281,000 SF
Completed



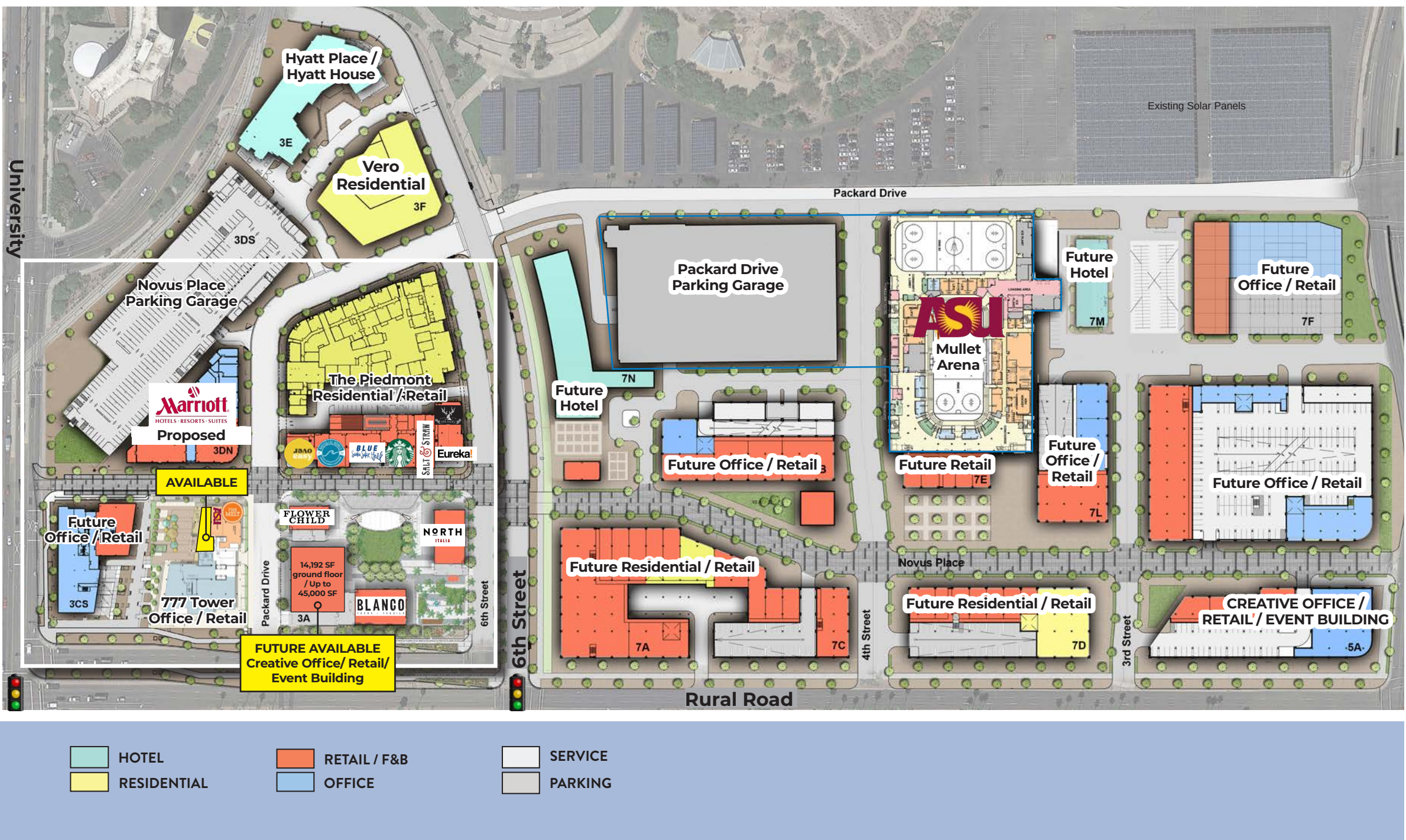
Novus
Innovation Corridor

Pedestrian Bridge

RURAL RD

UNIVERSITY DR

NOVUS PLACE MASTER PLAN



THE PIEDMONT

PACKARD DR & NOVUS PLACE

318 UNITS ABOVE

Ability for Tenant to customize their storefronts

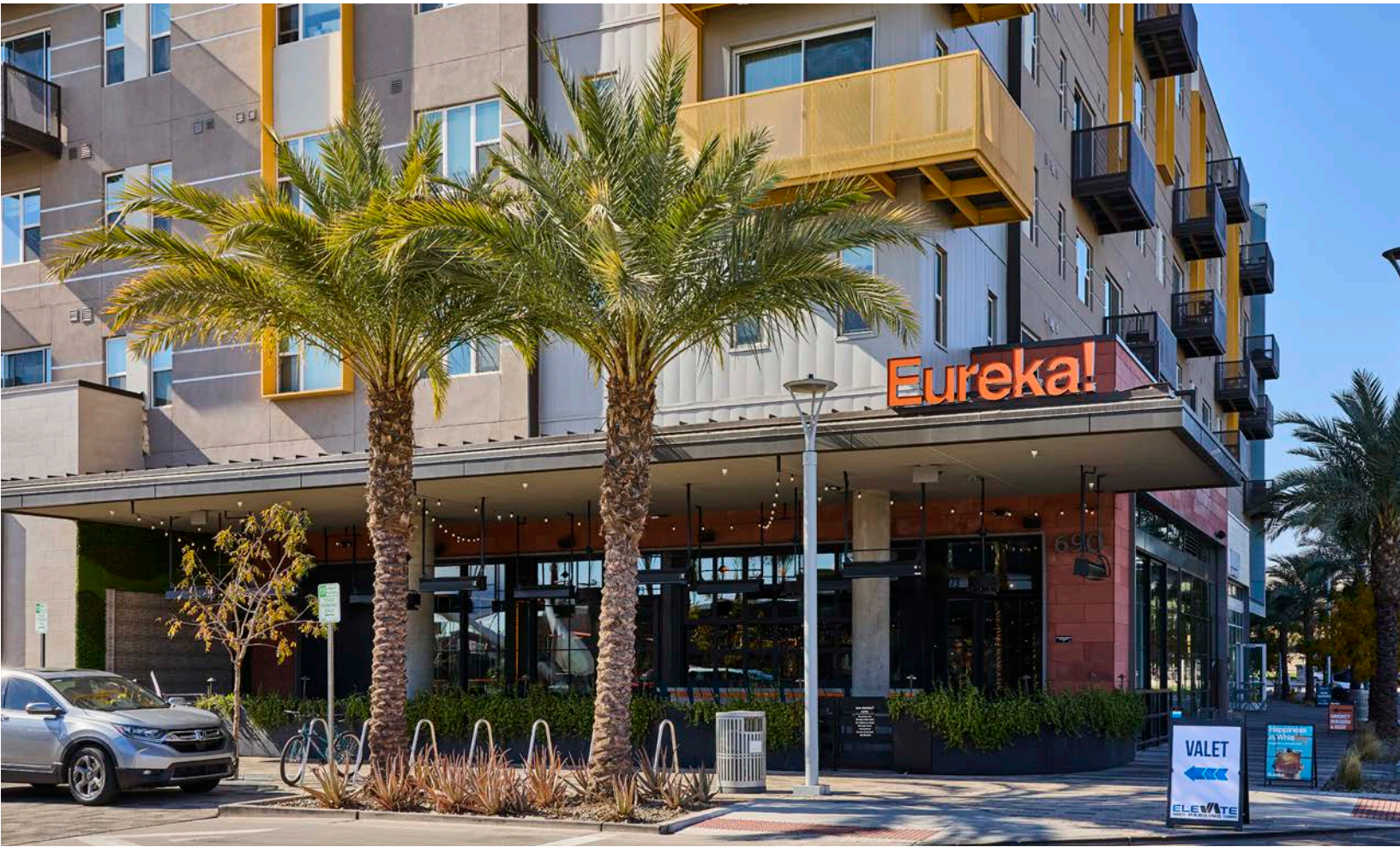
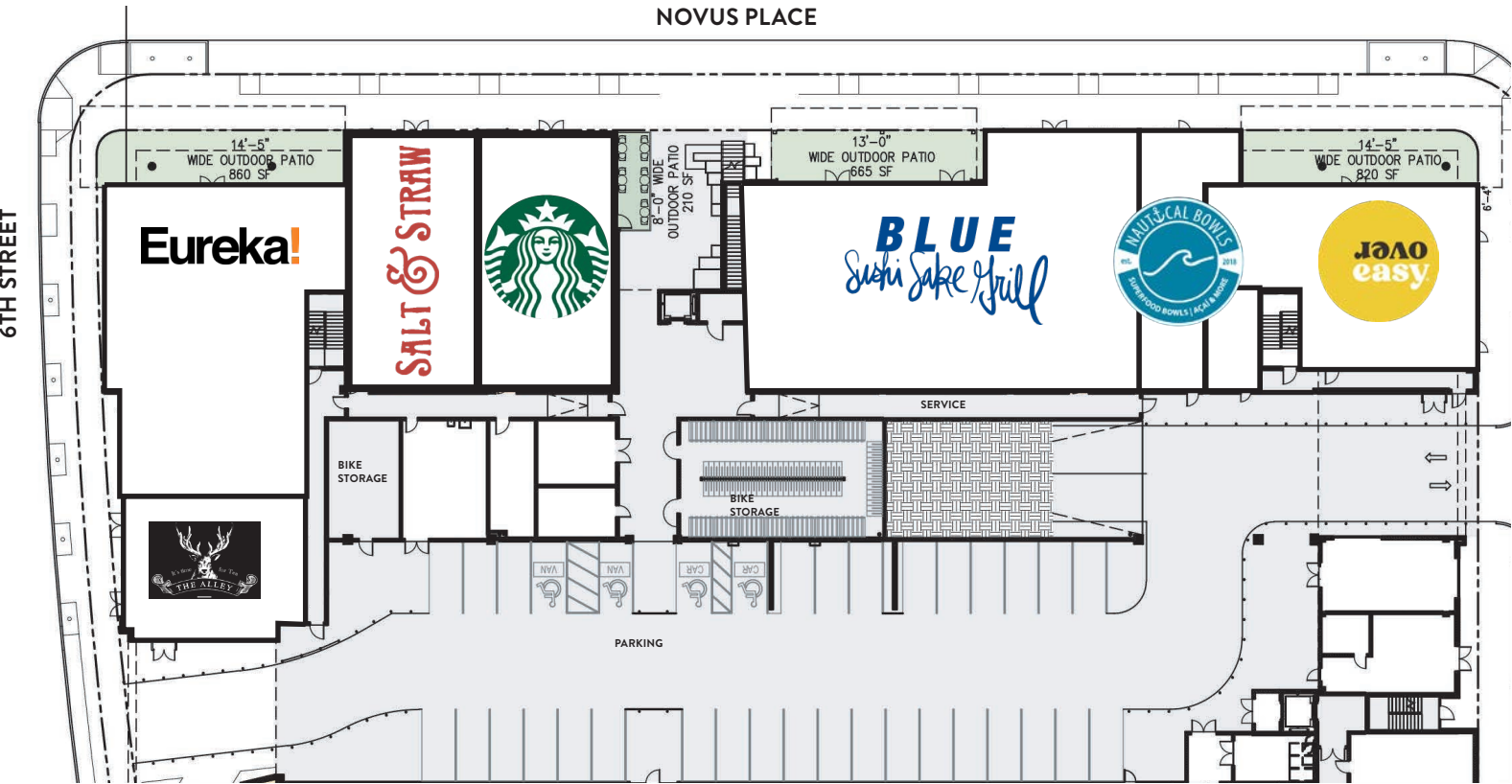
Engaging Streetscapes

Street and garage parking
Retail spaces in Piedmont Garage

Premier entertainment destination on Novus Place, with multiple stadium venues, sports facilities, open spaces, and walkable connections, all enhanced by new adaptive technology.

The Piedmont. Located near Arizona State University in the heart of Novus Place and center of the Valley- Downtown Tempe.

NOVUS PLACE



777 TOWER

UNIVERSITY DR & SOUTH RURAL RD

±2,628 SF of Retail Available on the Ground Floor of the 777 Tower located at the corner of Novus Place and Packard Drive- space is Divisible.

Large Patio Opportunity

Tenant Customized Storefronts

±160,907 SF Office and ±7,760 SF Retail

Strategically positioned in the heart of Downtown Tempe, on the campus of Arizona State University.

Convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.



**LARGE
PATIO
OPPORTUNITY**



MIXED USE PARK BUILDING

UNIVERSITY DR & SOUTH RURAL RD

Located at the corner of Novus Place and Packard Drive- space is Divisible.

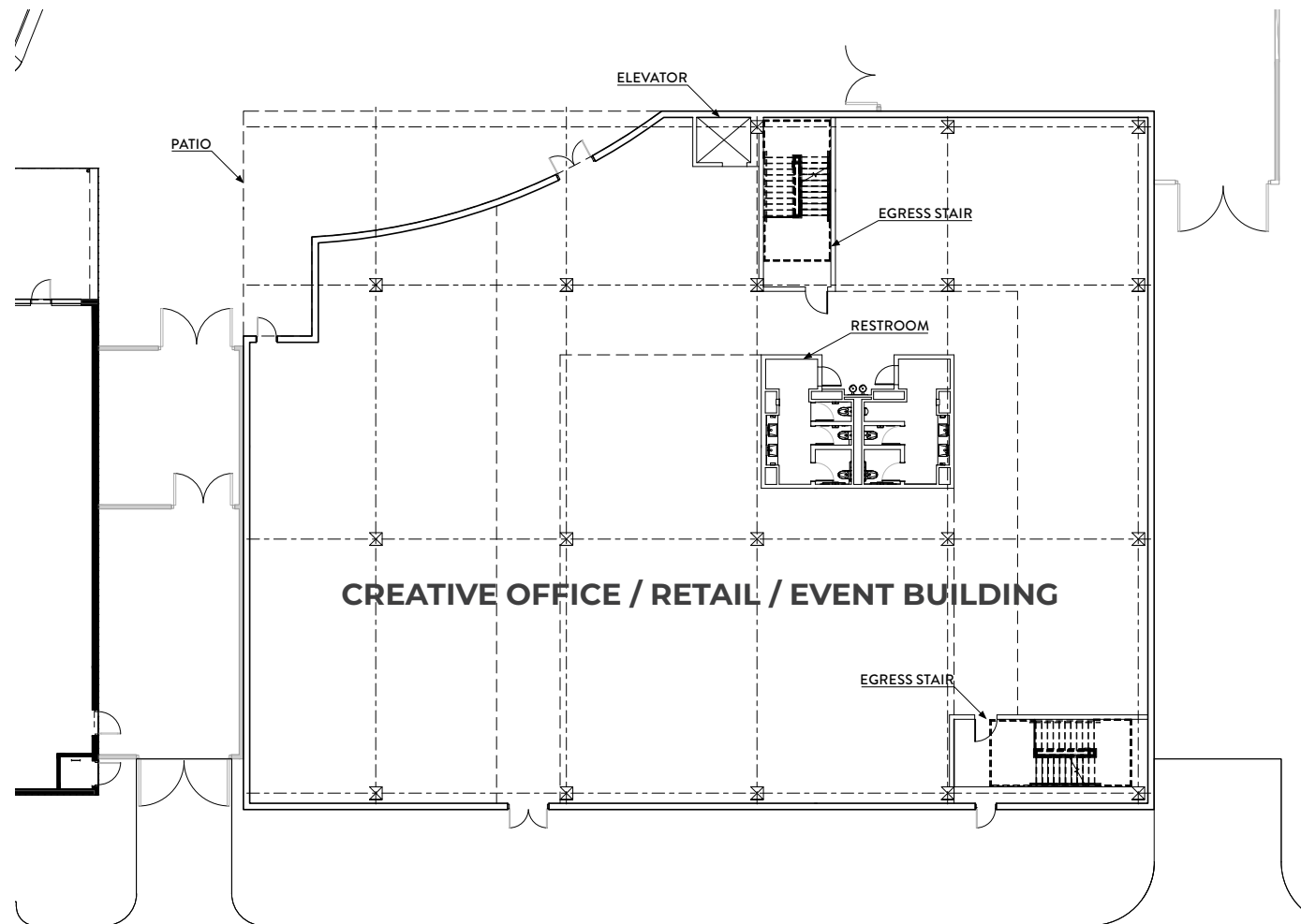
Patio Opportunities

Tenant Customized Storefronts

- Ground Floor 14,192 SF + Patio- demisable
- Second Floor 13,412 SF + 780 SF Terrace
- Third Floor 8,225 SF + 5,953 SF Terrace

Strategically positioned in the heart of **Downtown Tempe**, on the campus of Arizona State University.

Convenient to a variety of retail and dining options including coffee shops, bistros, restaurants and hotels.





COURTNEY VAN LOO
(602) 288-3466
cauther@pcaemail.com

TEALE BLOOM
(602) 288-3476
tbloom@pcaemail.com



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3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com