

# Tempe Economic Development Update

State Legislators and Tempe City Council Joint Meeting  
January 13, 2017



**inTempe**  
START . GROW . THRIVE



# Tempe: Then and Now



From Hayden Flour Mill on dry river bottom



To Vibrant Rio Salado Employment Corridor



# Streetcar



Tempe Streetcar was included in the President's FY17 budget

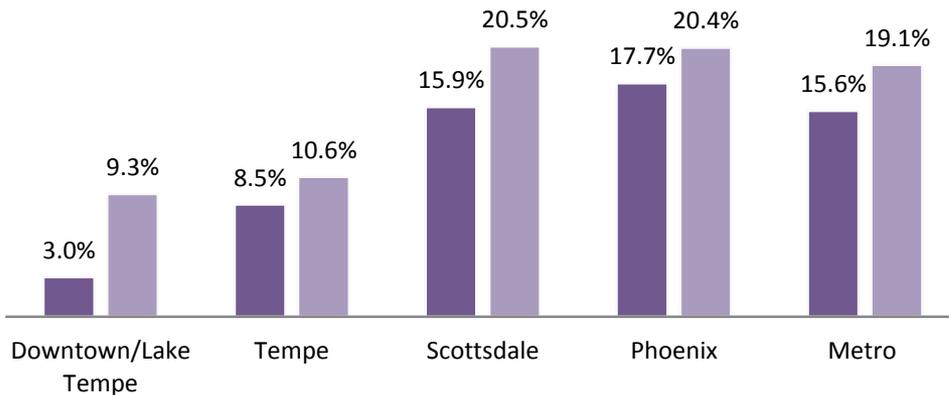
- Total Project cost \$177 million
- \$75 million from the Federal Government
- \$70 million will come from Prop 400,
- \$13 million from local Tempe funds
- \$19 million from Congestion Mitigation and Air Quality funds.



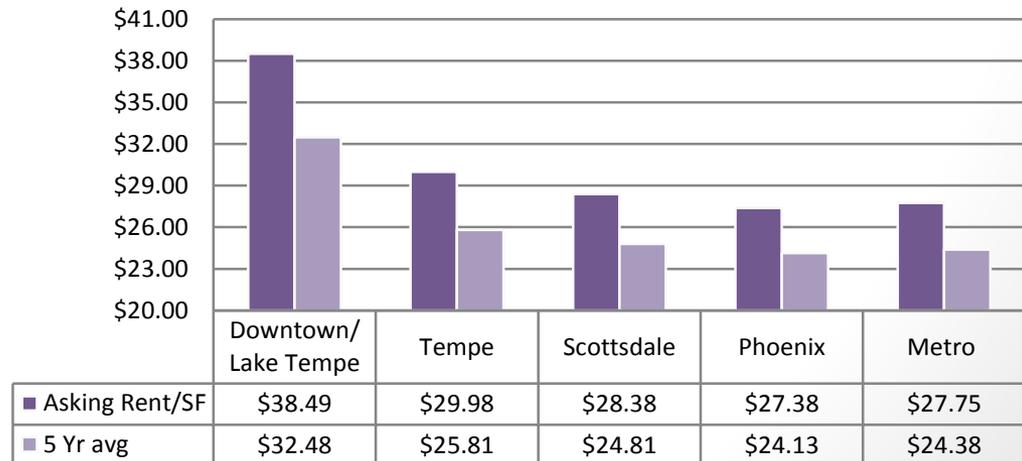
# Class A Office Space Regional Comparison

## Office Vacancy Rates

■ Vacancy Rate ■ 5 yr avg



## Asking Rents



# Economic Development Projects



1. Grand at Papago Park Center
2. International Biomedical Technology Campus
3. Farmer Arts
4. 100 Mill (Monti's)
5. Hayden Flour Mill
6. The Foundry
7. University Square
8. The Watermark
9. 979 Playa Del Norte
10. Rio 2100



# The Grand at Papago



## SRP owned Lincoln Property Developing

Multiple phase with plan for 3.18M SF of mixed use development on 58 acres  
Water feature that resembles Roosevelt Dam



# Tempe Center for the Arts

## International Biomedical Technology Campus



### Innovation Hub

18 acres west of Tempe Center for the Arts  
Long term project partnership with The Boyer Company  
5 buildings and 2 parking structures





## Tempe Center for the Arts Phase II

Training Space

Integrate with the TCA which includes:

- artist workspace

- rehearsal space

- restaurant



# Farmers Arts (Lot 2)



## Parkway Properties

5 Story with Garage

174,000sqft

700 Space Garage

5<sup>th</sup> and Farmer



# 100 Mill (Monti's)



**Douglas Wilson, San Diego Developer**

15 story Mixed Use Development:

Kimpton Hotel/240 rooms, 260,000 sf Class A Office and approximately 16,000 sf Retail  
Historic Preservation



# Hayden Flour Mill



**Baum, Chicago Developer**  
Mixed Use /Historic Preservation



# The Foundry



## **Whole Foods**

Corner of Ash and University Drive  
272 Multi-family units  
First Grocery store in the Core



# University Square



## SUNDT/OPUS

Mixed Use Hotel, Residential and Retail

University Drive and Forrest Avenue (block / currently parking lot)

\$450 M Investment and 600 Jobs



# The Watermark



## Mixed Use Office and Retail

Over 600,000 square feet (two phases of office retail)

Northside of the Lake

16 story



# 979 Playa Del Norte



## Irgens

107,000 square feet

9 Story (4 levels garage, 5 story office)

North of Lake



# Rio 2100

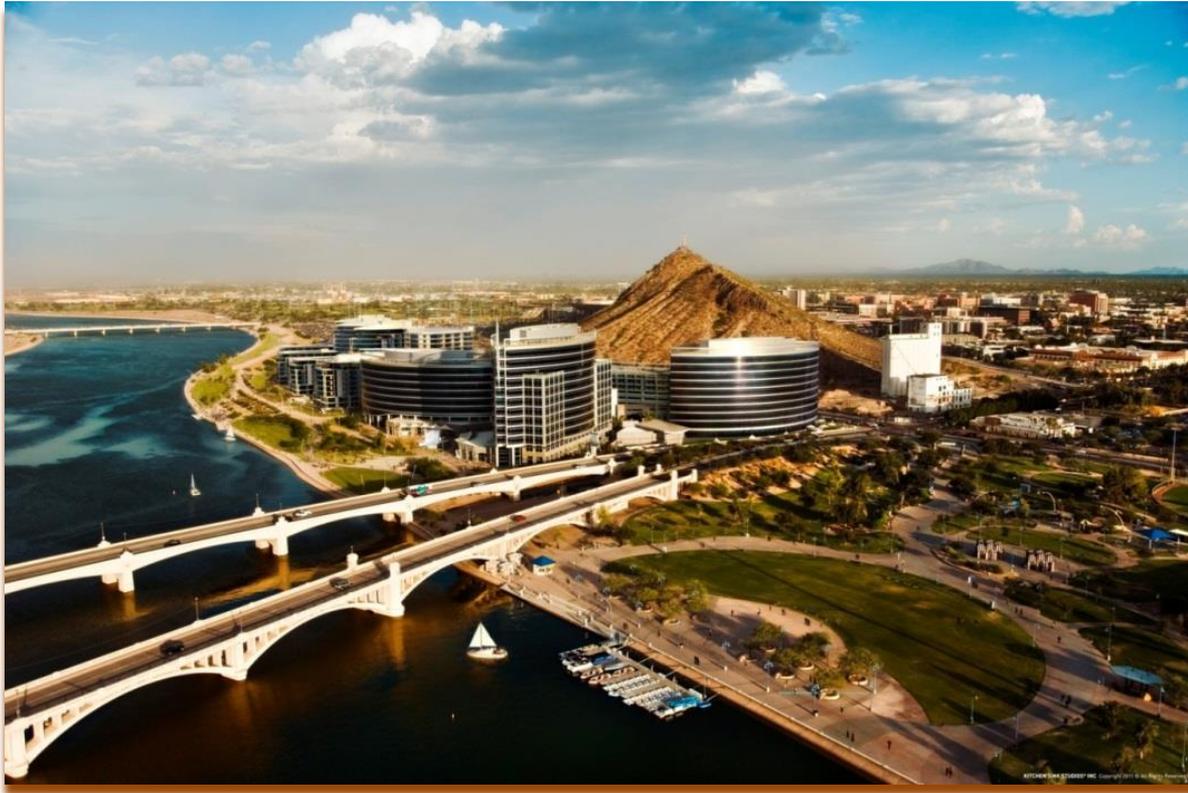


## Mixed Use Site

3 hotels, 500k SF office and retail  
West of Tempe Marketplace



# Hayden Ferry Lakeside



## **Parkway Properties**

10 Story Class A Office Buildings

Approximately 360,000+ sf

Hayden Ferry III is 95% leased



# Marina Heights



## **State Farm**

20 acres, \$600 million project

LEED Silver certified

5 towers, 2 million sq ft



# Discovery Business Campus



The Northern Trust Company \$95M  
Regional Operations Center Class A Office  
450k sf, Parking Garage ~ 1000 Jobs  
Shutterfly, ~300k sf and 800 Jobs



# Arizona State University Research Park

## Current Tenants

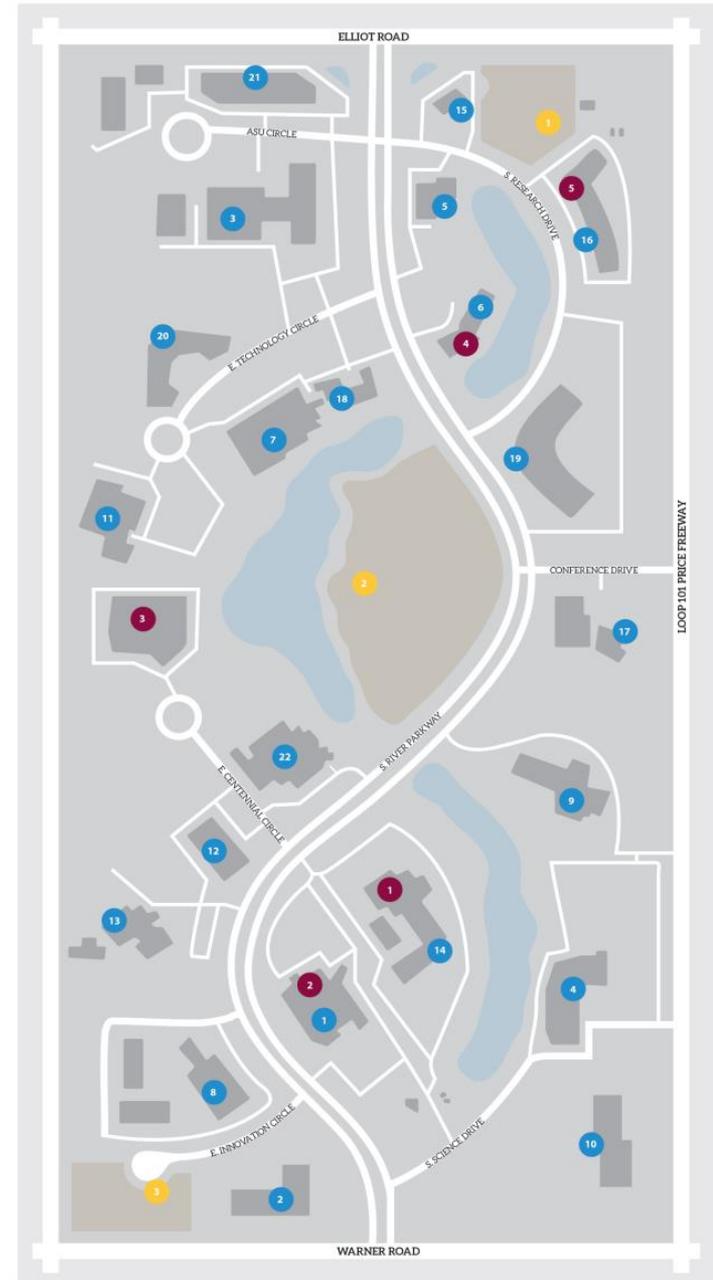
- 1 Air Products
- 2 Amkor
- 3 ASU MacroTechnology Works
- 4 Avnet Technology Solutions
- 5 Bright Horizons Family Solutions, Inc.
- 6 Connexion
- 7 Digital Realty Trust
- 8 Edward Jones
- 9 Edward Jones Training Center
- 10 Go Daddy
- 11 Infocrossing
- 12 Institute for Supply Management (ISM)
- 13 Iridium Satellite LLC
- 14 Nexus
- 15 North Central Association
- 16 PADT Innovation Center
- 17 Reproductive Medical Institute
- 18 Research Corporate
- 19 US Foods, Inc.
- 20 ViaSat
- 21 W Tempe
- 22 Walgreens

## Available Space

- 1 8600 S Science Dr
- 2 8555 S River Parkway
- 3 2010 E Centennial Circle
- 4 7855 S River Parkway
- 5 7755 S Research Drive

## Available Lots

- 1 Lot 3
- 2 Lot 12
- 3 Lot 27A



# TEMPE TOWN LAKE TOUR

