The Watermark is Tempe’s newest premier mixed use development located on the north bank of Tempe’s Town Lake, and minutes away from light rail stop. Watermark offers the most unique mixed use environment in the Phoenix Metropolitan Area and contains over 1.9 million square feet of thoughtful and sustainable development. This includes 590,000 square feet of Premium Class A office space; 44,000 SF of retail services and restaurants; 360 multifamily units and a 170 room business class hotel. Watermark enjoys spectacular 360 degree views of Tempe Town Lake, the McDowell, Superstition and Camelback Mountains, and the Papago Buttes. Watermark is just minutes from Arizona State University, the Mill Avenue District and Oldtown Scottsdale. Watermark boasts Scottsdale road address with north Tempe zip code! Located on Scottsdale Road with immediate access to a full diamond interchange at the Loop 202 Freeway. Watermark enjoys excellent proximity to executive and staff employee labor pools, a variety of housing options, and numerous area destinations including Sky Harbor International Airport, Downtown Phoenix and other valley communities.
Podium Parking

- 5:1000 Ratio in multi-level parking structures
- Podium style with direct access to office floors
- Subterranean executive level parking with express elevator

Fitness Center

- 5:1000 Ratio in multi-level parking structures
- Podium style with direct access to office floors
- Subterranean executive level parking with express elevator

Unique Features

- Sky Lobby common area 8 levels above grade
- Private and common area sky gardens
- Roof Top balcony
- 1,250 lineal feet of Tempe Town Lake frontage
- High efficiency chilled water HVAC found in true class A office buildings
- High speed traction elevators providing maximum speed and efficiency

Lounge/Conference Center

Retail Services

- 44,000 SF On-Site

BUILDING FEATURES
Sky Walk
- Elevated “Sky Walk” connecting parking structure to 8th floor “Sky Lobby”

Sky Lobby
- The Valley’s first “Sky Lobby” elevated nearly 80’ above grade level
- Common area balcony
- Conference center
- Fitness center

Glass Lines
- Full height floor to ceiling wrap around glass
- 360° unobstructed views
SITE PLAN

1.9M SF Total Mixed Use Development

Future On-Site Hotel ±170 Rooms

Multifamily ±360 Units

Ground Floor/ Parking/Retail

Phase I
Office ±250,000 SF

Phase II
Office ±340,000 SF

Ground Floor Retail

44,000 SF of Retail Services
Present and Proposed Residential Apartments and Condominiums within .5 Mile Radius

2.7 Million Annual Visitors to Tempe Town Lake

4 Million Annual Visitors to Downtown Tempe

58% of Workforce within 3 Mile Radius is "Tech Focused"

1,500

WALKABLE HOUSING
- AURA WATERMARK ± 370 UNITS
- VELA APARTMENTS ± 290 UNITS
- JEFFERSON TOWN LAKE ± 258 UNITS
- NORTHSHORE CONDOMINIUMS ± 134 UNITS
- TEN01 ± 524 UNITS

Tempe’s Rating as the Most “Walkable City in Arizona”

41.3% of Tempe Residents Have a Bachelor’s Degree or Higher

CENTRALLY LOCATED at the Confluence of 3 of Metro Phoenix’s Major Freeways

89

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Students Enrolled at ASU
Tempe Campus
68,000

- U.S. News World Report
In the U.S.
For Innovation
#1

- Reader’s Digest
In the U.S.
Barrett, the Honors College
#1

- Wall Street Journal
In AZ Best Qualified Graduates
#1

- Wall Street Journal
Nationally for Best Qualified Graduates
#5
COMING FROM SKY HARBOR? YOU ARE 1/2 MILE SOUTH AND 10 MINUTES CLOSER THAN DOWNTOWN TEMPE

GOING TO SCOTTSDALE OR THE SOUTHEAST VALLEY? WE’LL SHAVE 15 MINUTES A DAY OFF YOUR ROUND-TRIP COMMUTE.

MINUTE BUS RIDE TO CLOSEST LIGHT RAIL STATION

5 MILES TO LIGHT RAIL SERVICE AT UNIVERSITY DR & RURAL RD

1,250 FEET OF TEMPE TOWN LAKE FRONTAGE

530 FEET FRONTAGE ALONG SCOTTSDALE RD

550 FEET OF LOOP 202 FRONTAGE

MOST WALKABLE CITY IN ARIZONA

TRANSPORTATION LINKAGES

DOWNTOWN SCOTTSDALE

MILL AVENUE

DISTRICT

PHOENIX SKY HARBOR INTL AIRPORT & DOWNTOWN PHOENIX
**AMENITIES/URBAN LIFESTYLE**

- **ASU MAIN CAMPUS**
  - ± 3 MILES

- **LIGHT RAIL STATION**
  - ± 3 MILES

- **ENTERTAINMENT VENUES**
  - ± 5 MILES

- **DINING**
  - ± 7 MILES

- **SHOPPING**
  - ± 9 MILES

- **HOTELS**
  - ± 1 MILE

**AMENITIES WITHIN 5 MILES**

- ± 757 DINING LOCATIONS
- ± 31 ENTERTAINMENT VENUES
- ± 195 SHOPPING
- ± 94 HOTELS

**Nearby Areas**

- **DOWNTOWN SCOTTSDALE** ± 15 MINUTES
- **TEMPLE MARKETPLACE** ± 5 MINUTES
- **TEMPE RIVERVIEW** ± 12 MINUTES
- **SKY HARBOR AIRPORT** ± 10 MINUTES
- **MILL AVENUE DISTRICT** ± 7 MINUTES
- **THE WATERMARK TEMPE** ± 7 MINUTES

*Map indicating proximity and amenities within 5 miles.*