



THE WATERMARK
TEMPE



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TEMPE

WATERMARKTEMPE.COM

"Prestigious Scottsdale Road Business Address in the Valley's Most Vibrant City of Tempe."

WATERMARK OVERVIEW

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



Retail Services

- 44,000 SF On-Site



Fitness Center



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



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



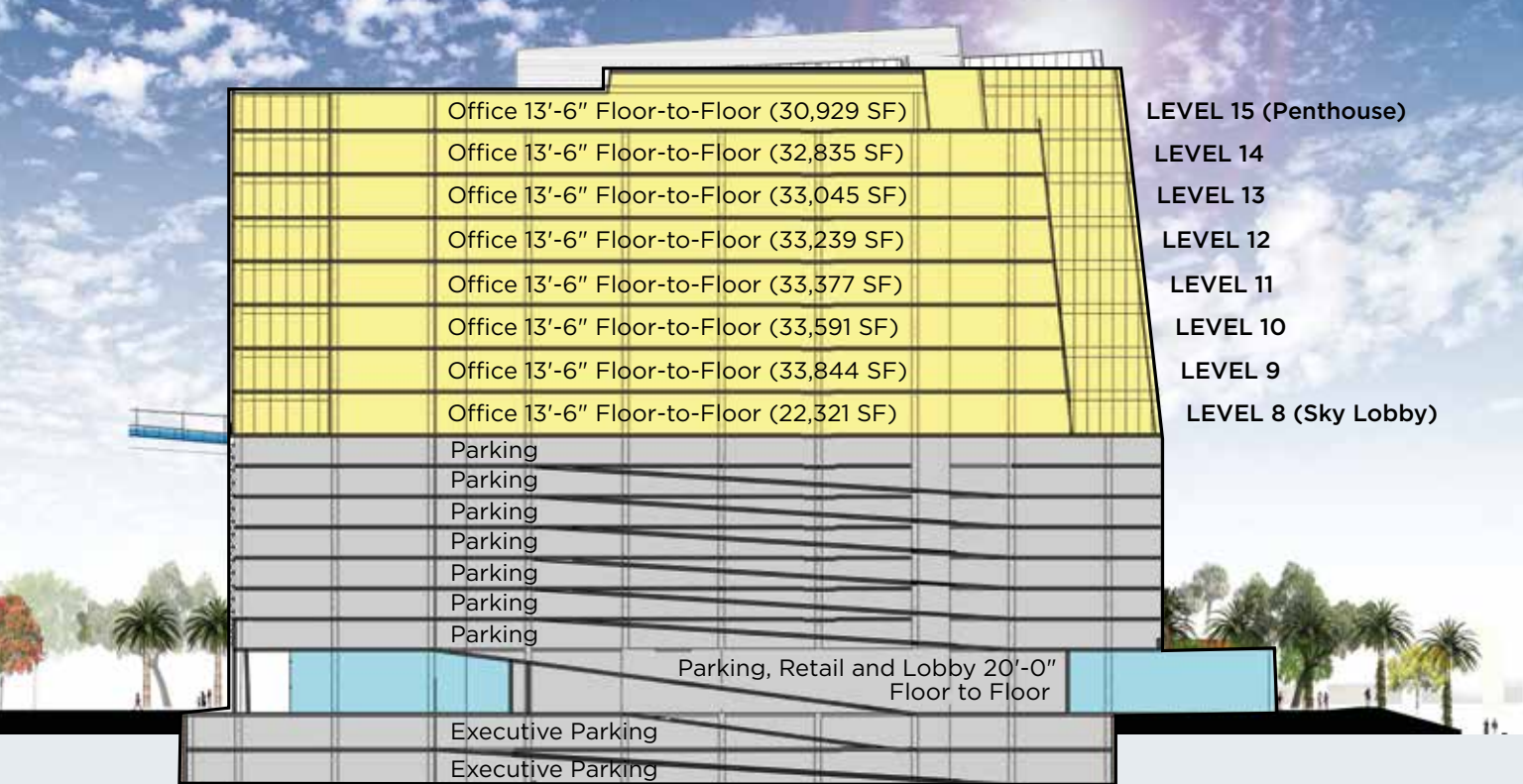
DESIGN
AESTHETICS

SITE PLAN

1.9M SF Total Mixed Use Development



44,000 SF of Retail Services



Stacking Plan

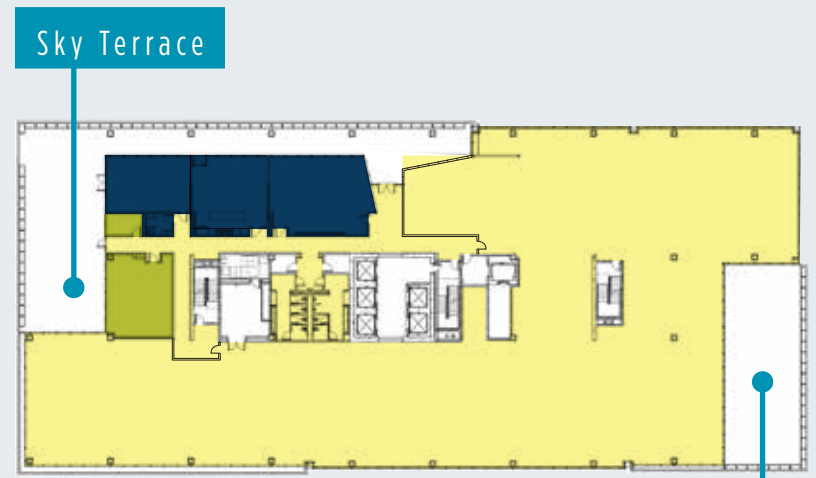


Ground Floor - Visitor Arrival Lobby



Private Balcony (Floor 15)

Floors 9-15 - Typical Floor ±31,000 SF



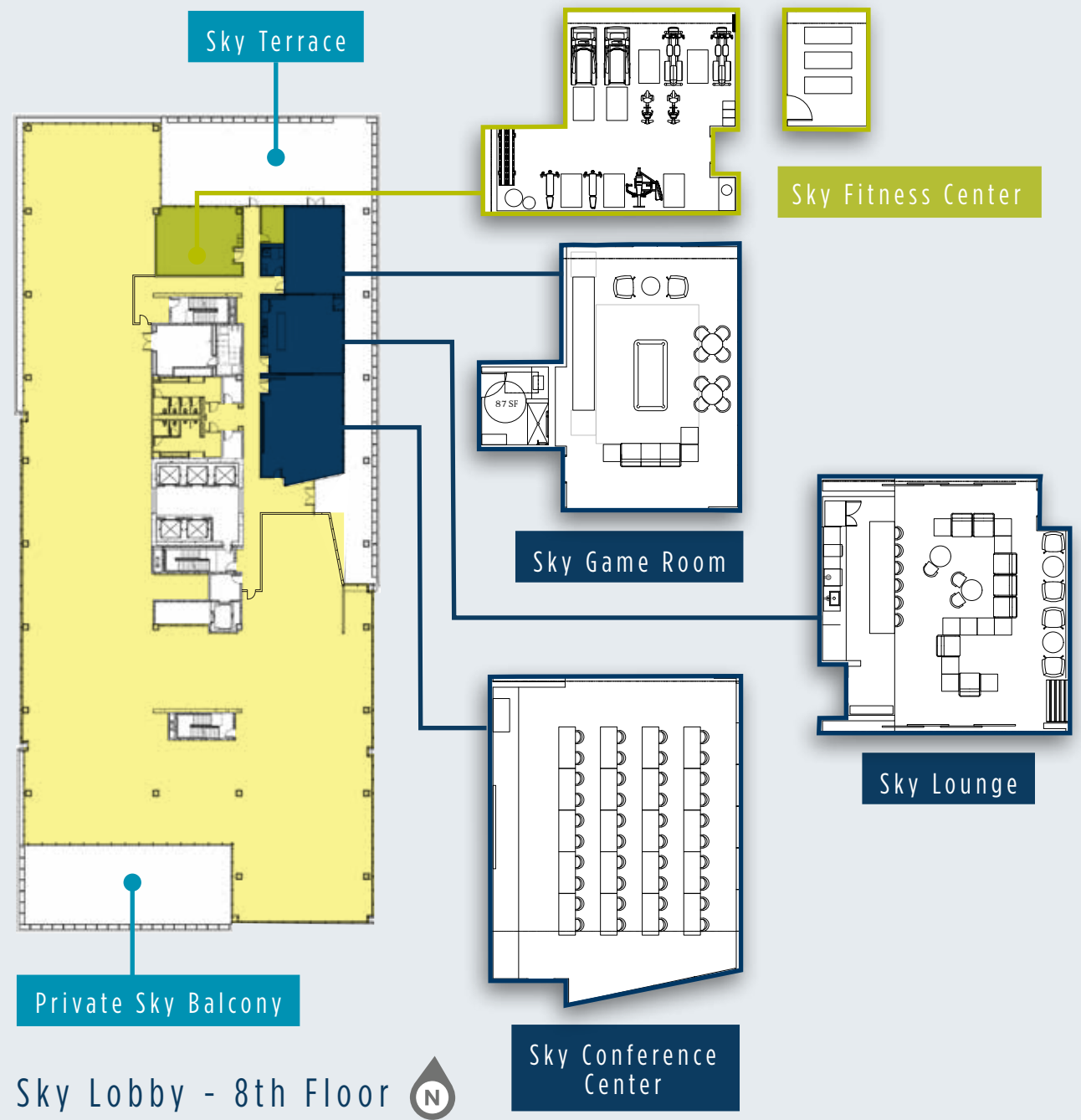
Sky Lobby - 8th Floor

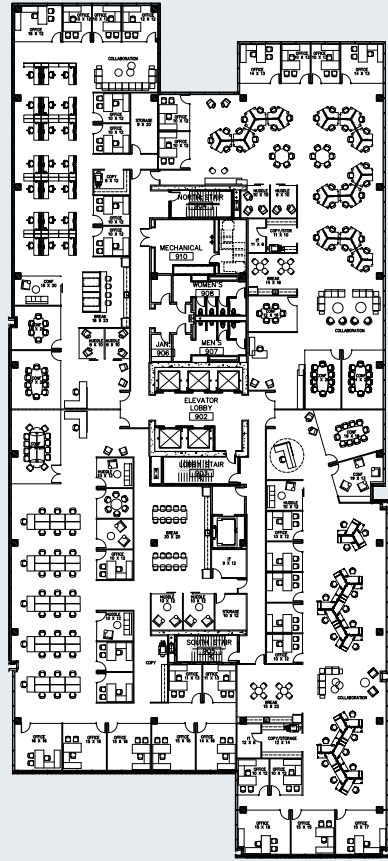
Private Sky Balcony

FLOOR PLANS

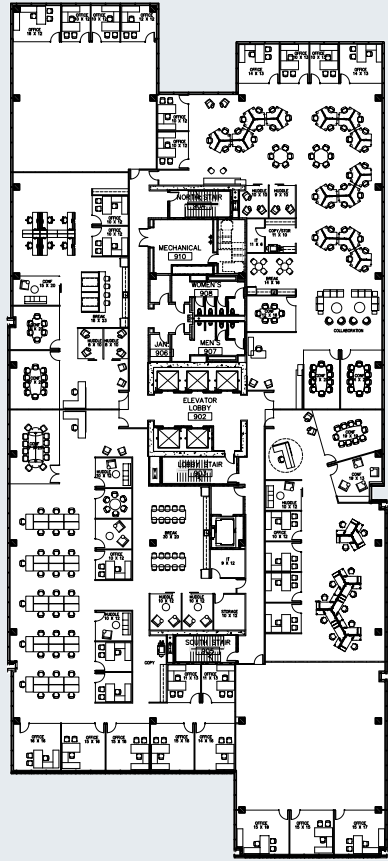


SKY LOBBY FEATURES

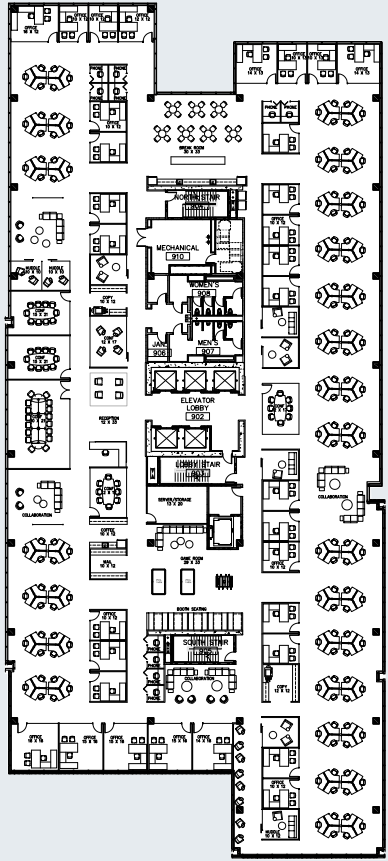




4 Tenant Plan 



6 Tenant Plan 



Full Floor Plan 



Traditional Plan

HYPOTHETICAL
PLANS



ABOUT TEMPE

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 Present and Proposed Residential Apartments and Condominiums within .5 Mile Radius

WALKABLE HOUSING

- 1 PENDING - AURA WATERMARK ± 370 UNITS
- 2 VELA APARTMENTS ± 290 UNITS
- 3 JEFFERSON TOWN LAKE ± 258 UNITS
- 4 NORTHSHORE CONDOMINIUMS ± 134 UNITS
- 5 TENO1 ± 524 UNITS

ACCESS TO CURRY RD

LOOP 101 VIA MILLER

LOOP 202

PLAYA DEL NORTE

SCOTTSDALE ROAD

RIO SALADO PARKWAY

LOOP 101 VIA RIO SALADO PARKWAY

±/- 222,328 VPD

Future Hotel

Parking/Retail

Multifamily

Phase I

Phase II

MARINA HEIGHTS

89 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



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



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

#5 Nationally for
Best Qualified
Graduates
-Wall Street Journal

#1 In AZ Best
Qualified
Graduates
-Wall Street Journal

ARIZONA
STATE UNIVERSITY
CONNECTION





COMING FROM SKY HARBOR?
YOU ARE 1/2 MILE SOUTH AND 10 MINUTES
CLOSER THAN DOWNTOWN TEMPE

PHOENIX
SKY HARBOR
INTL AIRPORT
& DOWNTOWN
PHOENIX

DOWNTOWN
SCOTTSDALE

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

MILL AVENUE
DISTRICT

ASU MAIN
CAMPUS

SOUTHEAST
VALLEY

5 Minute Bus Ride
to Closest Light Rail
Station

Most Walkable
City in Arizona

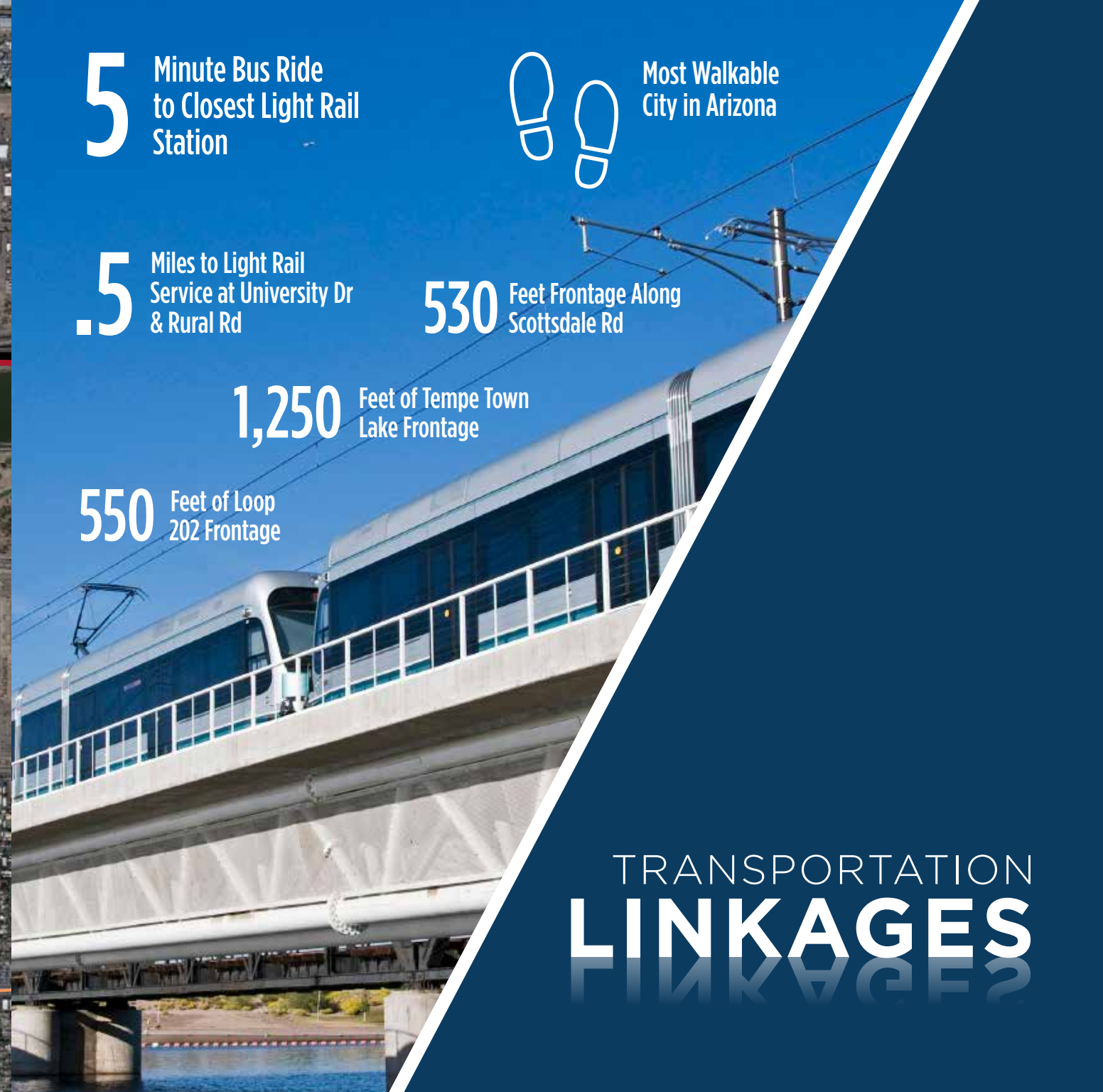
.5 Miles to Light Rail
Service at University Dr
& Rural Rd

530 Feet Frontage Along
Scottsdale Rd

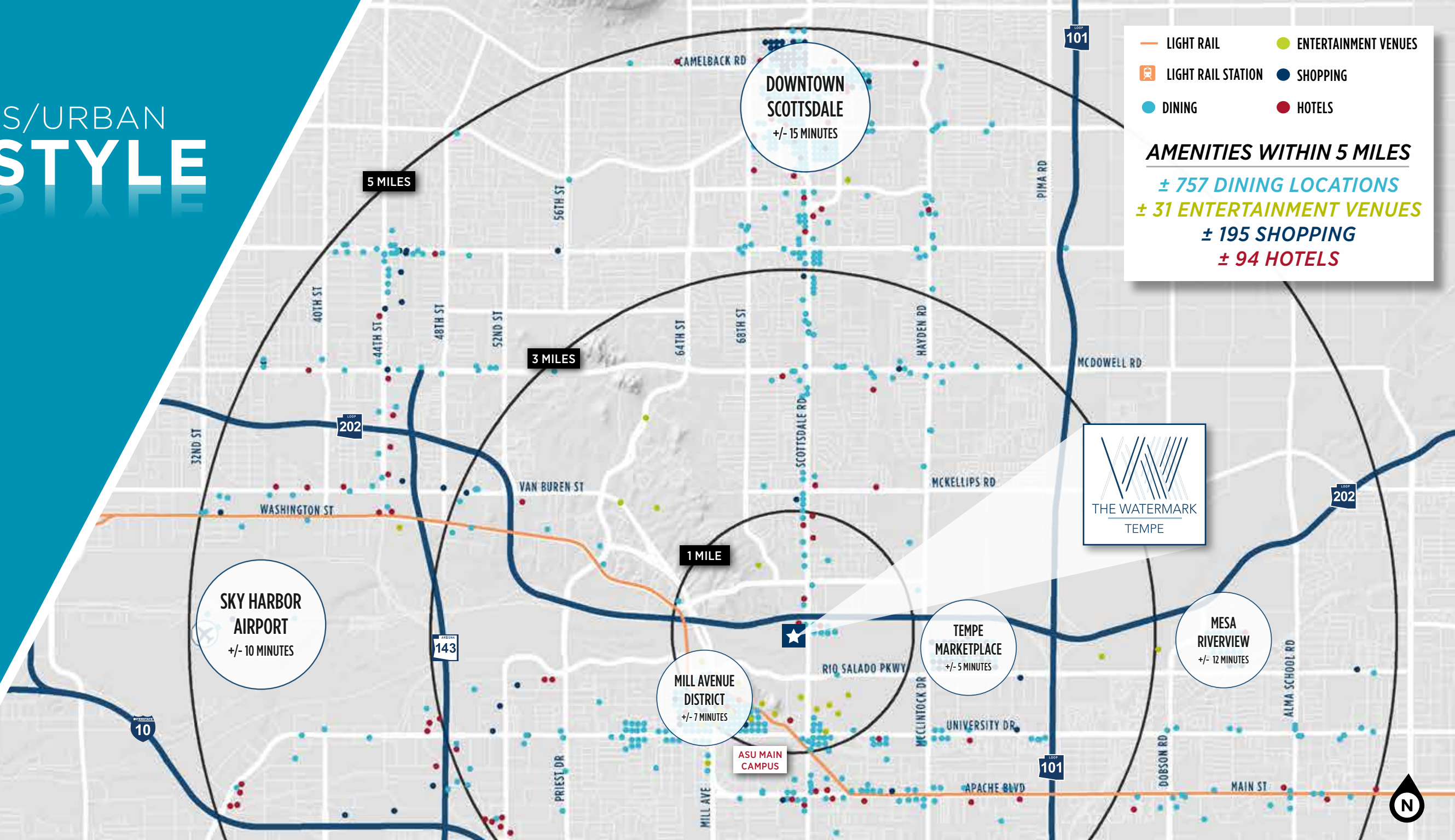
1,250 Feet of Tempe Town
Lake Frontage

550 Feet of Loop
202 Frontage

TRANSPORTATION
LINKAGES



AMENITIES/URBAN LIFESTYLE



- LIGHT RAIL
- ENTERTAINMENT VENUES
- LIGHT RAIL STATION
- SHOPPING
- DINING
- HOTELS

AMENITIES WITHIN 5 MILES

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



DOWNTOWN SCOTTSDALE
+/- 15 MINUTES

SKY HARBOR AIRPORT
+/- 10 MINUTES

MILL AVENUE DISTRICT
+/- 7 MINUTES

TEMPE MARKETPLACE
+/- 5 MINUTES

MESA RIVERVIEW
+/- 12 MINUTES

ASU MAIN CAMPUS





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