CREATIVE CONNECTED CAMPUS

1337 E RIO SALADO PARKWAY, TEMPE, AZ
Rio Yards, located in the Novus Innovation Corridor adjacent to Arizona State University in Tempe, is the next generation office campus. This ±450,000 square foot project is designed for the modern user looking to create a special place that will elevate the work environment and productivity of their employees. This creative campus focuses on natural light, outdoor areas and well building features.
**PROJECT HIGHLIGHTS**

- Three, 3-Story ±150,000 SF Buildings. Contiguous to ±450,000 SF
- Potential Bridge Connections Between Buildings
- Training Center
- Fitness Center with Lockers
- 6:1,000 Parking
- Outdoor Tenant Amenity Areas
- Bike Parking Stations
- Abundance of Natural Light

**SITE PLAN**

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**SURFACE PARKING**

**4 LEVEL PARKING**

**PARK AMENITY AREA**

**BUILDING A**
- 3 STORY OFFICE ±150,000 SF

**BUILDING B**
- 3 STORY OFFICE ±150,000 SF

**BUILDING C**
- 3 STORY OFFICE ±150,000 SF

**RIO SALADO PKWY**

**DORSEY ROAD**
One Connected Campus

Rio Yards is uniquely designed to create a connected ±450,000 square foot campus. The potential “bridge connectors” provide the ability to join the desired buildings at the 2nd and 3rd story. This unique feature allows for tremendous growth flexibility.
GREEN SPACES AND MODERN DESIGN PROVIDE FOR A PRODUCTIVE AND COMFORTABLE WORK EXPERIENCE
IN THE HEART OF TEMPE

AMENITIES NEAR RIO YARDS

WALKABLE

1-3 MINUTE DRIVE

4-6 MINUTE DRIVE

Amenities nearby

RESTAURANTS
- Portillo’s Hot Dogs
- California Pizza Kitchen
- Chipotle Mexican Grill
- It’s All Greek To Me
- Bar Louie
- Noodles and Company
- Mad Greens
- Cold Stone Creamery
- Smashburger
- Genghis Grill
- Yogis Grill
- Lucille’s Smokehouse Bar-B-Q

- Mojo Yogurt
- Gen Korean BBQ House
- Kabuki Japanese Restaurant
- Thirsty Lion
- Barrio Queen
- Mod Pizza
- King’s Fish House
- The Keg
- Red Robin
- Spinatos

RESTAURANTS
- McDonald’s
- Social Hall
- Wiensschnitzel
- The Human Bean Tempe
- Salut Kitchen Bar
- Chompie’s

- Raising Cane’s
- Pastries ‘N’ Chaat
- Sushi 101 Bar & Grill
- Republic Ramen
- Subway
- Original Geno’s

RETAIL/SERVICES
- CrossFit Tempe

- Four Peaks Brewing Company
- Devil’s Advocate Sports Grill

BARS/NIGHTLIFE
- Harkins Theaters Tempe Marketplace 16
- Dave & Buster’s

- Sun Devil Stadium
- Desert Financial Arena

- ASU Multi-Purpose Arena

ENTERTAINMENT

NOT TO SCALE
90 RESTAURANTS & 27 BARS/NIGHTLIFE WITHIN 6 MINUTES.
Tempe is home to many of Arizona’s most prestigious and growing corporations.
TEMPE is ranked 30th best city for new grads.
- Infogram

Tempe is named a bicycle friendly community
- League of American Bicyclists

The Tempe average resident age is 28.1
- ESRI

Rio Yards is Tempe

Tempe is the most walkable city in Arizona.
- Walkscore.com

Tempe is the 7th best downtown in the U.S.
- Livability

Tempe is the 7th best affordable top tech town.
- Realtor.com

Tempe is the 7th best city in Arizona.
- Tempe.gov

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#5 Tempe is #5 best city to start a career.
- WalletHub

#1 Shortest commute time in Arizona.
- Tempe.gov

10 minutes from Sky Harbor Airport.

2.6 million population within 30 minute commute.
- ESRI

#7 Top 20 cities in US for live music.
- WClickitTicket

#5 Tempe is #5 best city to start a career.
- WalletHub

Novus is the only project in AZ with a LEED-ND Gold certification.

Tempe's average resident age is 28.1.
- ESRI

The population in Tempe has a bachelor's degree or higher.
- ESRI

47.6% of the population in Tempe has a bachelor's degree or higher.
- ESRI
Arizona State University is one of the largest public universities in the United States with over 98,000 students enrolled. It was named the #1 most innovative school in the country five years in a row by U.S. News & World Report. ASU is also in the top 1 percent of the world’s most prestigious universities, according to 2018 rankings announced by Times Higher Education.

20,000+

Next-generation leaders and master learners graduate every year

#1 Most innovative in the U.S.; seven consecutive years, ahead of Stanford and MIT
— U.S. News & World Report, five years, 2016-2022

#1 in the world for global management, Thunderbird Global Management Degree.
— Times Higher Education and Wall Street Journal

#10 in U.S. for best undergraduate teaching.
— U.S. News & World Report, 2020

#4 in engineering degree’s awarded.
— ASU.edu, 2020

Advantage of Rio Yards being in the

NOVUS Innovation Corridor

PROXIMITY TO CAMPUS
Location matters. Locating at Novus provides direct access to students, faculty and staff at ASU.

TECHNOLOGY CENTER
Join an existing technology community that includes the likes of Dell Technologies, Infosys, Amazon Web Services and many others.

FLEXIBILITY
Novus offer companies the opportunity to grow and expand as needed with a wide variety of space options.

SERVICES
As a tenant within Novus you unlock the potential of a wide variety of services and opportunities with ASU.
Wentworth Property Company is a fully-integrated, industry-leading commercial real estate company with proven experience in development, acquisitions and management. A Phoenix-based company, Wentworth has a national presence through its developments in numerous states.

- Local decision makers
- Comprehensive development team
- Proven track record in Tempe
- Creative and complex execution