



PLAYA DEL NORTE

TEMPE



# 999 PLAYA DEL NORTE

999 PLAYA DEL NORTE | TEMPE, ARIZONA



 **IRGENS**<sup>®</sup>

866.443.0701 | [irgens.com](http://irgens.com)

**999 PLAYA DEL NORTE** is a one-of-a-kind, six-story, Class A office building just off the high-traffic Loop 202 in the hyper-dynamic market of Tempe. Ideal for a high-tech corporate headquarters or landmark office, the high-visibility building's sustainable design provides excellent cost efficiency, ample structured parking and high-visibility signage from the Loop 202 for today's office users.

#### LOCATION HIGHLIGHTS

##### **SURROUNDINGS**

With its trophy location in the Discovery Triangle, 999 Playa del Norte is within minutes of Sky Harbor Airport, ASU, Tempe Town Lake, downtown Tempe and downtown Scottsdale.

##### **ACCESS**

Easy access to the Valley from Miller Road or the 202 just off Scottsdale Road exit – full diamond interchange. Close to Loop 101 Freeway.

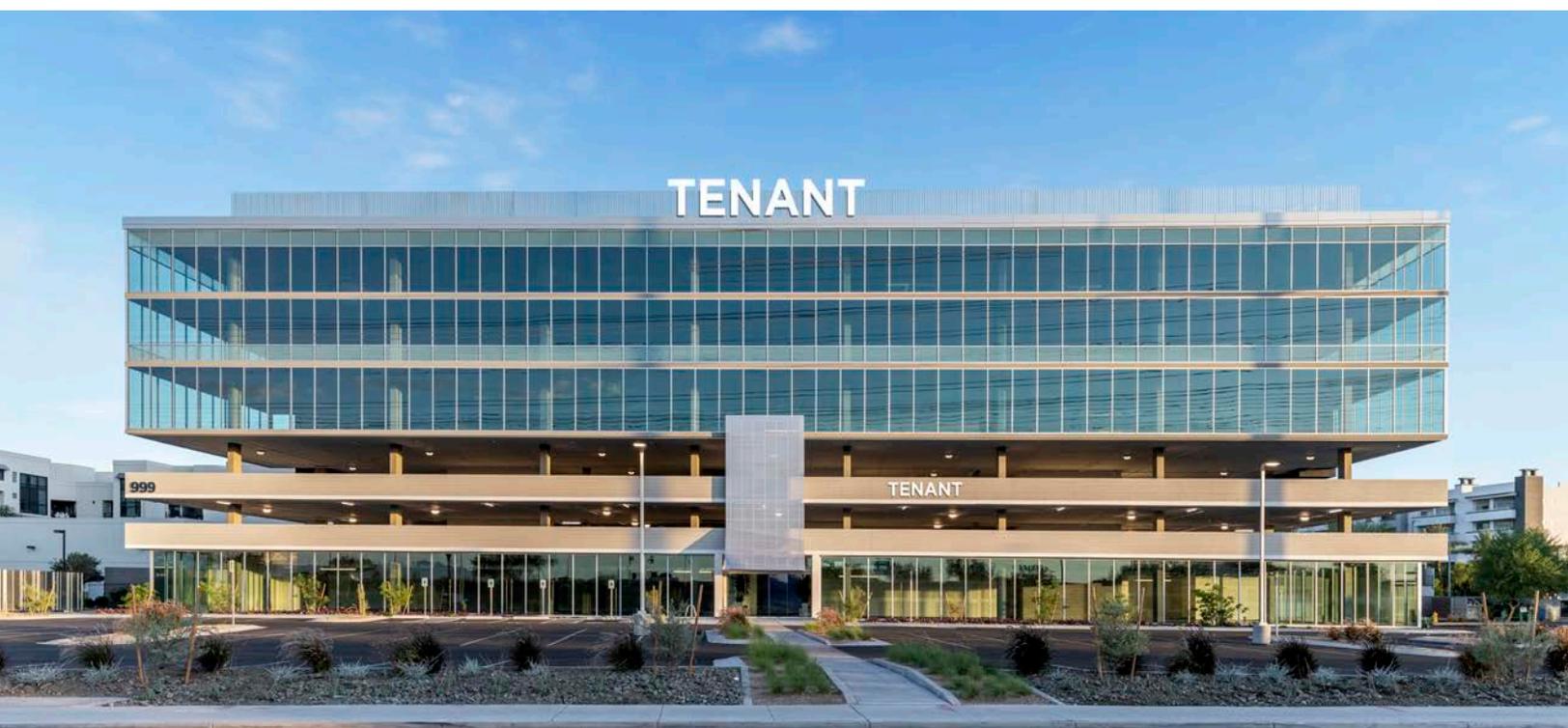
##### **DRIVABLE AMENITIES**

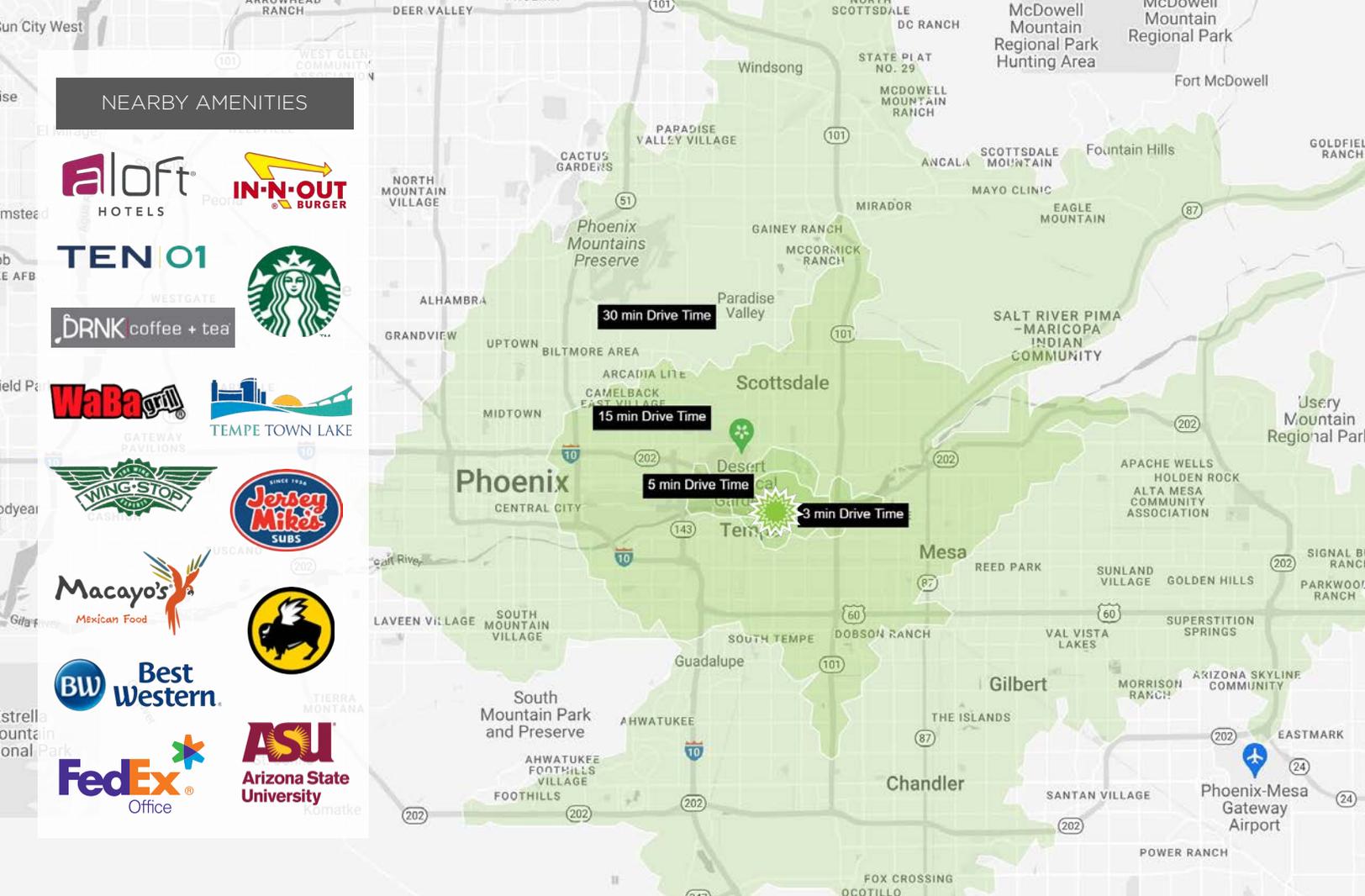
- › 6 minutes to ASU
- › 8 minutes to Sky Harbor Airport
- › 9 minutes to Downtown Tempe

#### BUILDING HIGHLIGHTS

- › Six-story Class A office building with customizable office spaces
- › Energy-efficient, tech-driven building design for contemporary office users
- › Large, flexible floor plans with 26,913 SF floor plates
- › 12' clear height with floor-to-ceiling glass
- › On-site conference room with capacity for 30+ people, elevated finishes, video conferencing and wet bar
- › Premier corporate headquarters location
- › High-profile, freeway visible building with prominent signage opportunities along 202
- › Convenient structured parking: 4/1,000 RSF with 13 covered executive parking stalls

## 999 PLAYA DEL NORTE | HIGHLIGHTS





**NEARBY AMENITIES**

**Aloft** HOTELS

**IN-N-OUT BURGER**

**TEN O1**

**Starbucks**

**DRNK** coffee + tea

**WaBa Grill**

**TEMPE TOWN LAKE**

**WING STOP**

**Jersey Mike's SUBS**

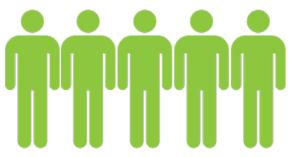
**Macayo's** Mexican Food

**Best Western**

**FedEx** Office

**ASU** Arizona State University

# 999 PLAYA DEL NORTE | BY THE NUMBERS



TEMPE POPULATION 2024

**195,770**



AVG. HOUSEHOLD EARNING

**\$94,284**



MEDIAN AGE  
MALE FEMALE

**29.3 30.2**



5-MIN DRIVE

**2,206**

TOTAL BUSINESSES

15-MIN

30-MIN

**32,500**

**118,222**



5-MIN DRIVE

**31,210**

TOTAL EMPLOYEES

15-MIN

30-MIN

**350,127**

**1.08M**

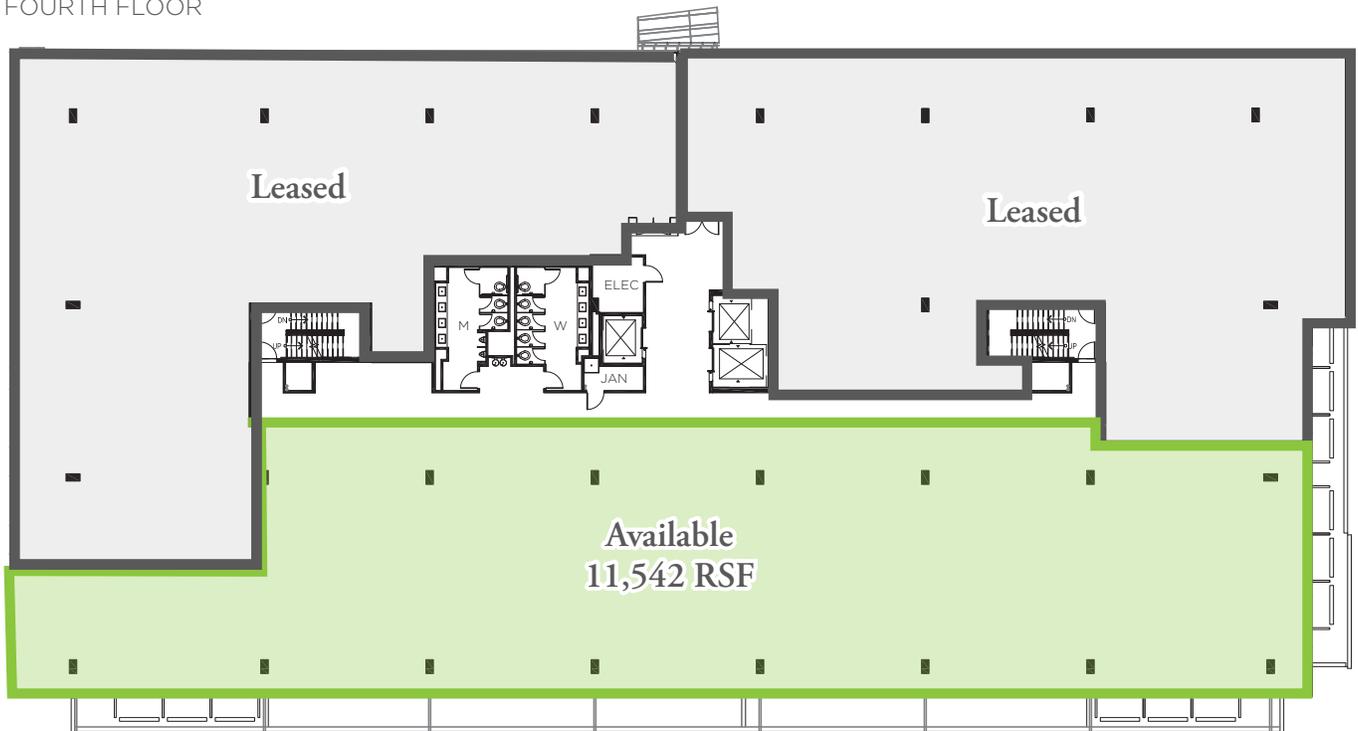
Source: worldpopulationreview.com and regis.sitesusa.com

FIRST FLOOR



# 999 PLAYA DEL NORTE | AVAILABLE SPACE

FOURTH FLOOR



FIFTH FLOOR



999 PLAYA DEL NORTE | AVAILABLE SPACE

SIXTH FLOOR





## 999 PLAYA DEL NORTE | CONTACT

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