



DIABLO

TECHNOLOGY PARK



**Tempe's Premiere Office Campus
For Lease**

2900 S. Diablo Way Tempe, Arizona



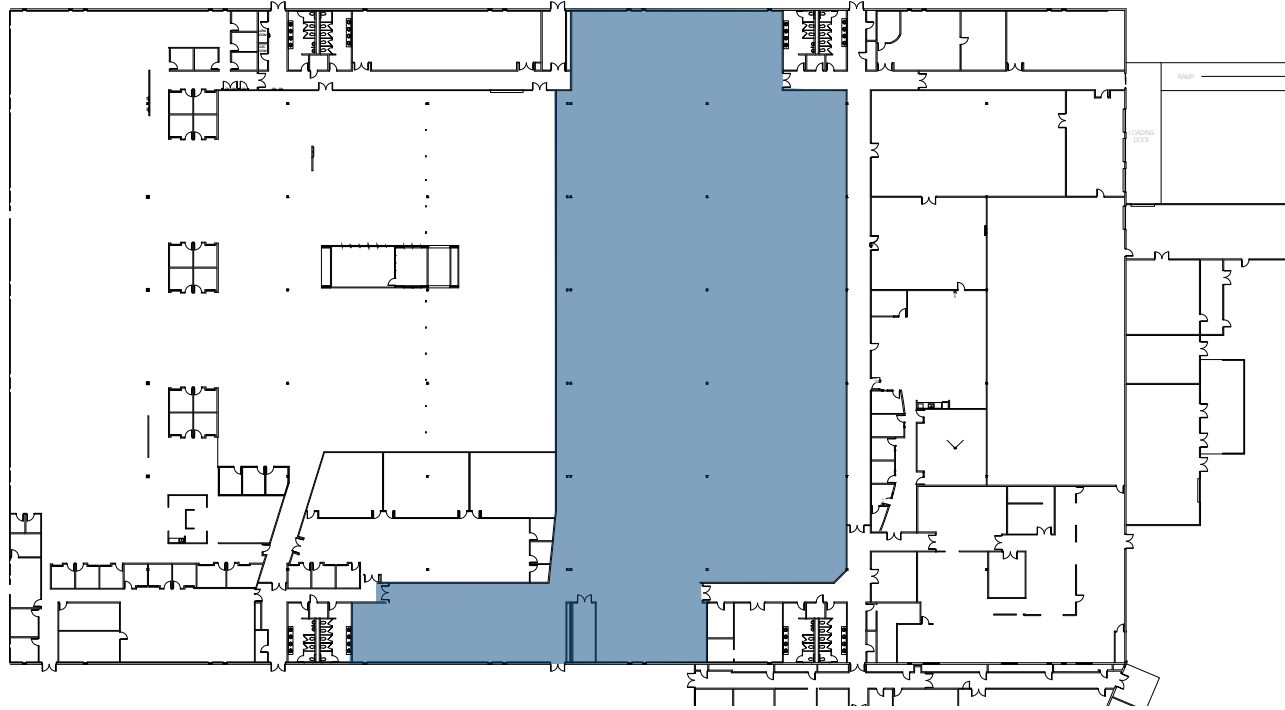
**HARBERT
MANAGEMENT
CORPORATION**

Muller
company

SUITES AVAILABLE

±37,930 SF

Building A102



[Click here for youtube video](#)
[Click here for fitness center](#)

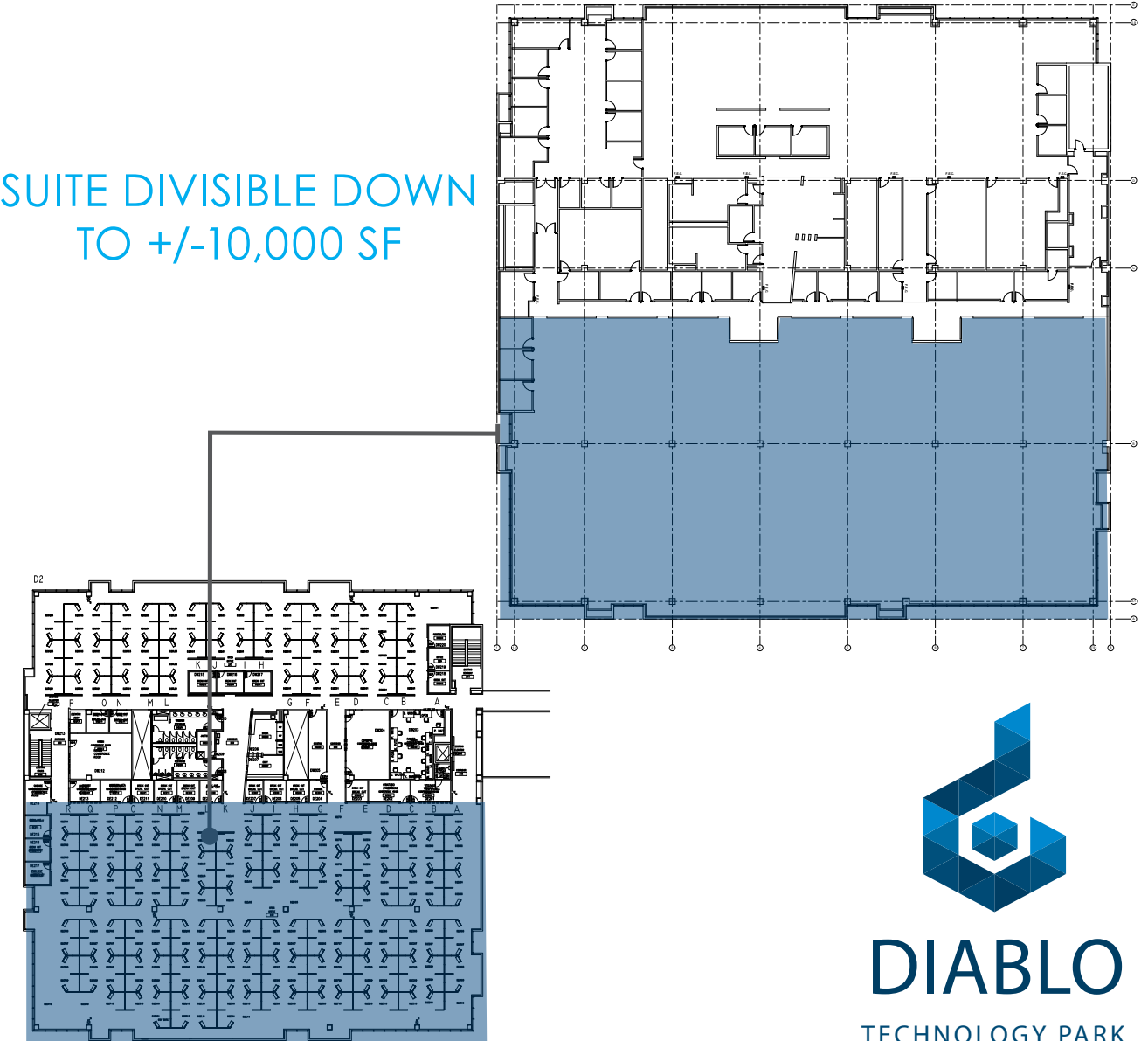


SUITES AVAILABLE

±26,386 SF

Building D

SUITE DIVISIBLE DOWN
TO +/-10,000 SF



DIABLO
TECHNOLOGY PARK

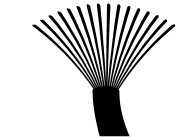


DIABLO

TECHNOLOGY PARK



PARKING
6:1,000 SF



ALL PROVIDERS



**ON-SITE
FITNESS CENTER**



**ON-SITE
SECURITY**



**CAFE &
OUTDOOR SEATING**

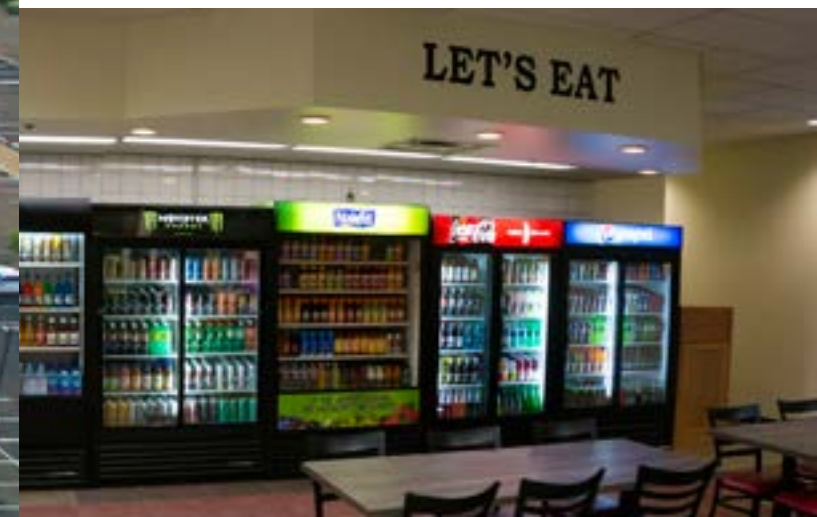


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AMENITIES



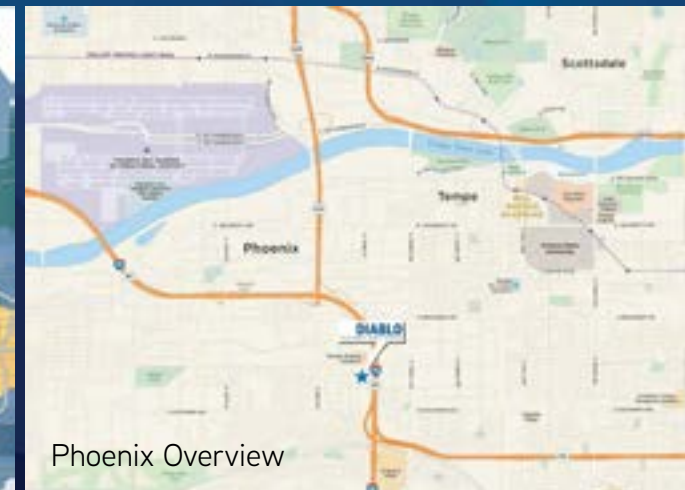
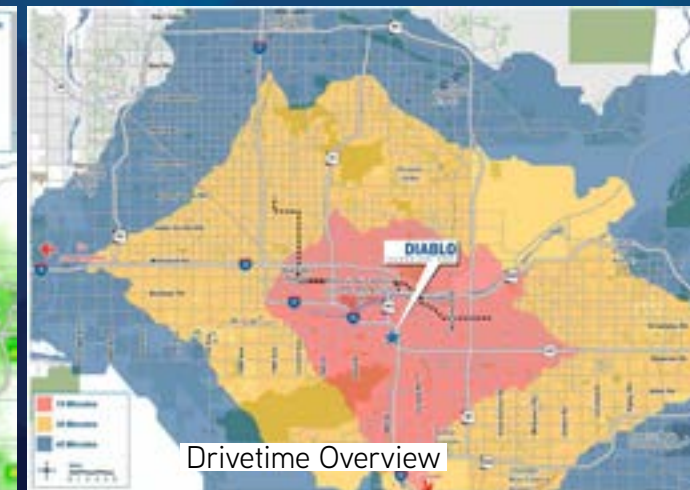
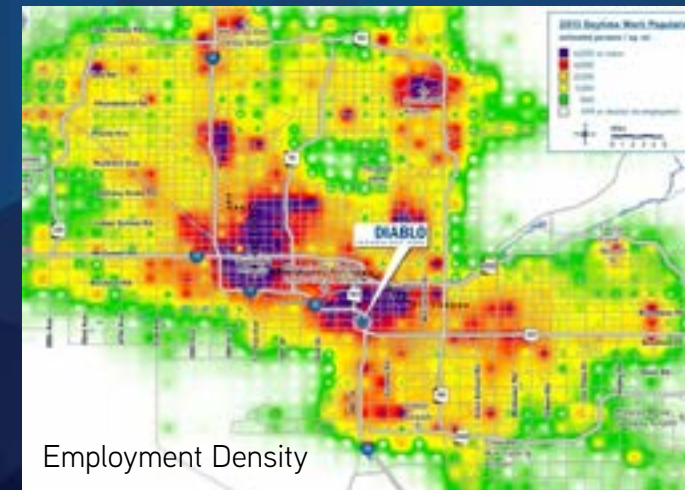
The city of Tempe is centrally located in the Phoenix-Mesa-Glendale metro area. The city is immediately east of Phoenix Sky Harbor International Airport and is easily accessible by way of the Loop 101, Loop 202, and Interstate 10. Tempe is also one of the most active areas in the Phoenix metro area for light rail ridership. The Phoenix metro area's light rail system has nearly tripled its ridership since 2009—with more than 14 million riders in 2014. This will be a source of additional growth in the city of Tempe as the Valley's light rail mileage is expected to nearly double over the next decade, making Tempe increasingly accessible from a greater number of spots in the Phoenix metro area.

Tempe is a growing area in Greater Phoenix. Population in the city is nearly 173,000 residents, making Tempe the 8th most populous city in all of Arizona. The population in Tempe has expanded by nearly 6.5 percent since 2010, outpacing neighboring cities of Phoenix, Scottsdale and Mesa, but growing at a more modest rate than other East Valley cities of Chandler and Gilbert.

Tempe is home to several large employers from a variety of segments of the economy. The largest entity in the city is Arizona State University, which with an enrollment of approximately 82,000 students is one of the largest universities in the United States. The university is also the largest employer in Tempe, with more than 11,000 faculty

and staff. Other prominent employers in the city include: SRP (4,300 workers), Safeway (4,000), Honeywell (3,000) and Chase (2,400).

Tempe is one of the most amenity rich cities in all of Greater Phoenix. Much of this development is relatively new and has been inspired at least in part by the Tempe Town Lake, which opened in 1999 as part of the Rio Salado Master Plan. Since the lake debuted, there has been substantial residential and commercial development in the surrounding area. State Farm's 2.1-million square foot Marina Heights project is the largest development, but there is also the 760,000-square foot Hayden Ferry Lakeside project. There has also been a great deal of multifamily construction surrounding Tempe Town Lake, as residential builders respond to the demand that is being generated by the high-growth environment brought on by expanding businesses. A mix of high-rise, mid-rise and garden style units are coming online or have been delivered in recent years. Tempe is an active retail area, with more than 12 million square feet of retail in the city. The 1.2-million square foot Arizona Mills Mall was one of the earliest large retail properties in Tempe. This mall was built at the interchange of the I-10 and U.S. Route 60, and includes several big-box retailers. The 1.3-million square foot Tempe Marketplace is a newer project. This center is located at the intersection of the Loop 202 and the Loop 101 and is just minutes away from the large population centers serviced by these freeways.





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SLS

MOTOROLA SOLUTIONS



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