

1625

1625

FOUNTAINHEAD  
HEIGHTS

1601 & 1625 W Fountainhead Pkwy | Tempe, AZ

# Renovations Delivering Q1 2024

## ONE OF THE MOST ACCESSIBLE OFFICE BUILDINGS IN PHOENIX

Fountainhead Heights sits in a valuable location within the Phoenix Metro area, directly along the I-10 freeway. It's less than 5 miles to the Loop 202, US-60, and SR-143 freeways, making it easily accessible to every major submarket in the area. This gives it a unique advantage of a central location that's still convenient to the greater Phoenix population.



### Brand new on-site amenities

- Cafe
- Fitness center with showers & lockers
- Outdoor gathering area
- Conference center
- Multi-purpose room
- Renovated lobbies & entryways



11-acre campus with two, class "A" office buildings totaling  $\pm 445,958$  SF



Located within the 170-acre, master-planned Fountainhead Corporate Park in Tempe



Parking ratio: 5.0/1,000, with 6-story parking structure



Average floor plate size:  $\pm 28,000$  SF



12' floor to deck ceiling height



Freeway visible building signage opportunities



Telecommunications provided by Lumen (CenturyLink), Zayo and Cox



Certified LEED Gold, Energy Star rated and WELL Health-Safety Rated





1601 ENTRY



FULL SERVICE CAFÉ



1625 ENTRY



SHADE PAVILION



FITNESS CENTER

# RENOVATIONS UNDERWAY



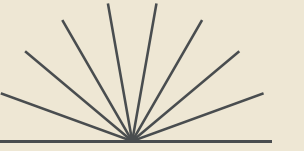
# 1625 W FOUNTAINHEAD PKWY



# 1601 W FOUNTAINHEAD PKWY

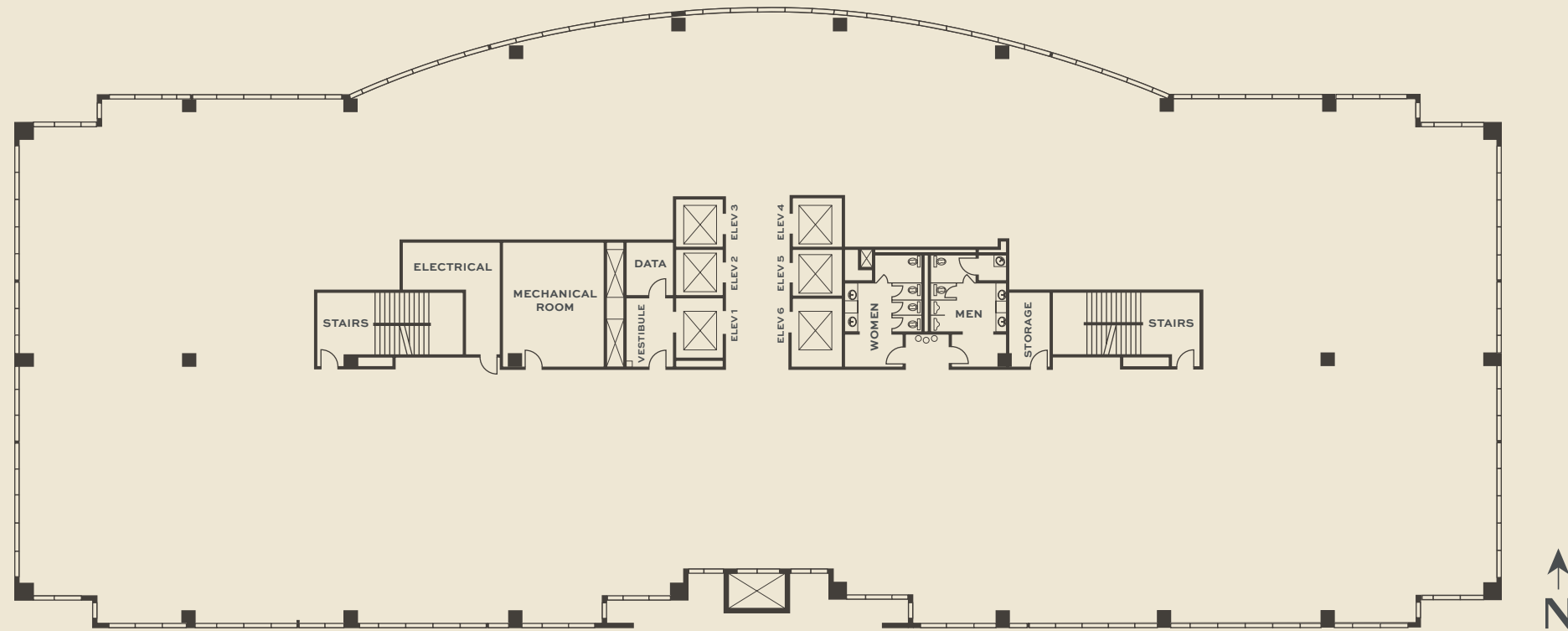


# Floor Plates



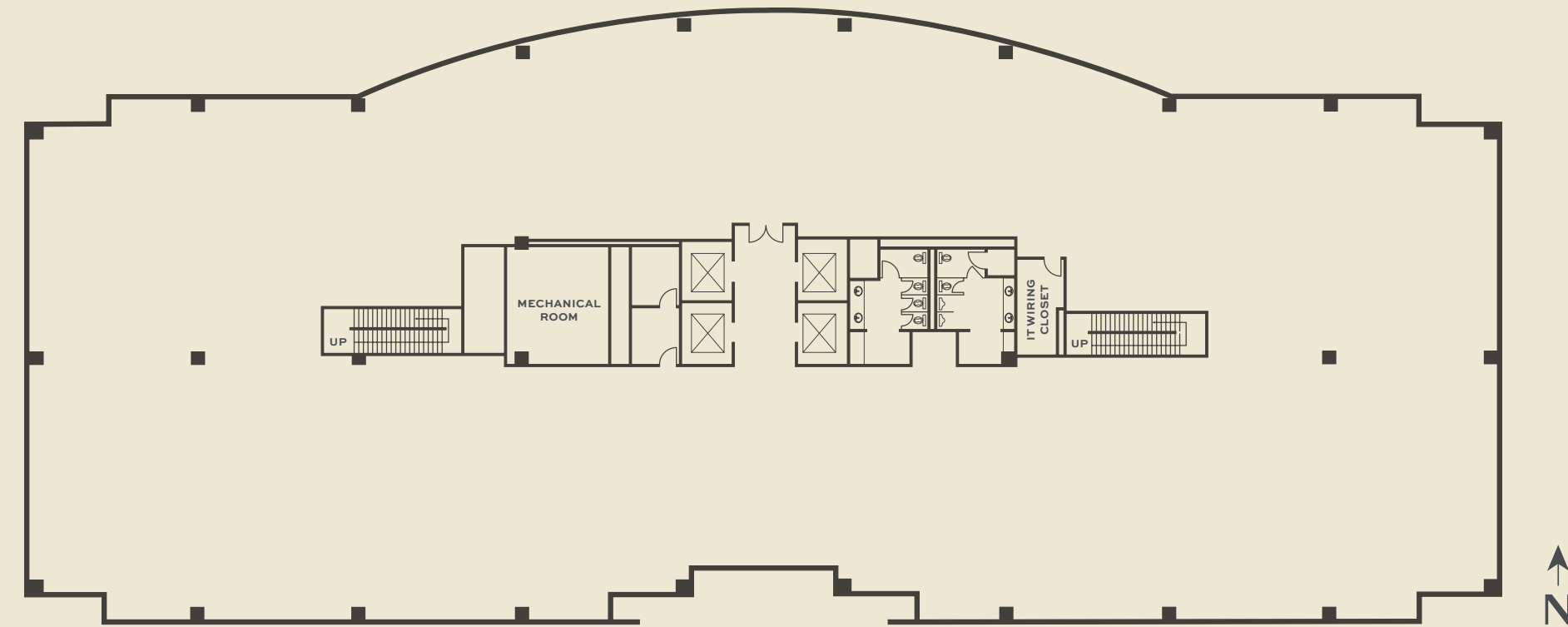
## 1625 W FOUNTAINHEAD PKWY

±27,609 SF



## 1601 W FOUNTAINHEAD PKWY

±28,311 SF





# Metro Phoenix



Arizona State University



State Farm Stadium



Phoenix Sky Harbor International Airport



## Phoenix Sky Harbor International Airport

Named “America’s Friendliest Airport,” Sky Harbor serves the greater Phoenix area with over 1,000 flights daily to more than 120 domestic and international destinations.



## Tempe Marketplace

±1.3M SF of retail space, offering over 100 shops and restaurants and a vibrant outdoor environment.



## Master Planned Business Parks

Fountainhead Heights is located within Fountainhead Corporate Park, a 170-acre, master-planned business park. It’s also surrounded by two other master-planned business parks, Cotton Center and Papago Park Center, containing numerous corporate neighbors, multifamily communities, retail and hotels.



## Freeway Access

Fountainhead Heights offers immediate access to Interstate 10 and nearby access to Highway 60, and the Loop 202 and 101 freeways.



## Downtown Tempe

Featuring Mill Avenue, Tempe Town Lake, and more than 100 restaurants, bars and shops, Downtown Tempe is the perfect destination for dining, shopping, events and outdoor activities.



#1 in INNOVATION



#6 LARGEST public university campus



57,588 STUDENTS enrolled on the Tempe campus






Access to ASU GRADUATES



Less than 5 minutes from:





## Tempe

-  Has the most educated and technically-skilled workforce in Arizona.
-  Home to Arizona State University.
-  42% of residents have Bachelor's degrees and the median age is 28 years old.



## Scottsdale

-  Recognized nationwide as one of the top markets for business performance, job growth, and livability.
-  Houses a high number of business owners, decision makers and c-suite executives.




## West Valley

-  More than 1.8 million people call the West Valley home, with population growth projected to be twice the national rate over the next five years.
-  A mix of luxury and affordable housing attracts both executives and first-time home buyers.

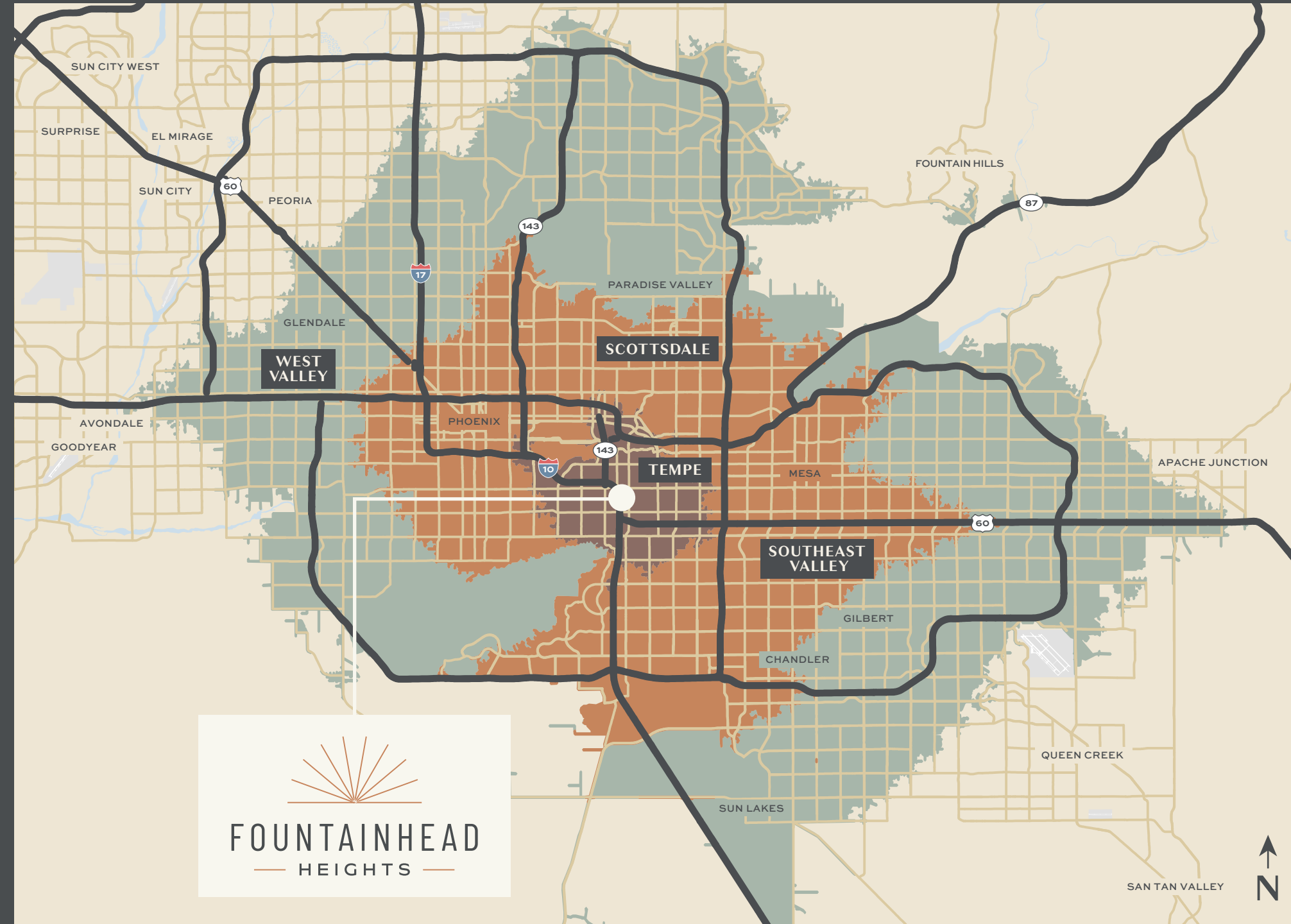
## Southeast Valley

-  Continuous influx of highly qualified graduates from area colleges and universities.
-  Recognized for its connectivity to major markets, an abundance of high-quality real estate options and an excellent quality of life.

# YOUR TALENT POOL WITHIN REACH

DRIVE TIME	TOTAL POPULATION	LABOR FORCE*
 10 Minutes	138,025	83,850
 20 Minutes	1,233,026	686,856
 30 Minutes	2,892,998	1,522,718

\*Current Year (2023) Estimate of Person of Eligible Work Age





# MAXIMIZE YOUR WORKDAY

Fountainhead Heights' freshly renovated amenities provide everything employees need, right on site.

## Site Plan



# ACCESS



## CORPORATE NEIGHBORS



AMAZON

## FOR MORE INFORMATION:

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## OWNED AND MANAGED BY:



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