



HORIZON BAY



AT TEMPE TOWN LAKE

1337 E Rio Salado Parkway, Tempe, AZ

CBRE



SILVER CREEK
DEVELOPMENT

ENHANCE YOUR HORIZONS

Horizon Bay, located in the Novus Innovation Corridor adjacent to Arizona State University in Tempe, is the next generation office campus.

This ±150,000 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

Office Size




±164,331 SF

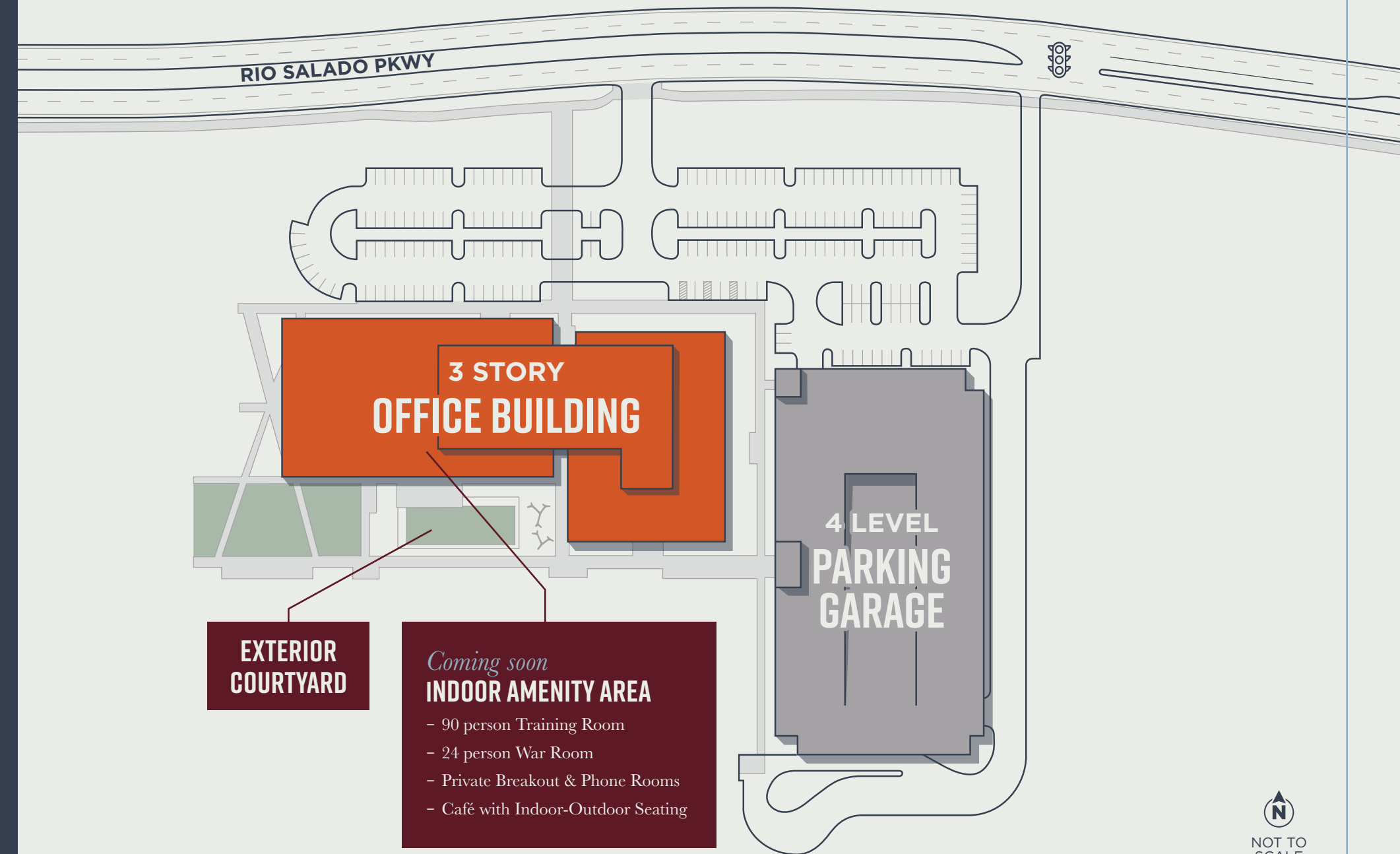
Parking

6.0/1000

Dedicated 4 level parking garage for employees

ON-SITE AMENITIES

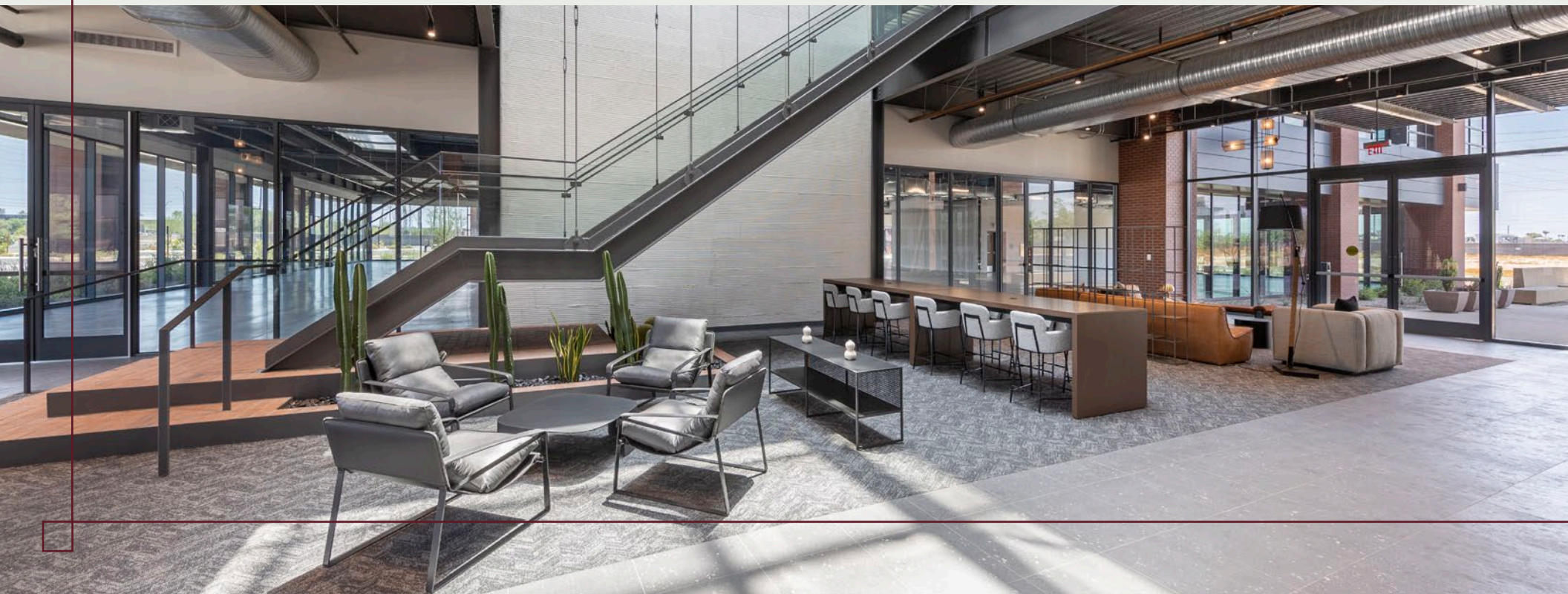
-  Landscaped Exterior Courtyard
-  90 Person Training Room - *Coming soon*
-  24 Person War Room - *Coming soon*
-  Private Breakout & Phone Rooms - *Coming soon*
-  Café with Indoor-Outdoor Seating - *Coming soon*
-  Bike Parking




NOT TO SCALE



Designed for
CONNECTION





Vibrant
**EXTERIOR
SPACES**





MEET YOUR NEIGHBOR

South Pier™ TEMPE TOWN LAKE

Be connected to the most vibrant development in Phoenix metro. With its world-class condominiums, boutique retail, fine dining, and entertainment options, all just steps away.

 Apartment Units
2,500+

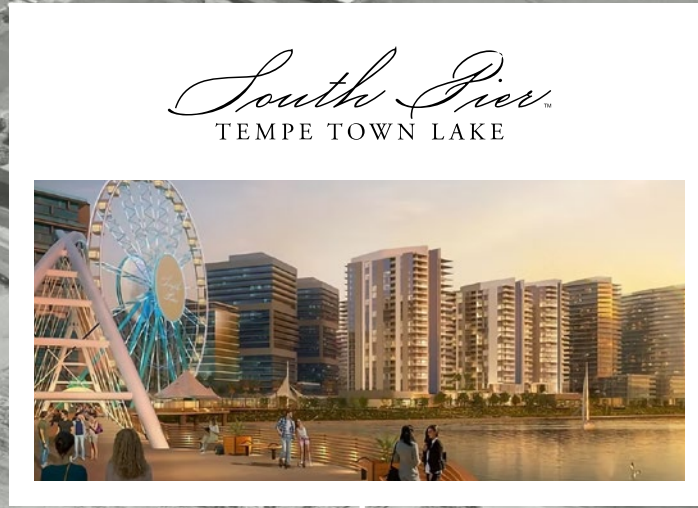
 Hotel Rooms
520+

 Retail Space
±190,000 SF

 Lush entertainment venues & iconic observation wheel



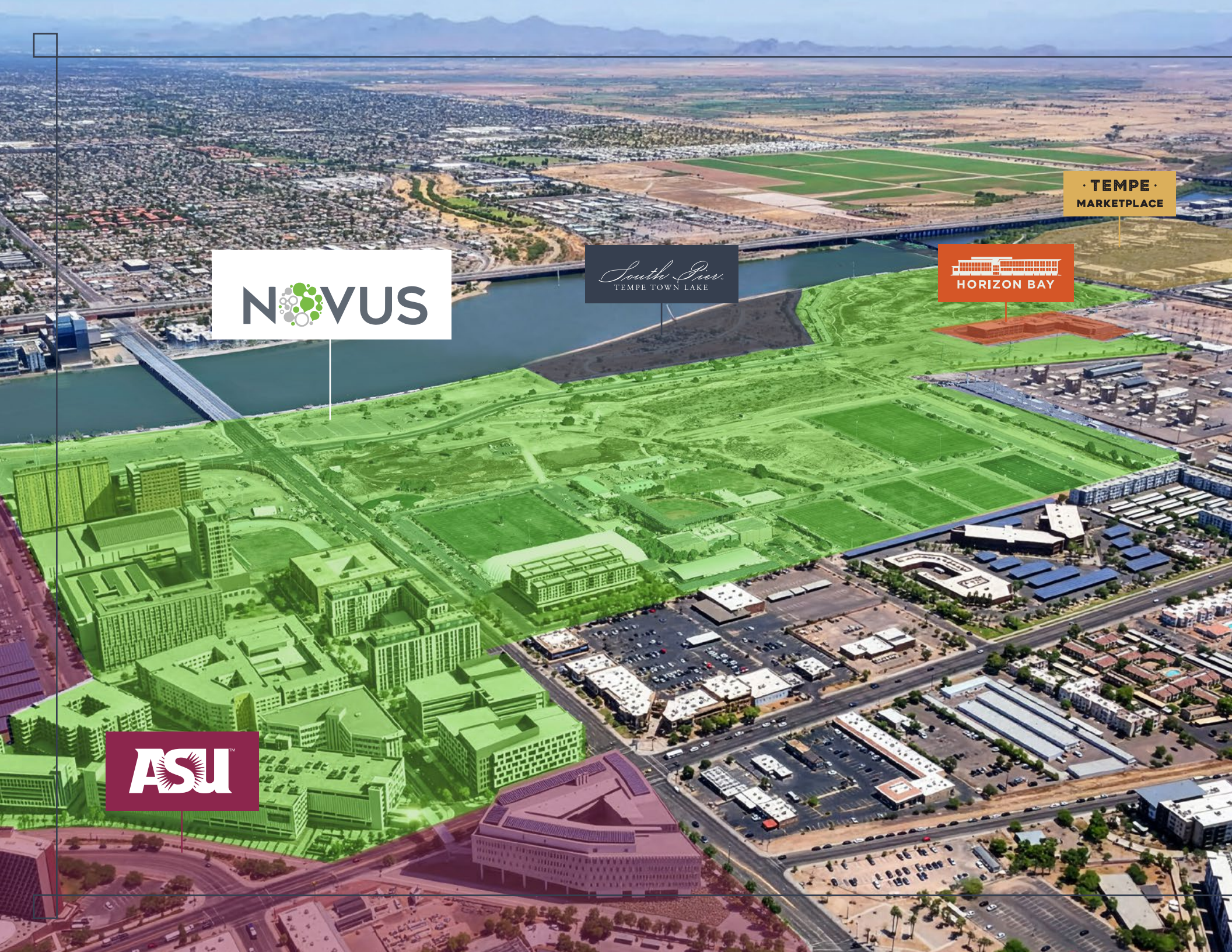

HORIZON BAY



South Pier™
TEMPE TOWN LAKE

SHOREHAVEN

NOT TO SCALE 



NOVUS

Innovation Corridor

One of the nation's most progressive, urban, mixed-use developments — adjacent to the Arizona State University campus in Tempe, Arizona — Novus Innovation Corridor provides the foundation for bold, inspired visionaries.

[CLICK HERE](#)

SEE THE BENEFITS YOU GET AS A NOVUS TENANT

STRATEGIC ADVANTAGES



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.

ASU

SITE ACCESS

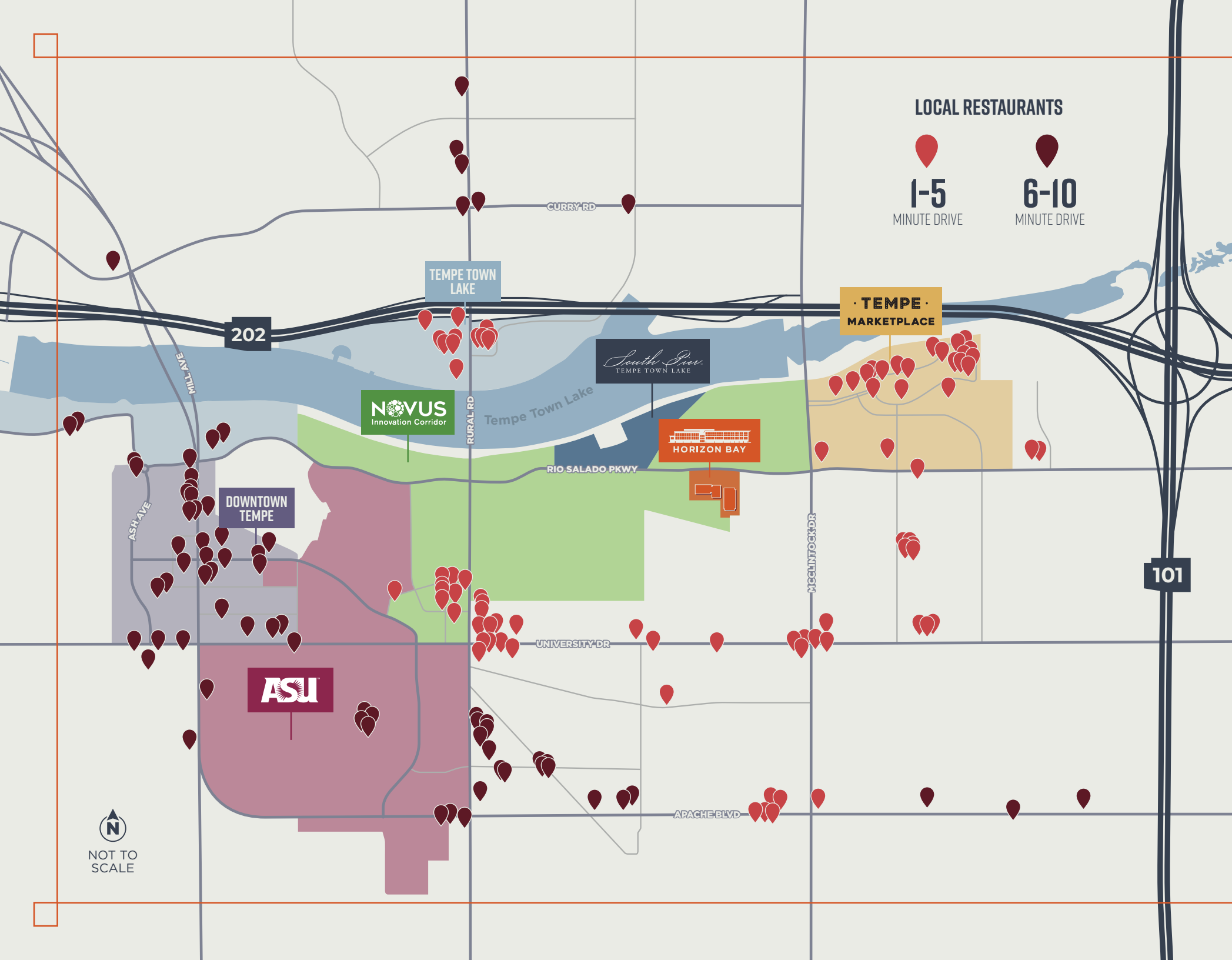
Via Scottsdale Rd
- - - - -

Via McClintock Dr
- - - - -

Via Rio Salado Pkwy
- - - - -

Via E University Dr
- - - - -





LOCAL AMENITIES

LOCAL RESTAURANTS

1-5
MINUTE DRIVE

6-10
MINUTE DRIVE

1-5 MINUTE DRIVE
75+ RESTAURANTS INCLUDING:

BLANCO
TACOS + TEQUILA

Eureka!

NORTH
ITALIA

FLOWER CHILD

SPINATO'S
PIZZERIA & FAMILY KITCHEN

BARRIO QUEEN
COMIDA A TODA MADRE

THE MELT

Portillo's

6-10 MINUTE DRIVE
70+ RESTAURANTS INCLUDING:

CORNISH PASTY

ChopShop

PERFECT PEAR BISTRO

culinary dropout

POSTINO

PEDAL HAUS
BREWERY

Some burros

Board & Brew

20+ NEARBY HOTELS
INCLUDING:

AC
HOTELS
MARRIOTT

Vib

aloft

HYATT PLACE

OMNI
HOTELS & RESORTS

canopy
BY HILTON



15 MINUTES AWAY Phoenix Sky Harbor International Airport

TEMPE TOWN LAKE


Where Employees Want to Be

 **29.5**
Median Age

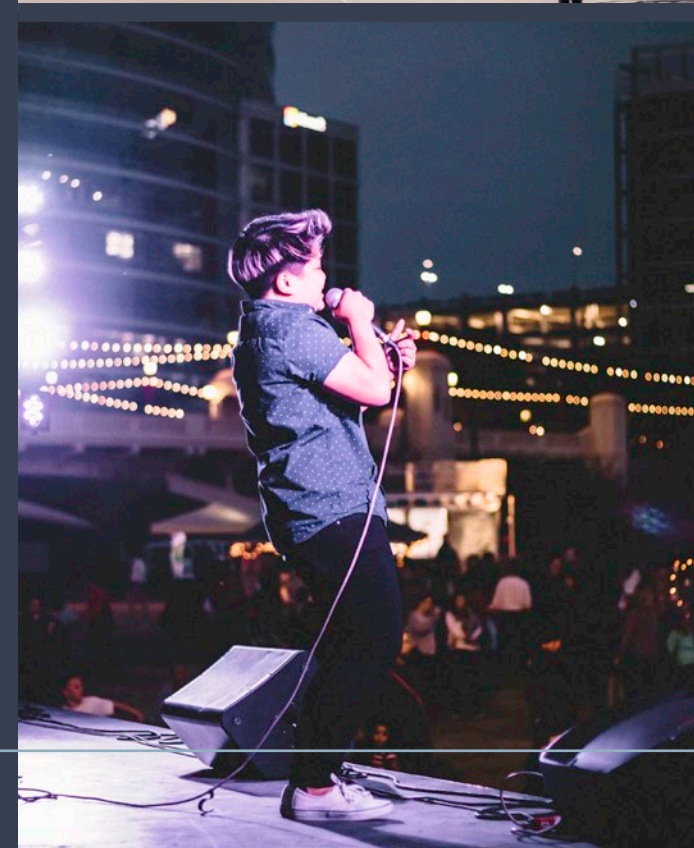
 **50%**
Bachelor's Degree
or Higher

 **60K**
Students at ASU
Tempe Campus

 **#1**
Net Importer of Jobs to
Any Major City in the
Phoenix MSA

 **85,935**
Housing Units

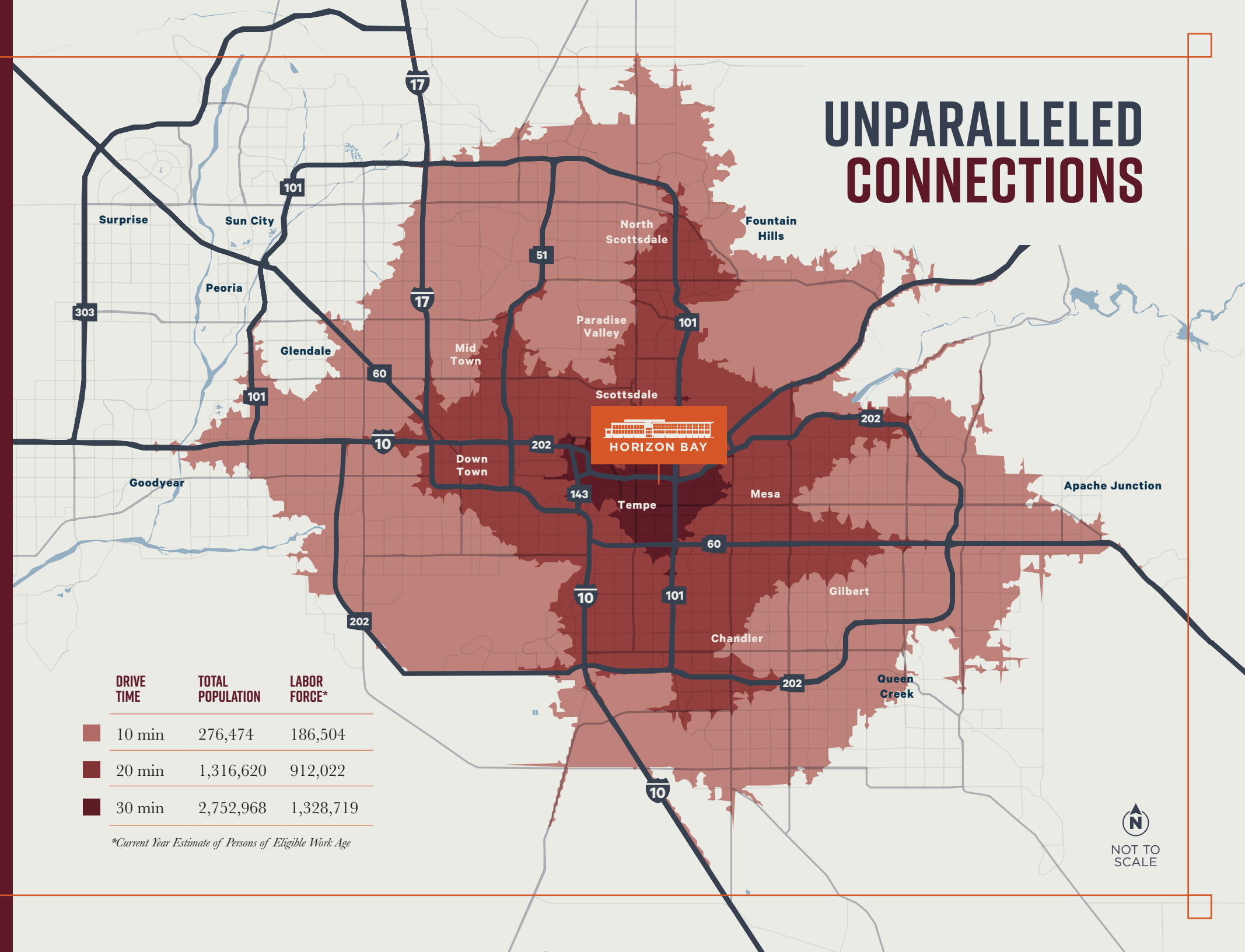
 **MOST
WALKABLE**
City in Arizona



CORPORATE NEIGHBORS



UNPARALLELED CONNECTIONS



DRIVE TIME	TOTAL POPULATION	LABOR FORCE*
10 min	276,474	186,504
20 min	1,316,620	912,022
30 min	2,752,968	1,328,719

*Current Year Estimate of Persons of Eligible Work Age

NOT TO SCALE



Arizona State University is one of the largest public universities in the United States with over 110,000 students enrolled. It was named the #1 most innovative school in the country eleven 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.

35,000+

Next-generation leaders and master learners graduate every year



Most innovative in the U.S.;
11 consecutive years, ahead
of Stanford and MIT

*U.S. News & World Report,
2016-2026*



In the world for global
management, **Thunderbird
Global Management
Degree.**

*Times Higher Education and
Wall Street Journal*



#1

IN U.S.



#2

IN WORLD

For global impact in
research, outreach
and stewardship

Times Higher Education, 2022



For research
expenditures in
the U.S.

*NSF HERD Survey,
reflecting FY 2024 expenditures*



OWNERSHIP



Silver Creek Development is a real estate development and investment company headquartered in Phoenix with offices in Los Angeles & New York. Silver Creek specializes in premier residential, commercial, and mixed-use developments on the west coast of the United States. Its principals have over 100 years of collective industry experience on the world stage and have developed more than 10 million square feet of mixed-use projects in top-tier markets across the United States and Europe.

LEASING



CBRE is the global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, we create solutions for clients of every size, in every sector and across every geography.

PROPERTY MANAGEMENT



Through their specialized 5-star service training called Legendary CX, Stream's distinctive customer experience delivery, every team member brings connection, dedication, and care to every asset and every customer, exceeding expectations and creating experiences that are memorable and drive tangible value.

ARCHITECT



A dynamic and collaborative design firm uniting creativity, research, and innovation to create impactful, cutting-edge solutions for our clients. Together, we are re-imagining the cities, places, and experiences that impact people's everyday lives. Founded in 1965, Gensler has built a team of 6,000 professionals who partner with clients in over 100 countries each year on projects that act as catalysts for growth. Everything we do is guided by our mission: to create a better world through the power of design.

SIGNAGE



Trademark thrives on the challenge of translating a brand into the physical world. From navigating municipal regulations and engineering large-scale signage to collaborating with companies on their brand vision, Trademark's team of designers, engineers, makers, artists, and architects is dedicated to seeing projects through to completion.



HORIZON BAY



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CBRE



**SILVER CREEK
DEVELOPMENT**

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