



WAYPOINT



LINCOLN
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DESERT
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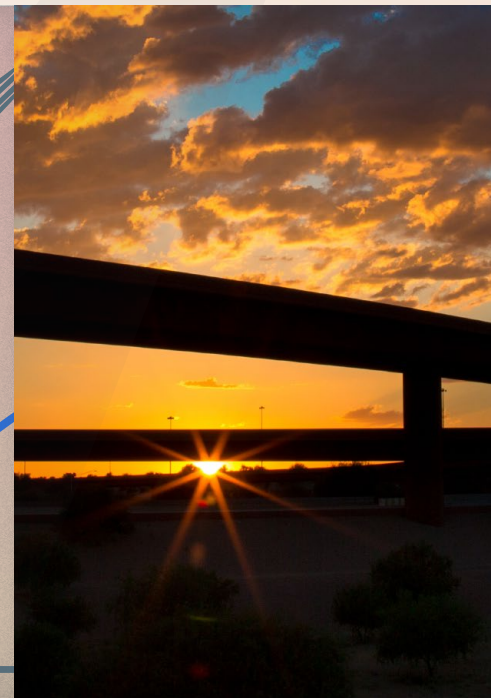
WAYPOINT REPRESENTS THE NEW ERA OF CREATIVE CORPORATE OFFICE BUILDING DESIGN

From moment one, Waypoint establishes itself as a new-era office leader, showcasing a clean, 'high-tech' exterior of architectural-cast concrete and sleek, high-performance glass finished with dual-pane aquamarine glazing. The impact of Waypoint continues into its contemporary lobbies and carefully thought-out office spaces, which deliver large, open floor plans and high ceilings. This allows users to occupy their space in a myriad of ways – from expansive workspace landscapes to more intimate 'huddle rooms.' Waypoint enhances this modern work environment with shaded gathering areas located throughout the campus, providing outdoor collaborative spaces for building occupants and a visual connection to the adjacent Tempe canal and multi-use path.

Labels in the aerial view include: RIVERVIEW SHOPPING CENTER, TEMPE MARKETPLACE, ASU, SKY HARBOR AIRPORT, PHOENIX, SCOTTSDALE, TEMPE, COURTYARD BY MARRIOTT, THE SHERATON HOTEL, LOOP 101, LOOP 202, HYATT PLACE, WAYPOINT I, WAYPOINT II, WAYPOINT III, WAYPOINT IV, and WAYPOINT V (COMING SOON).

RIVERVIEW SHOPPING CENTER →	TEMPE MARKETPLACE →	ARIZONA STATE UNIVERSITY	SKY HARBOR INT'L AIRPORT
📍 2 minute walk	🚗 5 minute drive	👤 Enrolls 85,000+ Students	🏆 Voted Nation's Friendliest Airport in 2019 by the WSJ
🏠 1.15M SF	🏠 1.3M SF	100 Top 100 University by The World University Ranking	🍴 3rd best average food rating by Yelp
🛍️ 50+ Shops	🛍️ 70+ Shops	💡 Ranked Nation's Most Innovative School for third straight year, by U.S. News and World Report	✈️ 1,200+ aircraft arrivals and departures per day
🍴 30+	🍴 30+		

THE BEST OF THE SOUTH EAST VALLEY IS WAITING FOR YOU AT WAYPOINT



LODGING

Sheraton Mesa Hotel, Hyatt Place Hotel, and Courtyard by Marriott are all adjacent to Waypoint with conference amenities and discounts for Tenants in the office park.

RECREATION

Immediate access to the Tempe Canal multi-use path and less than a mile to the newly completed Riverview Park.

COLLABORATION

Outdoor gathering areas for employees to collaborate and recharge outside of the office.

ENTERTAINMENT

Just 1 mile from Wrigleyville West, Spring Training Home of the Chicago Cubs.

ACCESS

Served by two full-diamond freeway access points along Loop 202 at Dobson & Alma School Roads. One half-diamond interchange at Loop 101 and Rio Salado Parkway.

SHORT COMMUTE TIMES

- 1 Riverview Shopping Center: 1 Minute
- 7 Tempe Marketplace: 7 Minutes
- 9 Arizona State University: 9 Minutes
- 11 Downtown Tempe: 11 Minutes
- 13 Sky Harbor International Airport: 13 Minutes
- 14 Old Town Scottsdale: 14 Minutes
- 20 Downtown Phoenix: 20 Minutes

WHERE
SCOTTSDALE,
TEMPE AND
MESA ALL
UNITE.



WAYPOINT I

1138 N. Alma School Road Mesa
Year Built: 2008
81,597 SF
2 Stories
+/- 40,000 SF Floor Plates
Lobby Renovations and New
Tenant Lounge Delivering in 2020

WAYPOINT II

1146 N. Alma School Road Mesa
Year Built: 2009
83,264 SF
2 Stories
+/- 41,000 SF Floor Plates

WAYPOINT III

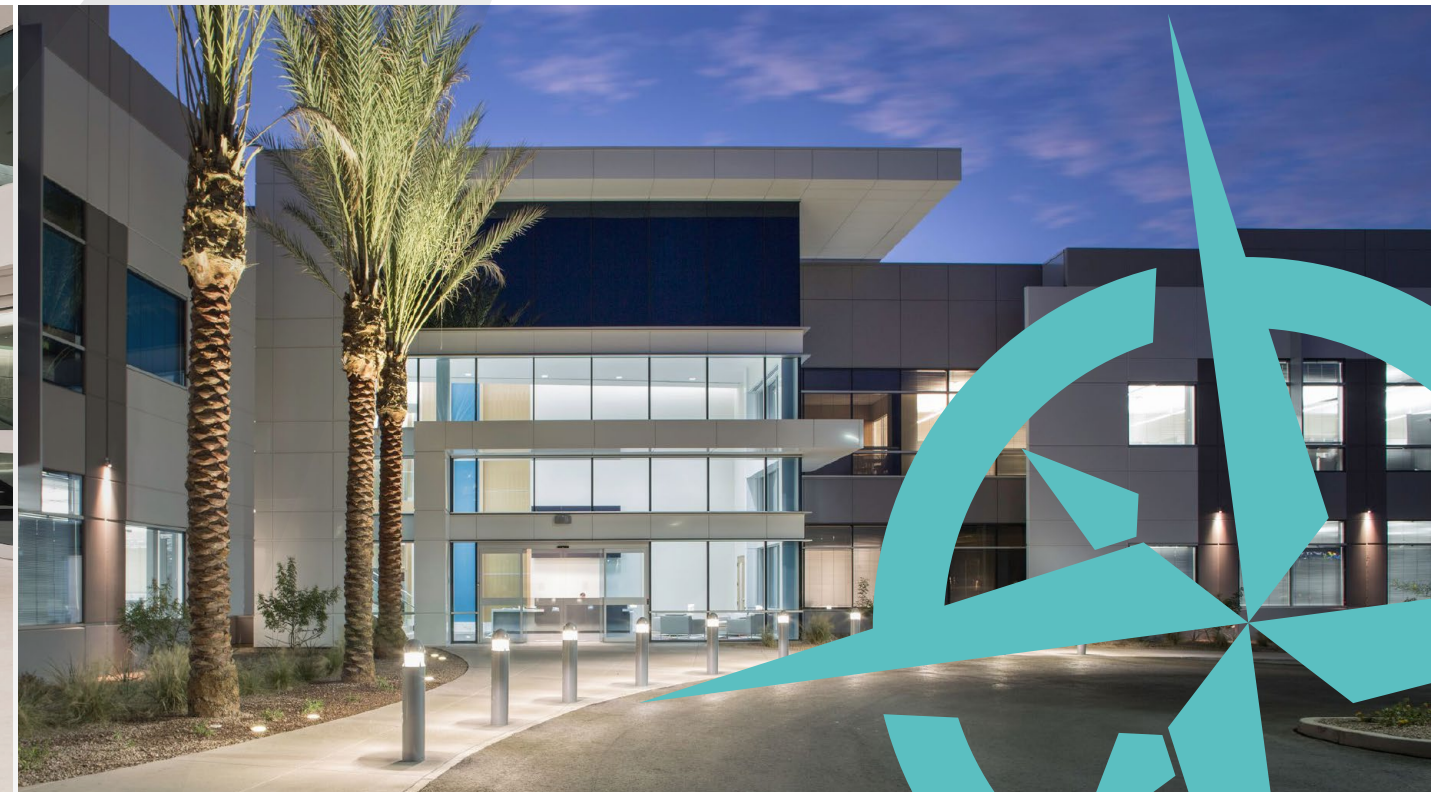
1150 N. Alma School Road Mesa
Year Built: 2015
108,956 SF
2 Stories
+/- 54,000 SF Floor Plates

WAYPOINT IV

1130 N. Alma School Road Mesa
Year Built: 2017
153,134 SF
3 Stories
+/- 51,000 SF Floor Plates

WAYPOINT V (COMING SOON)

+/- 155,000 SF
3 Stories
+/- 51,000 SF Floor Plates



The information contained herein has been obtained through sources deemed reliable by LPC Desert West (Lincoln Property Company), but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.



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