



# ASU RESEARCH PARK

Availability Synopsis Land and existing Buildings

### Available Parcels (sub dividable)sub dividable)

Lot 25 - Lot 27	13.04 net acres (approximate)
Lot 28 - Lot 30	17.70 net acres (approximate)
Lot 40b	4.31 net acres
Lot 43	16.80 net acres
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Total: 51.85 net acres	

### Transaction Summary

Transaction:	Ground Lease - NNN
Minimum Lease Term:	30 years
Maximum Lease Term:	Concurrent with the term of the master ground lease - currently 92 years.
Permitted Use:	Uses compatible with the ASU Research Park Covenants, Conditions, and Restrictions (CC&R's) including but not limited to research and development organizations, education and training facilities and corporate regional or national headquarters facilities. All users are subject to Research Park Board of Director's final approval.
Tax Abatement:	A 100% real estate tax abatement is available to qualified tenants for the term of the lease.
Qualified tenants include:	facilities related to research and development; pilot production facilities; regional or national headquarters facilities or subsidiaries engaged in research or development or education activities; education and training facilities; and support operations.
Design Review:	Project design is governed by the Research Park CC&R's. Each tenant is responsible for submitting typical plans to the City of Tempe and must adhere to federal, local and state requirements.
Client Registration:	All clients must be formally registered with the Research Park prior to issuance of a formal lease proposal. Please request a registration form from the Research Park office Confidentiality & The Research Park operates within a policy of confidentiality and non-disclosure.
Non-Disclosure:	<b>An Agreement to Confidentiality Policy</b> must be executed by the parties and kept on file at the Research Park offices.
Ground Lease Rates:	Quoted on an individual basis. Land value and lease rates vary based on location.
C.A.M.:	Pro rata share of actual expenses, billed monthly. Currently estimated at \$5100.00 per acre per year.
City of Tempe Services Fee:	The annual charge is currently \$0.1205 psf of gross building area.
Infrastructure Assessment:	One time assessment @ \$1.25 per net square foot of land area leased.
Other charges:	Typical City of Tempe water/sewer development fees and participation charges.
Commissions:	Broker commissions are based on land value and paid upon lease closing.
Build to Suit Opportunities:	Corporate Owned: The Park can provide fee development services to its tenants. Please contact the Park office for more information.
Tenant Lease:	Building lease opportunities exist for companies with a strong national or regional credit rating (S&P BBB+ or better), with a minimum ten-year NNN lease.