

About Marina Heights

Marina Heights is a 20 acre Class A urban office development located on Rio Salado between Arizona State University Football Stadium and Tempe Town Lake in Tempe, Arizona.

The project consists of the following:

- A. Five separate office towers. The office towers are designated as Building 1, Building 2, Building 3, Building 4 and Building 5.
- B. Two levels of below grade parking garage that covers the entire 20 acre site known as B1 and B2.
- C. Two above grade parking structures located below Building 1 and Building 5. The elevated parking garages are integrated into Building 1 and Building 5 (podium design).
- D. Two stand-alone buildings are located adjacent to the office towers.
 - i. One belongs to State Farm's MarinaLink and the other is yet to be determined.
- E. Building Details:
 - i. Building 1: 8 floors (+ 7 floor garage below), 370,873
 - ii. Building 2: 16 floors, 584,318
 - iii. Building 3: 6 floors, 272,671
 - iv. Building 4: 9 floors, 372,741
 - v. Building 5: 10 floors (+ 7 floor garage below), 430,690
- F. Parking Details:
 - i. Building 1, Levels 1-7 (2,556 parking spaces)
 - ii. Building 5, Levels 1-7 (1,993 parking spaces)
 - iii. Below Grade, Level B1 (1,703 parking spaces)
 - iv. Below Grade, Level B2 (1,689 parking spaces)
 - v. Plaza Surface Parking (67 parking spaces)
 - vi. Building 5 Surface Parking (110 parking spaces)

Marina Heights Tenants:

- A. Café 450
- B. HonorHealth
- C. Matt's Big Breakfast
- D. Mountainside Fitness
- E. Starbucks
- F. State Farm – all office



Fun Construction Facts:

- A. 40 football fields could fit in B1 and B2 garage (combined)
- B. 41,600,000 lbs of rebar = 92 Statue of Liberty's
- C. 4,600,000 lbs of post tension cable = 70 Humpback whales
- D. 4,900,000 sq ft of elevated decks = 89 White Houses
- E. 435,000 cubic yards of fill was excavated from site = 133 Olympic sized swimming pools
- F. 307,000 cyds of concrete - the total yards of concrete in linear miles span from Tempe to Fort Collis, CO and just miles short of going from Tempe to Dallas

Marina Heights Stats:

- A. 2,031,293 total rentable square footage
- B. 8,118 total parking stalls
- C. 63 Elevators
- D. 49 Office floors
- E. 63 floors including garage areas
- F. 10,052 exterior glass panels
- G. 86 breakrooms; 172 refrigerators; 344 microwaves
- H. 16 generators with 29,200 gallons of fuel capacity
- I. 5,960 tons of cooling
- J. 3,480 filters (AHU, MUA, Fan Coil, BGG)
- K. 4,050 rolls of toilet paper = 5 laps around Tempe Town Lake
- L. 500 year flood condition capacity (box culvert, #3 ramp vaults, B1 and B2)
- M. 3 ramp vaults to hold 10 year flood conditions. Storm water collected from Plaza drive, planters, etc and run through separators before it is pushed to the lake and storm system (one ramp goes to the storm drain and two to go to the lake.
- N. The Box Culvert is the storm conduit from the site and portions from Rio Salado and Packard Drive which flows straight into the lake through a series of interceptors. The grates are located on Packard, Lot E and shared common area east of Building 5.

About Tempe Town Lake:

Tempe Town Lake is a reservoir that occupies a portion of the dry riverbed of the Salt River as it passes through the City.

- A. 2,400,000 people spend time at Town Lake each year.
- B. 40+ special events happen at Town Lake annually, including Ironman Arizona, the Fantasy of Lights Boat Parade and the state's largest Independence Day celebration.
- C. 40,000+ people work at the many business surrounding Town Lake.
- D. 5,000 person amphitheater at Tempe Beach Park.
- E. 5 miles of paths that circle Town Lake.