

EXTRAORDINARY DELIVERED

MARINA HEIGHTS

Tempe, Arizona

Asset Services & Transwestern Investment Group

OPPORTUNITY

Transwestern consolidated a national insurer's 6.2 million-square-foot U.S. office portfolio into three hubs in Dallas, Atlanta and Tempe. Transwestern partnerships acquired the three campuses in a series of sale-leaseback transactions designed to increase primary occupant's flexibility in its real estate. A partnership of Transwestern Investment Group (TIG) and JDM Partners LLC purchased the 2 million-square-foot, LEED-certified Marina Heights complex in December 2017, and Transwestern was hired to implement property and facilities management.

SOLUTION

As both property and facilities manager, Transwestern is uniquely positioned to coordinate operations at Marina Heights. The 20-acre, suburban complex includes five Class A+ office towers, ground-floor retail, restaurants and other amenities. Transwestern oversees security; minimizes operating cost and environmental impact; and orchestrates daily activities as well as tenant move-ins. The team coordinates special events in concert with the adjacent Arizona State University football stadium and Tempe Beach Park and amphitheater, providing portions of Marina Heights' more than 8,100 parking spaces for overflow parking. Amenities include carefully selected retail and restaurants, ASU games and activities on and around Tempe Town Lake, such as the Fantasy of Lights boat parade, Ironman Arizona and the state's largest Independence Day parade.

RESULTS

Marina Heights unites a vibrant suburban community around the office towers' primary occupant, which will have 8,000 employees onsite at full occupancy. Transwestern makes Marina Heights a safe, productive and efficient environment where tenants and visitors can enjoy the project's retail and dining amenities or take part in activities at the ASU stadium and lakefront. A Tempe Streetcar stop will soon connect to the airport, downtown and central Phoenix, and to west Mesa via the Valley Metro Light Rail.