

ARBOR

3RD ————— MILL

Established By

GEORGE
OLIVER

Welcome to ARBOR

At George Oliver, a new standard for the workplace is being set everyday. We believe your workspace should enhance productivity, improve employee retention, and help your business better compete in an increasingly volatile marketplace. Every George Oliver property is held to this new standard by including unmatched quality with forward-thinking design features.

Arbor is a natural workspace driven by experience: the park will have a heavy emphasis on the connection between indoor and outdoor spaces, utilizing the abundance of courtyards, vegetation, and circulation offers a dynamic and flexible work environment, and largely encompasses health-conscious designs.

We invite you to experience the latest project in Downtown Tempe and enjoy this newly cultivated space.



Curt Kremer
Managing Partner,
George Oliver



[Link to 360 Tour](#)







The Arbor Experience

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**ARCHITECTURE...
WORTH EXPERIENCING!**
The George Oliver Philosophy

George Oliver believes in design that serves a function; not in just making pretty things. We create unique environments in each of our projects... Treating each building as a living piece of art. Building communities and fostering collaboration is our passion.

A Nature Inspired Design Philosophy





At Arbor, you will notice that every material, moment and detail is meticulously curated - lush gardens and activated green spaces create an experience that is invigorating and restorative. Throughout this book, you will learn about the vegetation that was selected to provide a one-of-a-kind workplace.



ARABIAN JASMINE

*Latin form: *Jasminum sambac*. Commonly called Arabian jasmine, is native to India or Southeast Asia where it is a broadleaf evergreen shrub. On a support, it grows as a twining shrubby vine. Unsupported, it grows as a sprawling shrub. Plants feature small, waxy, white, salverform flowers (1" diameter) in clusters of 3-12 blooms on downy stems clad with broad-ovate, dark green leaves.*



Arbor: A Denizen's Garden

Welcome to Arbor, A Denizen's Garden, a refined and organic workplace. This is an ecosystem built to foster community and inspire your most creative work. A natural workspace meant to replenish the soul, while also nurturing the mind. This is an integrated experience with vegetated place-making and a natural refined beauty, while considering a horizontal human-scale. Arbor is a meditative, botanical oasis that is the perfect balance of wellness, hospitality and home.



ELEPHANT BRUSH
 Latin form: *Portulacaria afra* (known as elephant bush, deer's jade plant, porrbush and spekboom in Afrikaans) is a small-leaved succulent plant found in South Africa. These succulents commonly have a reddish stem and leaves that are green, but also a variegated cultivar is often seen in cultivation. They are simple to care for and make easy houseplants for a sunny location.



The perfect balance of wellness, hospitality & home.



Spaces That Make a Statement

The Arbor's unique workspace design, with its emphasis on natural elements, en-suite kitchen, natural light, and flexible seating, creates an environment that promotes well-being and creativity. Being surrounded by greenery, having the option of cooking your own meals and having sunlight exposure have all been linked to improved mood, energy levels, and overall well-being. The flexible seating arrangements

allow employees to choose the type of seating that works best for them and adapt to their needs, promoting a sense of autonomy and comfort. This in turn can lead to increased productivity, job satisfaction and employee engagement, which all contribute to a positive work environment that nurtures employee well-being and creativity.





WELLNESS



SAUNA

Arbor's electric-heated sauna offers high temperatures and low humidity - designed to help you unwind and relax.



YOGA GARDEN

A private outdoor space that gives a sense of renewal and wellbeing. Complimentary yoga classes are offered for all skill levels.



MEDITATION ROOM

A space that provides you with the opportunity to recharge your body both physically and mentally, and keep you balanced.



SPA-INSPIRED SHOWERS

Thoughtfully designed showers that replicate a spa experience and inspire productivity.



MOTHER'S ROOM

A quiet, peaceful space furnished with a comfortable chair and table for privacy and comfort.



FITNESS ROOM

The fitness room boasts iFit treadmills, Peloton bikes, weights, fitness bands, and much more to meet your fitness goals.



HOSPITALITY



CONCIERGE

A community concierge makes the Arbor experience seamless and stress-free. Our concierge is dedicated to your productivity & happiness.



ROOFTOP PATIO

The rooftop patio is the perfect outdoor space for networking events and social gatherings.



TEST KITCHEN & BAR

The test kitchen & cocktail bar is built to host fresh farmers markets. It is also the perfect spot to host catering events and happy hours.



CABANAS

The reservable cabanas offer a flexible outdoor meeting space or an opportunity to disconnect and enjoy an exclusive setting.



DOG PATIO

The dog patio is a dedicated place for all dog owners to relieve their pets and play a few rounds of fetch.



VIRTUAL DARTS

Need a break from the computer? Switch it up and gain some bragging rights against your coworkers with virtual darts.



OUTDOOR FIREPLACE

Arbor has multiple fireplaces that creates an ultimate outdoor experience for Arizona's cool winter evenings.



BIKE STORAGE

The bike storage facilities are air-conditioned, secured, and equipped with pumps and tools for your convenience.



OUTDOOR GAME AREA

A dedicated outdoor space to relax with your coworkers, play a game of cornhole and enjoy an ice cold refreshment.

HOME



THE DENIZEN

The Denizen is designed like a hotel lobby, a great gathering space to break away, meet with a client, or grab a coffee to start your day.



GARDEN CONFERENCE

The garden conference room is a shaded meeting area designed within a lush oasis of blooming vegetation and fresh air.



TRAINING ROOM

The best way to communicate and collaborate is in one space. The training room accommodates 50 people with high-end presentation and video conferencing capabilities.



An Urban Landscape



1

Immediate Access to the Complimentary Tempe Streetcar

2

Walking Distance to Great Food and Restaurants

3

Strategically Located Across the Street from the Valley Light Rail

4

Terraced Vegetation Integrated with Private Tenant Patios

5

Spacious Open-Work Environments with Natural Light

6

Access to Covered Garage Parking and Surface Lot Parking

The Park



1

3

2

4

5

6 >

1

2

3

4

5

6

*Rooftop
Patio*

*50 Employee
Training Room*

*Secure Indoor and
Outdoor Bike Storage*

*Private Cabana
Meeting Space*

*Yoga
Garden*

*Dog
Patio*

A Natural Workspace



- 5 →
- 6 →

1	2	3
<i>The Denizen</i>	<i>Break-Out Seating</i>	<i>Test Kitchen & Cocktail Bar</i>

4	5	6
<i>Community Concierge</i>	<i>Mother's Room</i>	<i>Building Lobby</i>

The Denizen



1

5

2

4

3

6

1

*Sliding Glass Doors
Creates an Inviting
Indoor-Outdoor
Experience*

2

*Built-in Subzero
Fridges for Catering
or Vendor Use*

3

*Cold Brew and
Rotating Local Craft
Beer Taps*

4

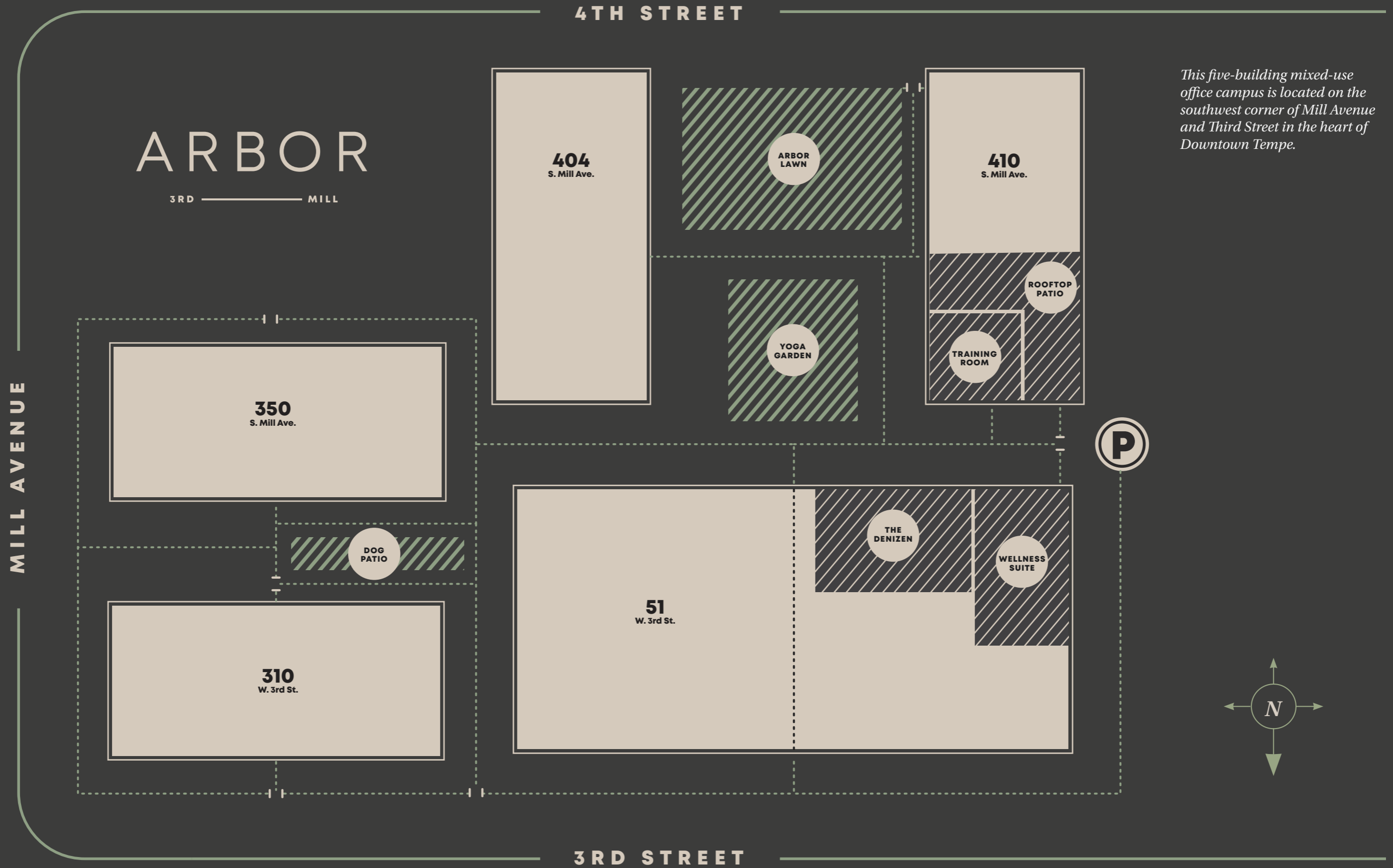
*Wellness Suite with
Meditation Room,
Sauna and Fitness
Center*

5

*Cocktail Bar for
Building and Tenant
Networking Events*

6

*Virtual Darts with
Interactive Multi-
Player Games*

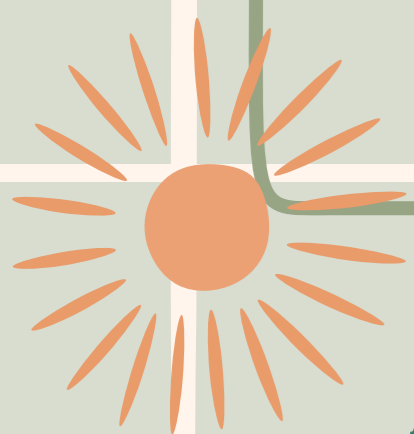


This five-building mixed-use office campus is located on the southwest corner of Mill Avenue and Third Street in the heart of Downtown Tempe.



Neighborhood & Lifestyle

<i>Location Map</i>	<i>18</i>
<i>Tempe Lifestyle</i>	<i>19</i>
<i>Neighborhood Amenities</i>	<i>21</i>



BILTMORE



ARCADIA NEIGHBORHOOD



Camelback Mountain

OLD TOWN SCOTTSDALE



Arizona Country Club



Dessert Botanical Garden



Phoenix Zoo



101



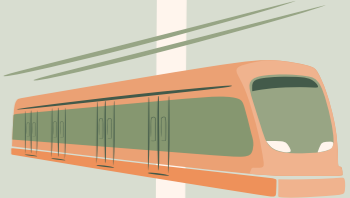
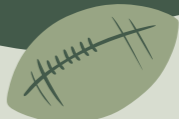
DOWNTOWN PHOENIX



SKY HARBOR AIRPORT

202

ARBOR



ASU

101



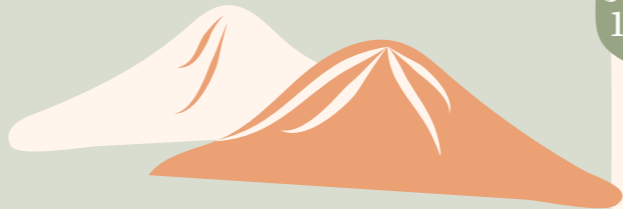
*Denver
1.5 hours*

*Austin
2 hours*

*San Francisco
2 hours*

*Chicago
3.5 hours*

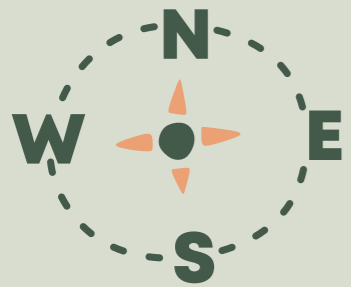
*Los Angeles
1.5 hours*



South Mountain Park & Preserve

60

**CHANDLER GILBERT
20 minutes**



17

10

17

51

202

10

143

10

Tempe, Arizona





Tempe is a Gold-Level Bicycle Friendly Community. With nearly four percent of Tempe residents biking to work, Tempe has one of the highest percentages of bicycle commuters in the country.



Located strategically off of Mill Avenue and Third Street allows our tenants access to over 50 bars and restaurants within a walkable 10-block radius. Enjoy craft brews, live music, ASU's campus, multiple luxury hotels, and delicious eats - all at the tip of your fingers.

Local Eats, Drinks, & More

HOSPITALITY

1. AC Hotel by Marriott
2. Tempe Mission Palms
3. Residence Inn by Marriott
4. The Westin
5. Omni Hotel
6. Canopy by Hilton

LIFESTYLE

1. Mountainside Fitness
2. 'A' Mountain
3. The Madison
4. Whole Foods
5. CorePower Yoga
6. Orangetheory Fitness

RESTAURANTS

- | | |
|----------------------------|----------------------------|
| 1. Loco Patron | 19. Cartel Coffee Lab |
| 2. Daily Jam | 20. Casey Moore's |
| 3. Cafe Boa | 21. Fired Pie |
| 4. Starbucks | 22. Gadzooks |
| 5. Mesquite Fresh Street | 23. Oregano's |
| 6. Illegal Pete's | 24. Arizona Distilling |
| 7. Snakes & Lattes | 25. Perfect Pear Bistro |
| 8. Ike's Love & Sandwiches | 26. Culinary Dropout |
| 9. Jimmy John's | 27. The Lodge |
| 10. The Handlebar | 28. Nekter Juice Bar |
| 11. Morning Squeeze | 29. Tocaya Modern Mexican |
| 12. Zipps Sports Grill | 30. Sauce Pizza & Wine |
| 13. Pedal Haus Brewery | 31. House of Tricks |
| 14. P.F. Chang's | 32. Original ChopShop |
| 15. Pita Jungle | 33. Snooze, an A.M. Eatery |
| 16. Chipotle | 34. Postino Wine Cafe |
| 17. Blaze Pizza | |
| 18. First Watch | |





Make Arbor your home away from home.

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SAFARI ALOE
latin form: Aloe barbadensis miller. A compact, heat and drought tolerant, repeat blooming aloe with big, showy spikes of two-toned orange-pink and cream flower clusters reminiscent of a sunrise. Succulent green leaves with soft teeth form an upright, spreading clump. A perfect carefree rock garden accent. Stunning when massed as large-scale groundcover.

