



**CREATE.
INSPIRE.
PROSPER.**

350 WEST WASHINGTON STREET | TEMPE, ARIZONA

CRAFTED BY INNOVATORS

Vidrio is a state-of-the-art asset perfect for any tenant looking for a place to create and be inspired. With dynamic amenities, hands-on ownership, and an atmosphere of inspiration, Vidrio is ready for you.



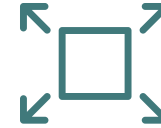
One with nature

Our exterior window louver system provides automatic shade and cooling in conjunction with Vidrio's natural surrounds.



Commute made simple

Vidrio has the benefit of direct Light Rail access and a connected four-level parking structure that holds 987 cars.



Space to breathe

Our efficient +/-38,000 rentable square foot floorplates allow tenants to spread out and make the space their own.



Conscious and aware

We prioritize sustainability in a multitude of ways, including our LEED gold certification and energy-conserving louvers.



Views for days

Seated in the heart of Tempe, Vidrio directly overlooks the sights of Tempe Town Lake, Camelback Mountain, and Papago Buttes.

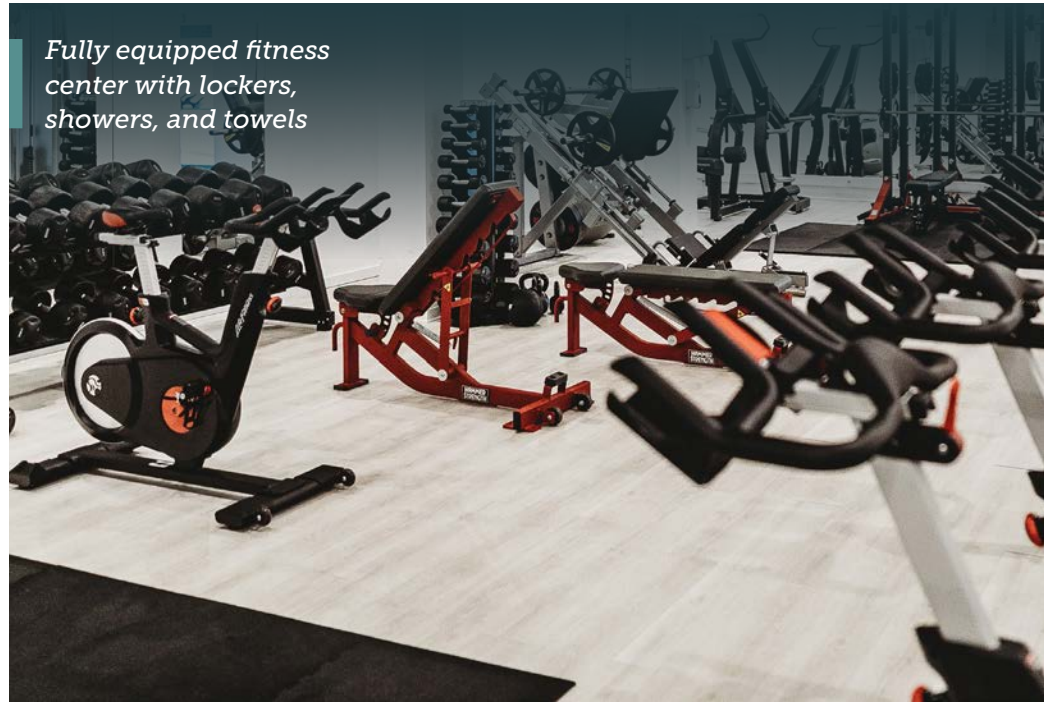


Always adaptable

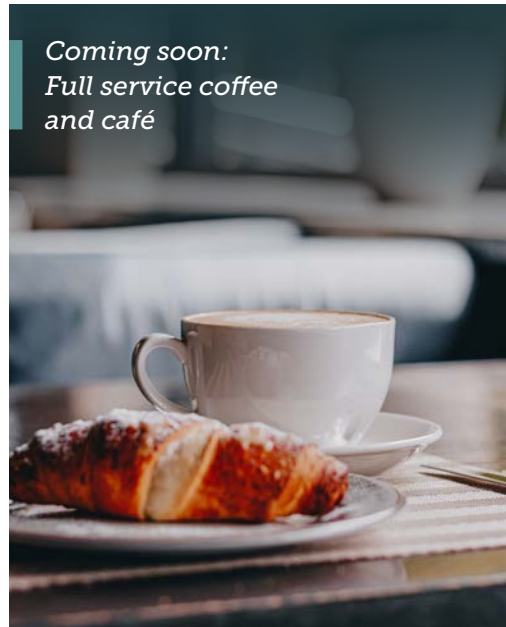
Vidrio is forward-looking and committed to providing the perfect space for everyone, which is why we're fully Life Sciences capable.

EVOLVED AMENITIES FOR AN EVOLVING WORLD.

*Fully equipped fitness
center with lockers,
showers, and towels*

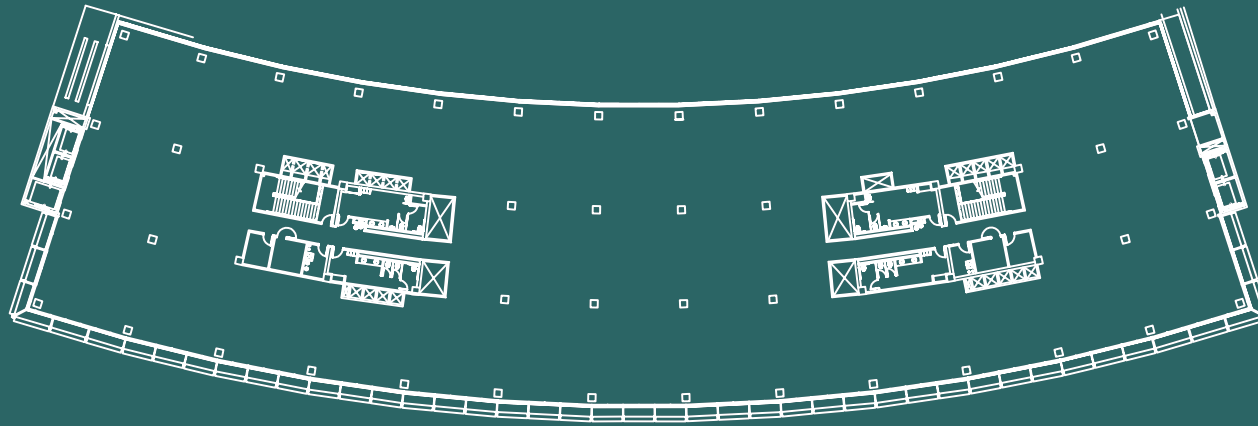


*Coming soon:
Full service coffee
and café*



*Multiple Blink EV
charging stations
for convenience*





FLOOR PLAN

Typical Floorplate
+/-38,000 RSF

THE OPPORTUNITY

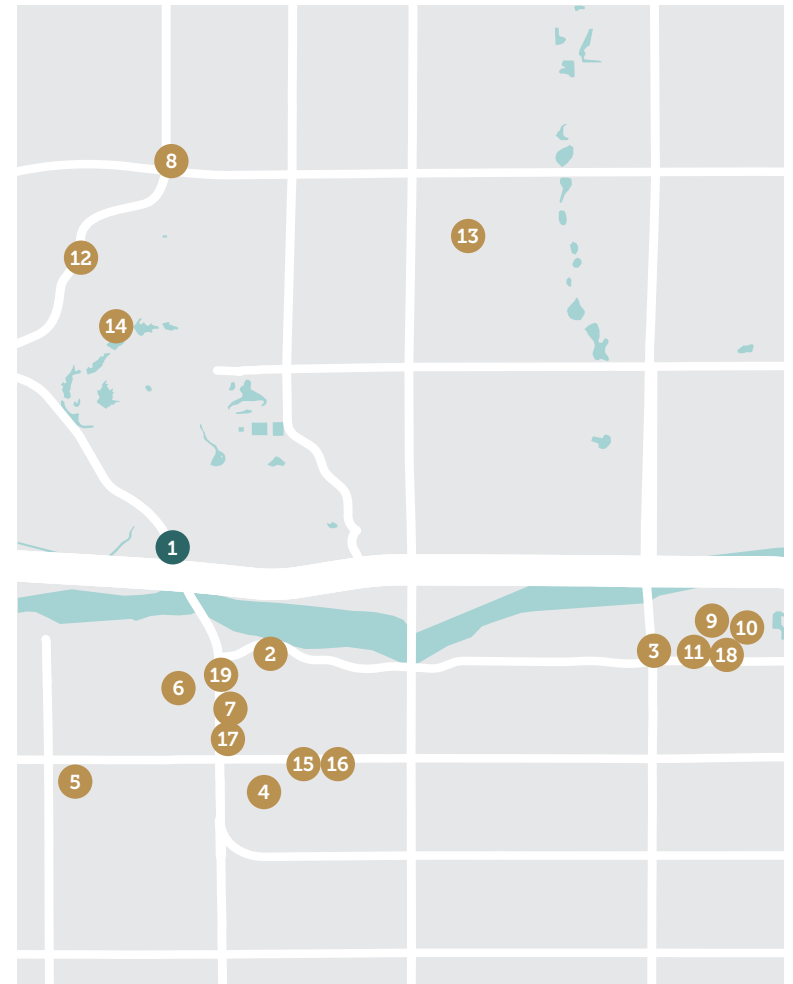
Vidrio is a Class A office and speculative Life Sciences building.

<i>Suite</i>	<i>Size</i>	<i>Features</i>
Suite 207	3,798 RSF	Spec Suite // 6 Private Offices // 1 Conference Room
Suite 213	10,421 RSF	Lobby Exposure in White Box condition // Contiguous to Suite 207
Suite 225	4,545 RSF	Move in Ready Suite with Furniture // Open Layout with 22 Work stations // North Facing Window Line // 13' Exposed Concrete Ceiling
Suite 308	2,429 RSF	Spec Suite // 2 Private Offices // 1 Conference Room // Hard Wood Floors // 13' Exposed Concrete Ceiling


THE PLACE

As one of the top 10 booming U.S. cities, Tempe is rich with amenities within three miles of Vidrio.

- | | | |
|--------------------------|-----------------------------|------------------------|
| 1 Vidrio | 8 Desert Botanical Gardens | 15 Postino Annex-Tempe |
| 2 AC Marriott Hotel | 9 Kabuki Japanese Rest. | 16 Snooze |
| 3 Barrio Queen | 10 Thirsty Lion Pub & Grill | 17 Spinelli's Pizzeria |
| 4 Canopy by Hilton Tempe | 11 King Fish House | 18 Tempe Marketplace |
| 5 Cornish Pasty Co. | 12 Papago Park State Park | 19 Tempe Beach Park |
| 6 Culinary Dropout | 13 Papago Rotary Park | |
| 7 Daily Jam | 14 Phoenix Zoo | |



 ASU Downtown
Tempe Campus

 6.7 million SF
of retail space

 131
restaurants

 41
hotels

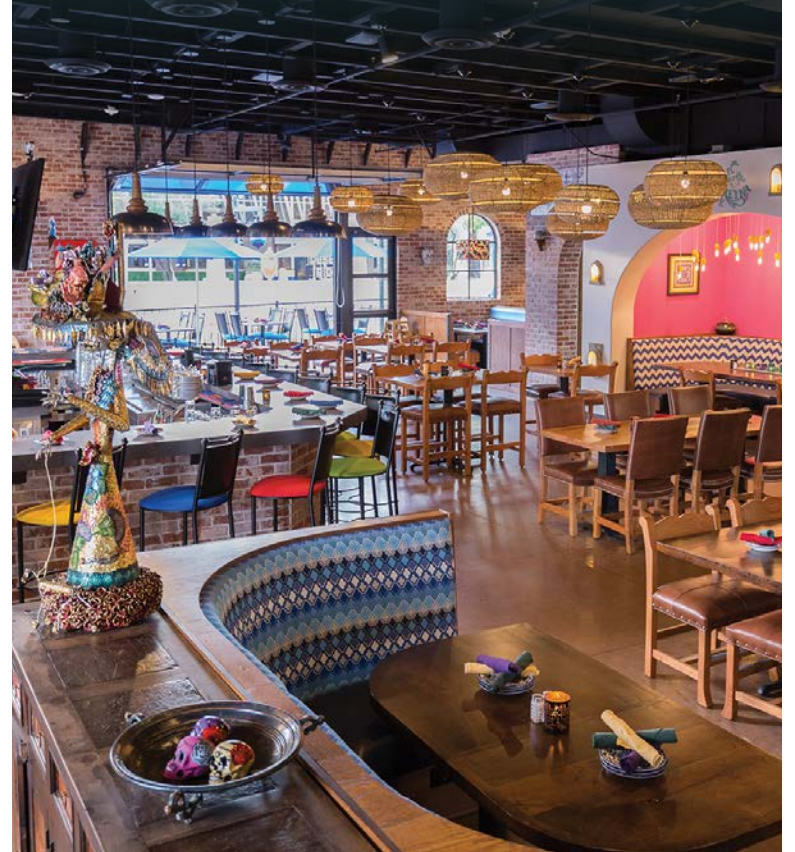
Postino Annex
Industrial winecafé with a warm & edgy culture



Barrio Queen
Mexico City-inspired flavors



Barrio Queen
Authentically Mexican dining experience



Culinary Dropout
Craft cocktails & comfort food

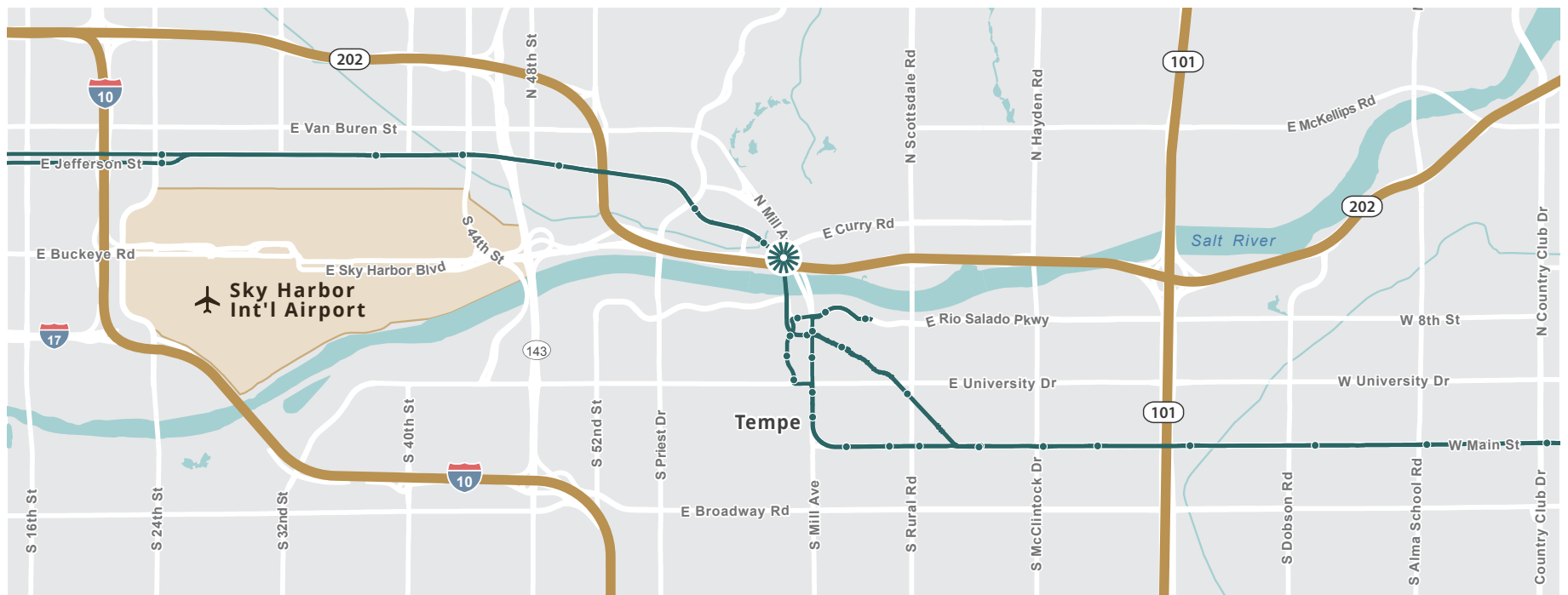


Culinary Dropout
Gastropub with live music



THE ACCESS

Vidrio is perfectly situated within close proximity of most local points of ingress and egress. Whether by train, car, or even plane, Vidrio makes your commute simple.





Located one mile from Vidrio's front door, Arizona State University provides growing companies with top-tier talent for life sciences, technology, and research.

135,729

total student enrollment in 2021

400+

academic undergraduate programs and majors

#6

ranking for research expenditures among universities without a medical school

\$673MM

in total research expenditures in 2020

#1

ranking for sustainability in the U.S. — ahead of both UCLA and Yale



COME
PROSPER
AT VIDRIO.



Chesnut Properties is focused on buildings that matter. That means healthy, sustainable, Net Zero Energy buildings that are driven by ensuring people are treated with care, concern, and support, and that the environment is considered in every decision.



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