

Tempe, AZ

Designed to create a dynamic atmosphere to attract tenants seeking distinctive office space within the technology-focused setting of the Novus Innovation Corridor, Rio Yards is a 3-story, 157,000 SF office building that encourages pedestrian connectivity within Novus and beyond. Building orientation and native landscaping elements provide a connection to outdoor spaces for end users that includes trees along pedestrian corridors, landscape buffers and seating adjacent to circulation routes, a variety of outdoor seating options and a central open space for a variety of uses. The landscaping promotes low water-use plant material and trees for shade, wayfinding, and continuous aesthetics throughout the site. These high-performance building strategies will save thousands of gallons of water every year.

*Novus Innovation Corridor is a public/private partnership between Arizona State University and Catellus Development Corporation.



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SUSTAINABLE STRATEGIES

- Building systems do not use any chlorofluorocarbon (CFC) based refrigerants
- Promotes alternative forms of transportation through the building's proximity to bus and rail routes, secure on-site bike storage, and electric vehicle charging stations
- Cool roof strategies incorporated to minimize effects on microclimates by reducing the urban heat island effect
- Premium materials with Environmental Product Declarations (EPDs) were selected for the project to ensure compliance with current sustainability standards
- All exterior lighting meets the dark sky requirements and reduces light pollution
- 90% of Rainwater managed onsite

PROJECT RESULTS

- LEED** for Core & Shell
SILVER level achieved
- 20%** energy cost savings above ASHRAE 90.1-2010 standard
 - 31%** reduction of potable water for domestic use
 - 50%** reduction of potable water for irrigation
 - 90%** of building materials are low VOC and non-toxic

LEED Facts

LEED for Core & Shell v4
Size: 157,000 SF
Certification Date: 5-3-24



POINTS ACHIEVED		54/110
	Location & Transportation	16/20
	Sustainable Sites	8/11
	Water Efficiency	6/11
	Energy & Atmosphere	14/33
	Materials & Resources	4/14
	Indoor Environmental Quality	1/10
	Innovation	4/6
	Regional Priority	1/4

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