

# Mesa picks Lincoln and Harvard to build 1.35M SF Union

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In a unanimous vote, the Mesa City Council has selected [Lincoln Property Company](#) (LPC) and [Harvard Investments](#) to develop 28.2 acres of city-owned land in the heart of the Riverview mixed-use district in Mesa, Arizona. When complete, the project will total 1.35 million square feet of Class A office space designed to attract and retain premier, market-leading companies and their employees.

Named Union, the new LPC-Harvard development will include four buildings ranging from four to eight stories and from 225,000-square-foot to 450,000 square feet. Each building will feature a high-tech, glass-heavy exterior. Interiors will feature large and open floorplates and high ceilings, giving tenants the flexibility to mix expansive workspaces with “huddle rooms” and other small-group spaces for employee collaboration and gathering.

Buildings at Union will overlook a main pedestrian plaza with multiple water features, shaded gathering areas and outdoor rooms that, together with rooftop amenity decks, will offer sweeping views of the Superstition Mountains and quick connection to Riverview Lake, located directly to the south of the property.

“Our understanding of the Loop 202 Red Mountain corridor runs deep, as does our confidence in its potential as the new gateway to the Southeast Valley,” said Lincoln Property Company’s Executive Vice President [David Krumwiede](#). “We are honored to have earned the City of Mesa’s confidence in our team and our vision for Union, and are anxious to get to work building the kind of project that will attract and retain top companies and their employees.”

“This is a tremendous opportunity to continue building up Mesa with thoughtful, well-designed projects that not only look good, but will improve the quality of life for East Valley individuals and families who are able to work closer to home,” said Harvard Investments President and CEO Craig Krumwiede. “We like that it will support Mesa’s vision as a great place to do business. And we definitely appreciate the City of Mesa’s confidence in our ability to build great projects that stand the test of time. But most importantly, we’re proud of the opportunity this project provides for Harvard Investments and Lincoln to create more jobs for our region.”

Union is being developed on land bounded by Cubs Way and Riverview Auto Drive, just off of Dobson Road and Rio Salado Parkway. It fronts the Loop 202, providing direct freeway exposure and monument signage opportunities seen by approximately 160,000 cars per day. The project sits within the Riverview mixed-use district, encompassing 1.2 million square feet of retail and restaurants and the Sheraton Mesa and Hyatt Place hotels. It is also immediately adjacent to Sloan Park, home of the Chicago Cubs spring training, the highest attended spring training team in the Valley.

It is also minutes from LPC’s Waypoint development, a four-building, 425,861-square-foot Class A office campus that is leased to tenants including American Traffic Solutions, Ashton Woods, Cognizant, Mitel Corporation, the corporate headquarters for Nextcare and Udall Shumway PLC.

“Lincoln Property Company and Harvard Investments have a solid track record of building excellent Class A office space in Mesa,” said City of Mesa Mayor John Giles. “Waypoint has been a great success just across Dobson Road. I look forward to breaking ground on Union and filling these new office buildings with quality jobs for our residents.”

“I am excited for the new office space development coming to Riverview,” said City of Mesa District 1 Councilmember Mark Freeman. “LPC-Harvard will do a great job meeting the needs we have for Class A office space in the area and will build a fantastic addition to the City and District 1.”

“We are very pleased to partner with LPC-Harvard on Union in the Riverview District,” said City of Mesa Economic Development Director Bill Jabjiniak. “This development will be built in the much sought-after Loop 202 office corridor. With the Greater Phoenix Economic Council reporting more than 95 active office prospects in the market, we expect it won’t be difficult to fill Union with outstanding companies.”

Employees and visitors to Union will benefit from an onsite parking garage with a 5/1,000 parking ratio, and freeway interchanges at both the Loop 202 at Dobson Road, and the Loop 101 at Rio Salado Parkway. The location is just two miles from Arizona State University’s main Tempe campus and 10 minutes from Sky Harbor International Airport.

Union will be constructed in phases, beginning with a four-story, 225,000-square-foot Building A located at the northwest corner of the property and followed by Buildings B and C, totaling up to six stories and 337,500 square feet each at the northeast and southwest corners of the property, respectively. The final building, Building D, will total up to eight stories and 450,000 square feet at the southeast corner of the property. Construction on Building A is anticipated to begin in 2019.

DAVIS is the project architect. Layton Construction Company is the general contractor. Dave Carder and Scott Boardman of Cushman & Wakefield are Union’s exclusive leasing brokers.

To discuss leasing, investment or property management opportunities with Lincoln Property Company in the Desert West region, please call David Krumwiede or John Orsak at (602) 912-888.