

## 525 BUILDING

### 525 SOUTH MILL AVENUE

This 51,000 square foot mixed-use building occupies a 0.77 acre site and provides approximately 10,000 square feet of retail and restaurant space and 41,000 square feet of municipal office. Designed to compliment nearby historic structures, materials include jumbo brick, concrete wainscot and exposed steel lintels and canopies. An ATM kiosk was sensitively added to the Sixth Street facade in 2002.

The project replaced the former Western Savings branch, designed by William Cody and Alan Daley in 1962. Although a fine piece of modern architecture, the building entry and public space were removed from street level and the low floor-to-ceiling heights were not conducive to rehabilitation. The mix of retail/restaurant and municipal uses afforded by the new structure contributes to the pedestrian atmosphere and sense of place that is Mill Avenue, while providing needed space for City offices and services at no cost to the taxpayers.

The project received a 1996 Tempe Beautification Award of Distinction.



**public role:** City financed acquisition and construction and occupies upper floors, plus rear portion of first floor; Mill Avenue frontage is leased to retail (Urban Outfitters) and restaurant (My Big Fat Greek Restaurant). Lease revenue pays debt service and operating costs for entire building.

**developer:** City of Tempe (Dave Fackler, Project Manager)

**architect:** Hofmann-Dietz, Tempe

**builder:** A.W. Acaro

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