

work here
chill here

ARIZONA  CENTER



There isn't a better location than Arizona Center

Our corporate office space is a traditional Class A office environment with the rare luxury of on-site retail shopping, restaurants, and beautifully landscaped common areas that include courtyards and fountains.

The center is the ideal location for your business with a strong daytime population of more than 85,000 people within less than a mile and more than 6 million annual downtown visitors.



We are the ultimate urban oasis

- 1 million square feet of Class A, mixed-use property located in the heart of downtown Phoenix with abundant retail amenities
- Beautiful landscaped common areas and courtyards
- Dining, retail and entertainment
- A professional work environment with alternative space options for traditional and creative office users





On-site retailers



Omoide Sushi
and Noodle Bar

Moriah II
Nail & Spa





We've recently had a facelift

- New sundries shop in the lobby
- Upgraded grand lobby with new lighting
- New common areas with modern furniture
- Upgraded finishes throughout the project
- Upgraded elevators and elevator lobbies
- New electronic directories
- 24/7 on-site security via security guards and surveillance cameras



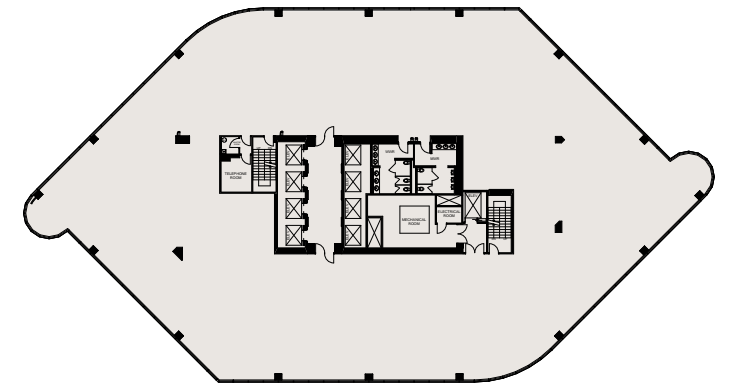


One Arizona Center

400 East Van Buren

- 342,614 square feet
- 19 floors
- Built in 1990, renovated in 2017
- $\pm 3.0/1,000$ square foot parking ratio
- Underground parking with direct access to tower elevators
- On-site management and ownership
- Visitor valet parking
- Courthouse shuttle service

Typical floor plate



Garden Office Pavilion

455 North 3rd Street

- 118,985 square feet
- Built in 1990, renovated in 2017
- $\pm 3.0/1,000$ square foot parking ratio
- Abundant glass line
- Private, secure elevator lobby area
- Adjacent to on-site retail shops and restaurants

On-site gym



- State-of-the-art equipment including treadmills with televisions, weight machines and free weights
- Intimate yoga room
- Private showers
- Shared lockers

Shared tenant conference and training room



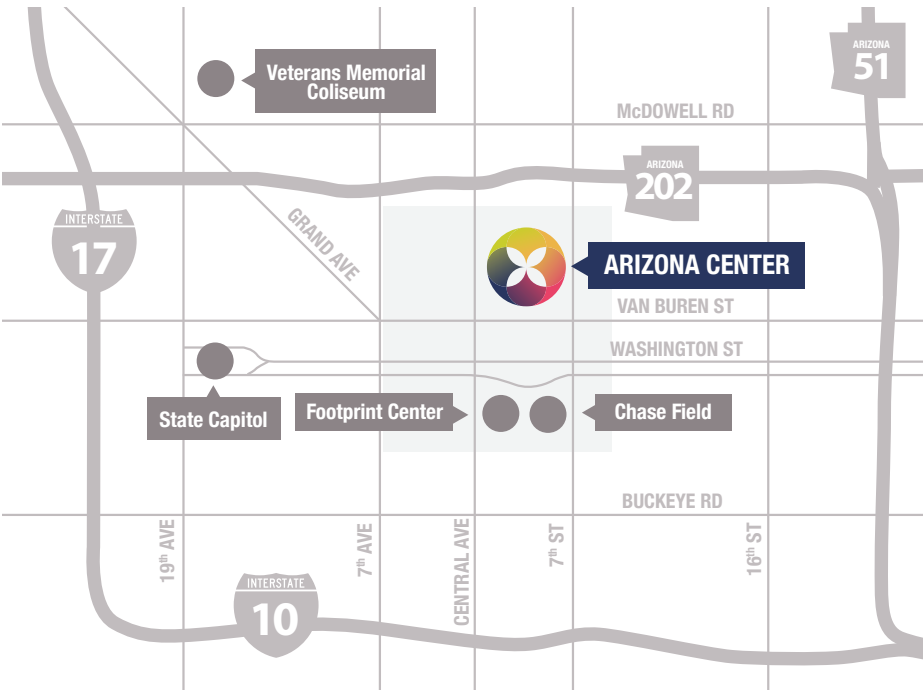
- 40-seat training room with presentation capabilities, re-arrangeable furniture, a white board brainstorming wall and coffee bar with a refrigerator
- 20-seat conference room with presentation and teleconferencing capabilities and coffee bar





We are a central hub in a central location

Arizona Center is the heartbeat of downtown Phoenix. It's where entertainment, shopping, live music and events, casual dining, and prime work spaces create a unique, centralized hub for all who want to join in on the excitement of downtown.



3.6 miles
to Sky Harbor
Airport

9.6 miles
to Downtown
Tempe

11.4 miles
to Downtown
Scottsdale

12.2 miles
to Scottsdale
Airpark



The revitalization of Downtown Phoenix

More than \$6.5 billion invested in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, restaurants/nightlife and hospitality since 2005

Highest concentration of employment in the state of Arizona

In the midst of a construction boom as Millennials and Baby Boomers are drawn Downtown to fill the thousands of new, modern apartment units being delivered

880,000 SF of retail & 55,000 sq ft grocery store

Over 200 restaurants and bars with 115 net new bars and restaurants/bars opened since 2008

The strength of Arizona State University

Downtown campus

12,200 students enrolled
15,000 expected

1,284 ASU Student Housing beds

Over 3,000 degrees awarded

630 faculty members at the downtown campus

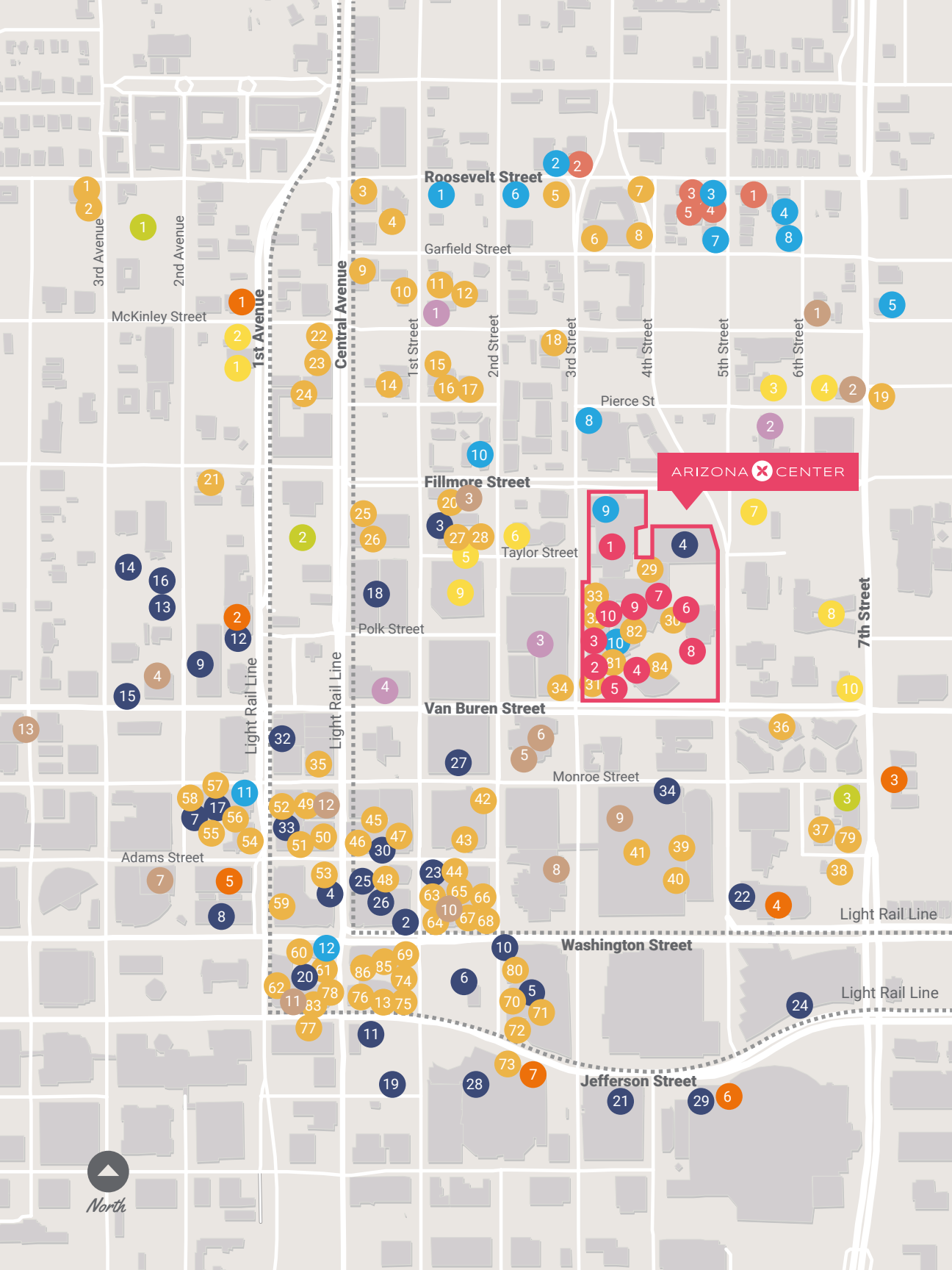
#1 in the U.S. for Innovation
5th straight year in a row by U.S. News & World Report

The following ASU colleges and schools are now located on the Downtown Phoenix campus:

College of Health Solutions, College of Integrative Sciences and Arts, Edson College of Nursing and Health Innovation, Sandra Day O'Connor College of Law, Thunderbird School of Global Management, Walter Cronkite School of Journalism and Mass Communication, and the Watts College of Public Service and Community Solutions.

All within 10 blocks or less





AZ Center

- 1 AMC Theatres
- 2 Jersey Mike's
- 3 Subway
- 4 Oak Berry
- 5 Hooters
- 6 Coldstone Creamery
- 7 Made on Planet Earth
- 8 Omoide Sushi
- 9 Moriah II Nail & Spa
- 10 Bosa Donuts

Parks

- 1 Roosevelt Park
- 2 Civic Space Park
- 3 Heritage Science Park

Venue

- 1 Iambic Alamo
- 2 Space 55 Theatre Ensemble
- 3 Valley Youth Theatre
- 4 Crescent Ballroom
- 5 Herberger Theater
- 6 Arizona Theater Company
- 7 Orpheum Theatre Phoenix
- 8 Symphony Hall
- 9 Convention Center
- 10 Monarch Theatre
- 11 Copper Blues
- 12 Valley Bar
- 13 The Van Buren

Hotels

- 1 Coronado Hotel
- 2 Holiday Inn Express
- 3 Sheraton Grand
- 4 The Westin

Restaurants/Bars

- 1 Downtown Phoenix Organic Juice Bar
- 2 Forno 301
- 3 Radish
- 4 Desoto Central Market
- 5 Jobot Coffee & Diner
- 6 BLISS/reBAR
- 7 The Lost Leaf
- 8 Melt
- 9 Matt's Big Breakfast
- 10 Angels Trumpet Ale House
- 11 Film Bar
- 12 Cobra Arcade Bar
- 13 Chico Malo
- 14 Phoenix Public Market Café
- 15 Pomo Pizzeria
- 16 La Flor De Calabaza
- 17 The Breadfruit and Rum Bar
- 18 MOIRA Sushi Bar & Kitchen
- 19 Tastybox
- 20 Hsin Café
- 21 Sugar Sugar Cake Studio
- 22 The Grand
- 23 Club Palazzo
- 24 Club Dwntrwn
- 25 El Portal Mexican Grill
- 26 Bowl of Greens
- 27 Starbucks
- 28 AFC Sushi at Devil's Green
- 29 Mi Amigos Mexican Grill
- 30 Canyon Café
- 31 Hooters
- 32 Corner Bakery Café
- 33 1130 the Restaurant
- 34 District American Kitchen and Wine Bar
- 35 Seamus McCaffrey's Irish Pub
- 36 Crave Sandwich Cafe & Catering
- 37 Nobuo at Teeter House
- 38 Pizzeria Bianco
- 39 Bistro on 3rd
- 40 Urban Wok
- 41 Dulcify PHX
- 42 Einstein Bros. Bagels
- 43 Compass Arizona Grill
- 44 Steve's Greenhouse Grill
- 45 Nook Kitchen
- 46 Melinda's Alley
- 47 Marston's Cafe

- 48 Hanny's
- 49 Valley Bar
- 50 Tom Yum Thai
- 51 Vegan House
- 52 Spoonz Café
- 53 The Counter
- 54 Thai Basil
- 55 Noodle Bar
- 56 Harumi Sushi
- 57 zPizza
- 58 Mornin' Moonshine
- 59 A Touch of Yogurt
- 60 Chipotle
- 61 Pizza Studio CityScape
- 62 Five Guys
- 63 La Piazza Phx
- 64 Cartel Coffee Lab
- 65 Bar Smith
- 66 Sky Lounge
- 67 Majerle's Sports Grill
- 68 Downtown Pizza Lounge
- 69 Yogurt Time
- 70 Tommy Pastrami
- 71 Fired Pie
- 72 Hard Rock Café
- 73 Blue Moon Club
- 74 The Strand
- 75 The Arrogant Butcher
- 76 Squid Ink
- 77 Bitter & Twisted Cocktail Parlour
- 78 Grabbagreen
- 79 The Rose and Crown Pub
- 80 The Whining Pig
- 81 Freshii
- 82 Omoide Sushi
- 83 Copper Blues
- 84 Bosa Donuts
- 85 Pigtails
- 86 Breakfast club

Gallery

- 1 515 Arts
- 2 monOrchid Studios
- 3 Modified Arts
- 4 MADE Art Boutique
- 5 Eye Lounge

Retail

- 1 Revolver Records
- 2 The Bosque
- 3 Made Art Boutique
- 4 The Roose Parlour and Spa
- 5 Luv Bridal
- 6 DWF Phx Wholesale Florist
- 7 lollyPOP Vintage
- 8 Pound for Pound
- 9 AMC Theaters
- 10 AZ Souvenirs and Sports
- 11 Hidden Track Bottle Shop
- 12 Urban Outfitters

Education

- 1 Phoenix College
- 2 AZ Women's Education and Entrepreneur Center
- 3 Bioscience High School
- 4 Duane Daniel's Actors WorkHouse
- 5 Walter Cronkite School of Journalism
- 6 College of Health Solutions
- 7 Biomedical Campus
- 8 Northern Arizona University (NAU)
- 9 Arizona State University (ASU)
- 10 University of Arizona College of Pharmacy

To do

- 1 The McKinley Club
- 2 Valley of the Sun YMCA
- 3 Children's Museum
- 4 AZ Science Center
- 5 Wells Fargo History Museum
- 6 Chase Field
- 6 Talking Stick Arena

Parking

- 1 Arizona Center
- 2 Block 22
- 3 Parker/Sharon Lot
- 4 Renaissance
- 5 Collier Center Tower
- 6 Collier Center II
- 7 111 West Monroe
- 8 Wells Fargo
- 9 Wells Fargo 2nd Ave
- 10 Washington / 2nd St
- 11 Jefferson Lot - 44 E Madison
- 12 324 N 1st Ave
- 13 334 N 2nd Ave
- 14 345 N 3rd Ave
- 15 252 W Van Buren St
- 16 350 N 2nd Ave
- 17 111 W Monroe II
- 18 411 N Central
- 19 101 S Central Ave
- 20 CityScape West Garage
- 21 Jefferson Street Garage
- 22 Heritage Park Garage
- 23 Regency Garage
- 24 Civic Plaza East Garage
- 25 1st Street Lot
- 26 Phelps Dodge
- 27 Chase Parking Garage
- 28 Talking Stick Arena
- 29 Chase Field
- 30 Wyndham Hotel
- 31 Luhrs
- 32 Auto Ramp
- 33 US Bank Building
- 34 Diocese & Pastoral Care



A unique creation. Ideal for visitors. Ideal for tenants.

We've undergone a transformation that showcases incredible architectural features for an urban-contemporary environment ideal for shopping, dinner, live music and events, and more. When the people gather to enjoy the new heartbeat of downtown Phoenix, you'll want to be a part of it.



Be a part of AZRE's 2020 Retail Project of the Year!

Experience the:

- Impressive architectural and retail renovation
- New facade and spectacular signage opportunities on 3rd Street
- Valet service and entrance directly across from the newly renovated Sheraton, the largest hotel in Arizona
- Comfortable and inviting courtyard with free WIFI
- Spacious garden oasis for events
- Modern storefronts, shaded canopy areas, landscaping, site furnishings and fixtures



ARIZONA CENTER

**Make us your
place of business.**

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