

Washington Medical Center | Downtown Phoenix

Private Floor 12,669 SF
809 E Washington St | Phoenix, AZ 85034

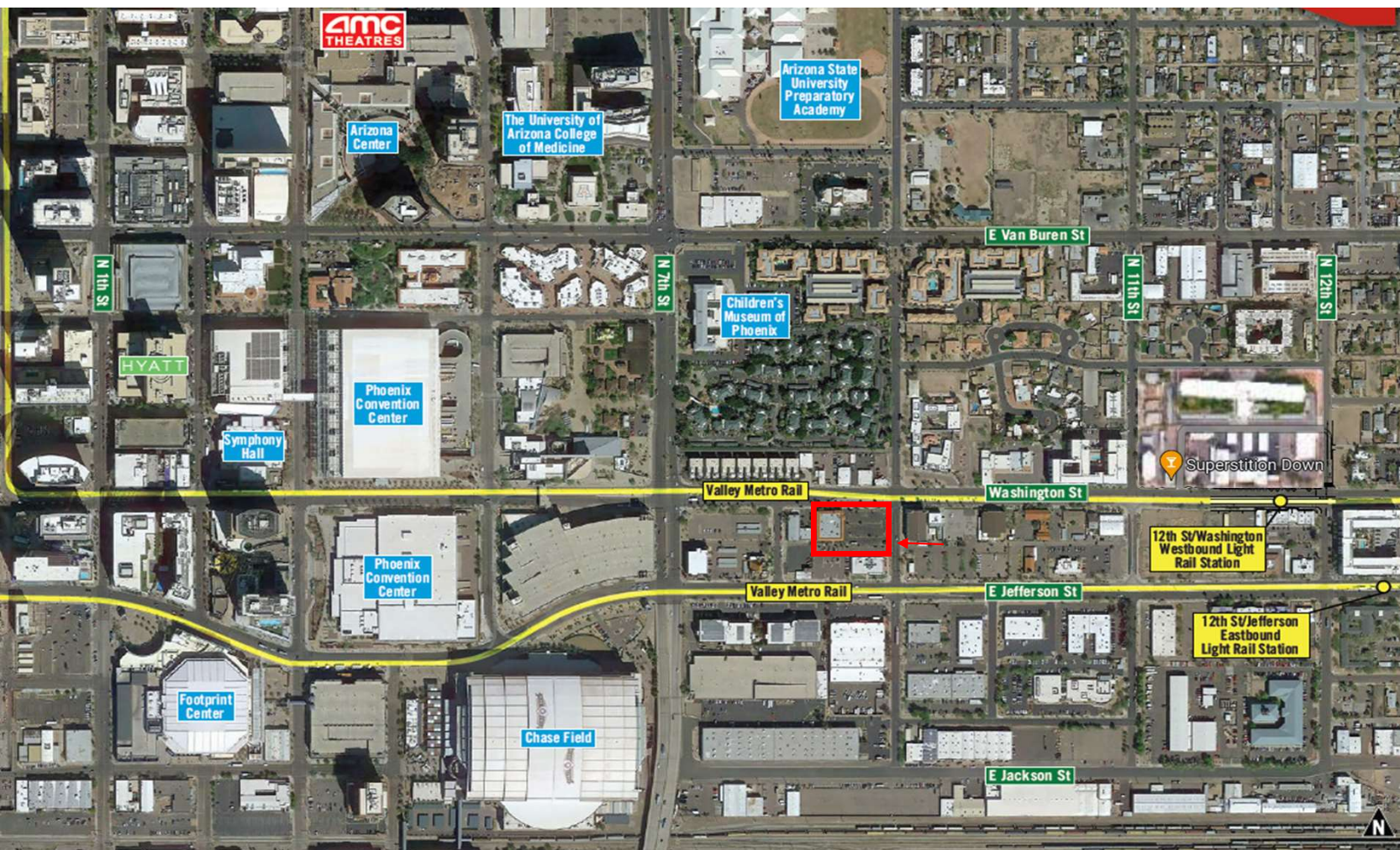


Get More Information

Jake Kwart

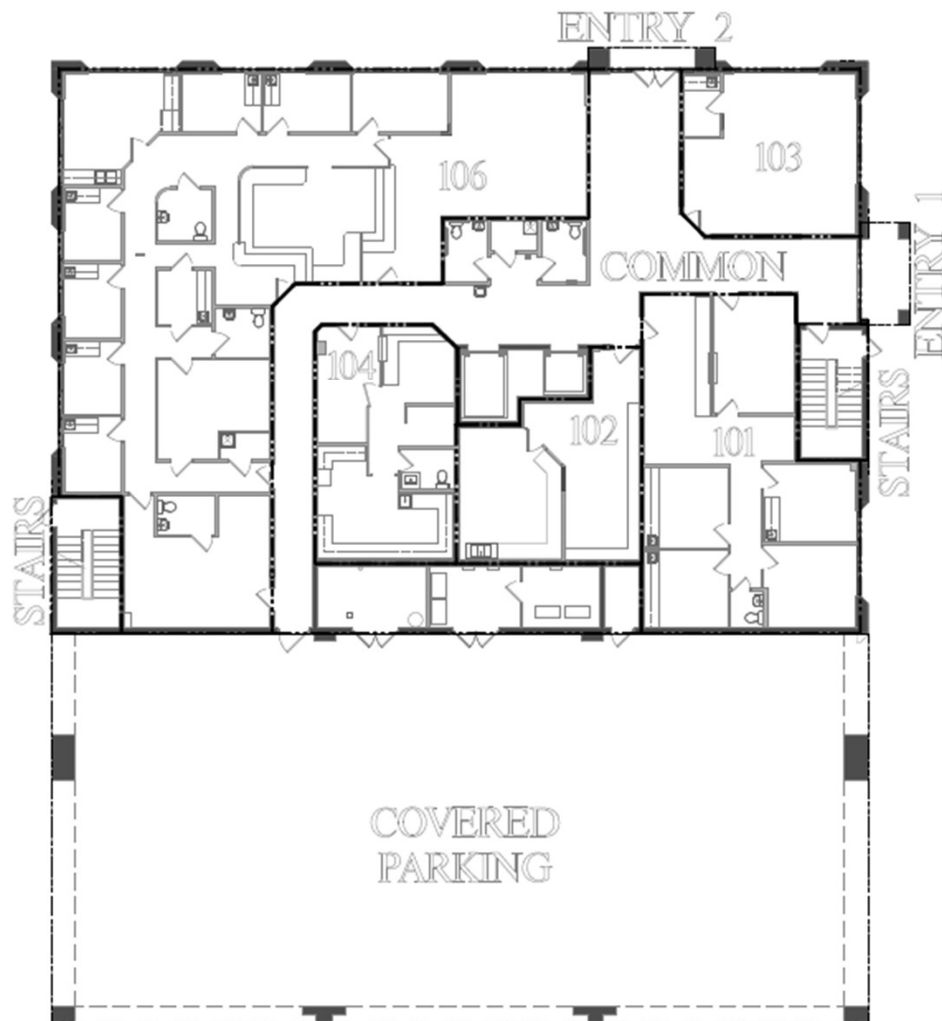
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Year Built	1984
Stories	2
Land SF	48,788
Land Acres	1.12
Tenancy	Multiple
NRSF	15,846
Common	4,343
Areas	
Available	12,669
Parking	94
Spaces per 1,000 NRSF	5.93
APN:	116-35-076
Length	5 years
Terms	Gross

Washington Medical Center is a medical office building centrally located in the heart of Downtown Phoenix offering ample parking at 5.93 spaces/1,000 NRSF and only 0.5 miles from the light rail stations on Washington St and Jefferson St. The private second floor is available for lease with restricted access at 10,401 SF with 2,268 SF of common area.



SUITE SCHEDULE

	SUITE	AREA (SQ. FT.)
GROUND FLOOR	SUITE 101	1056
	SUITE 102	522
	SUITE 103	490
	SUITE 104	557
	SUITE 106	2820
	TENANT SUB TOTAL	5445
	COMMON AREAS	2075
	TOTAL AREA	7520
UPPER FLOOR	SUITE 201-202	2053
	SUITE 203	787
	SUITE 204	715
	SUITE 205-206	1615
	SUITE 207	3854
	SUITE 208	1233
	SUITE 210	144
	TENANT SUB TOTAL	10401
	COMMON AREAS	2268
	TOTAL AREA	12669
BUILDING TOTALS	TOTAL BLDG TENANT	15846
	TTL COMMON AREAS	4343
	TTL AIR COND AREA	20189
	COVERED ENTRY 1	83
	COVERED ENTRY 2	244
	TOTAL UNDER ROOF	20516

FLOOR PLAN LEGEND



EXISTING PLUMBING FIXTURE



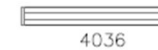
EXISTING MILL WORK



EXISTING WALLS

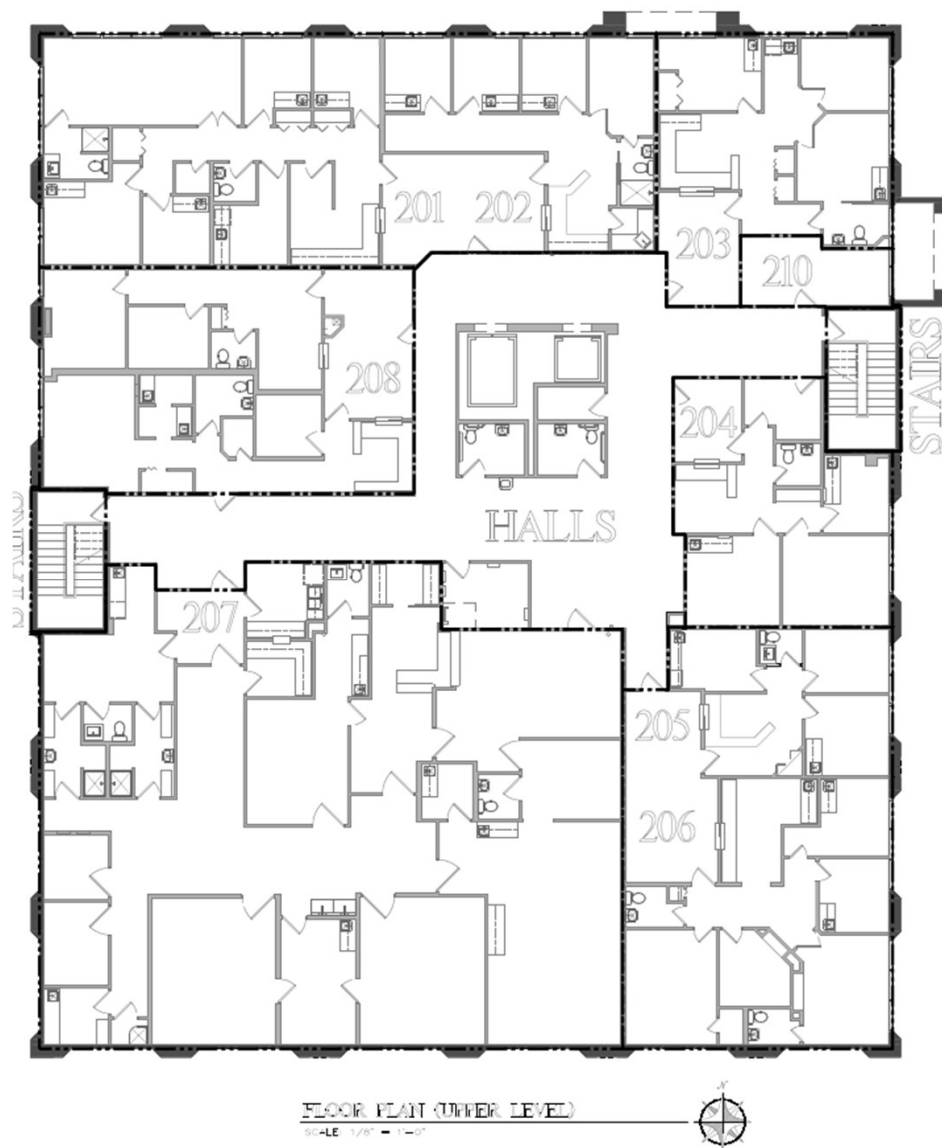


EXISTING DOOR SEE SCHEDULE FOR SIZE



4036

EXISTING WINDOW AND/OR STOREFRONT



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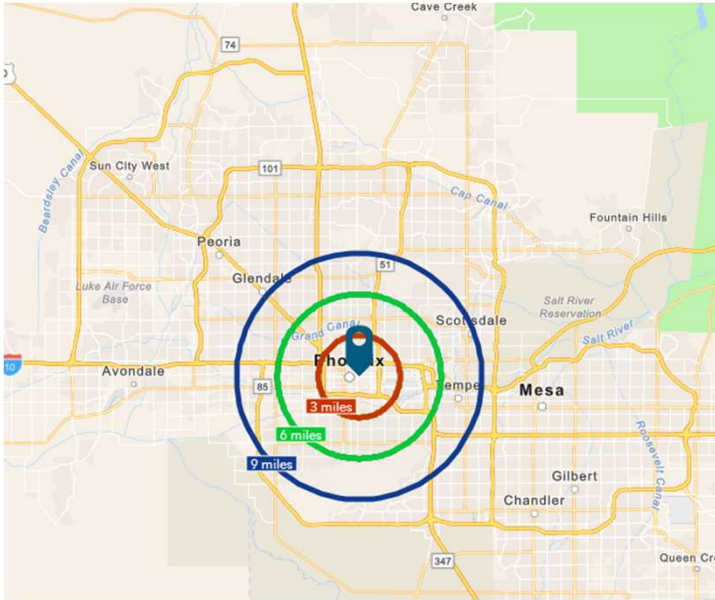
EXISTING WINDOW AND/OR STOREFRONT



Hospitals within a 10-mile radius



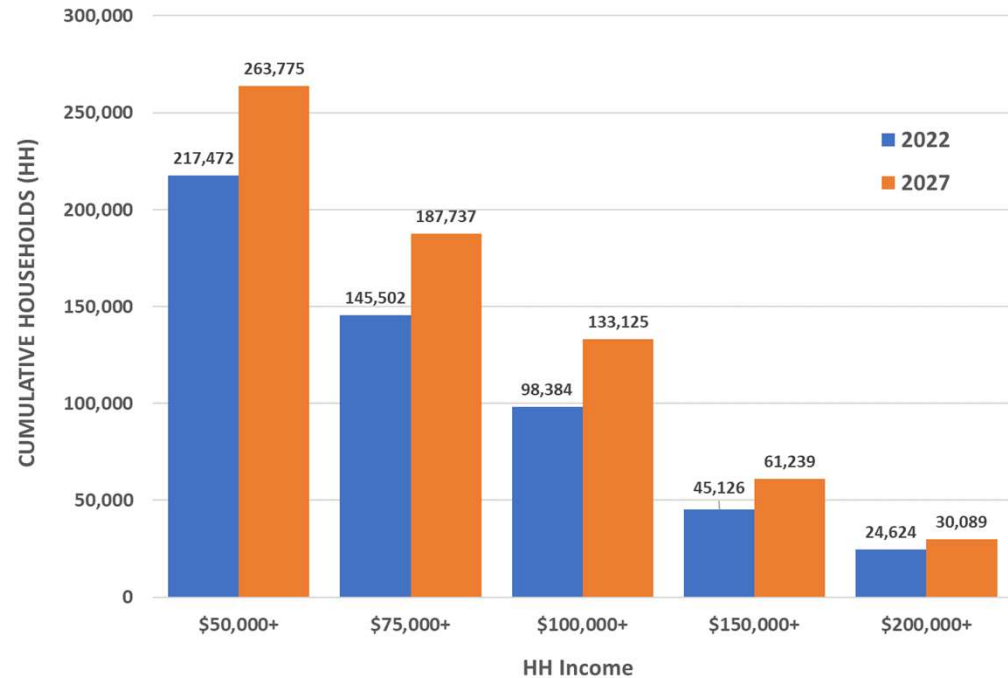
Washington Medical Center: Well Located with Strong Demographics



Washington Medical Center is centrally located in the heart of Phoenix with easy access to navigate the major roadways and employment centers drawing patients from across the metro. Since ASU opened its Downtown Phoenix campus in 2006, downtown has experienced a renaissance with over 9,200 new apartment units developed with an additional 5,000 units planned.

In the next five years, household formations within a 9-mile radius from Washington Medical Center are projected to be stronger than state average and the US average (0.81%/0.65%/0.25%) with many wealthy households.

CUMULATIVE HOUSEHOLDS BY INCOME IN 9 MILE RADIUS



Population (Pop) Data

	3 mile	6 mile	9 mile
2010 Pop	94,067	455,197	919,280
2022 Pop	101,914	507,273	1,037,677
2027 Pop (Projection)	110,111	531,617	1,080,604
Increase in Pop (10-22)	7,847	52,076	118,397
CAGR in Pop (10-22)	0.67%	0.91%	1.01%
Increase in Pop (22-27)	8,197	24,344	42,927
CAGR in Pop (22-27)	1.56%	0.94%	0.81%
Average HH Income 22	\$74,084	\$81,244	\$ 85,979
Median HH Income 22	\$47,374	\$54,721	\$ 57,028

Data Analyzed from ESRI; CAGR is compound annual growth rate; HH is household

Proximate Employment Corridors

Deer Valley / I-17 Corridor



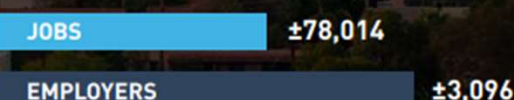
Mayo Clinic / Desert Ridge



Scottsdale Airpark



Southwest Valley Industrial Corridor



Downtown / Midtown Corridor



Source: Berkadia

Industries driving economic growth throughout the Phoenix MSA have changed dramatically over the last decade. Historically, Phoenix was synonymous with cheap labor and land that attracted call centers and back-office operators. The economy depended on industries associated with household growth — construction, lending, brokerage, tile and cabinet manufacturers, etc. The number of companies moving to metro Phoenix is noteworthy, but the diversity of industries has helped sustain the region's long-term stability.

KEY INDUSTRY PLAYERS

FORTUNE 500 COMPANIES

AVNET, Republic Services, Insight

TRADE, TRANSPORTATION, UTILITIES

amazon, aps, SRP, KREI, chewy

PROFESSIONAL & BUSINESS SERVICES

AVNET, State Farm, Republic Services

EDUCATION & HEALTH

ASU, Banner Health, HonorHealth, Mayo Clinic

FINANCIAL ACTIVITIES

Wells Fargo, USAA, Charles Schwab

LEISURE & HOSPITALITY

Carroll's Arizona, Gila River, Talking Stick Resort

MANUFACTURING

Intel, Honeywell, Boeing, General Dynamics

CONSTRUCTION

FCM, Haydon, Ryan

OTHER

Carvana, GoDaddy

EMPLOYER NAME	# EMPLOYEES
State of Arizona	12190
Banner Health	7750
Maricopa County	5980
Phoenix Childrens Hospital	5060
City of Phoenix	4660
U Haul	4560
Bank of America	3990
JPMorgan Chase Bank National Association	3380
Honeywell	3340
Quicken Loans Inc	2400
American Airlines	2240
Arizona State University	1630
Wells Fargo	1520
Pinnacle West Capital Corporation	1240
The Money Source	1200
Southwest Airlines Company	1060
Tsa Homeland Security	970
Unitedhealth Group	800
SRP	800
Western Alliance Bank	780
Piedmont Airlines	690
Avnet	680
Phoenix Elementary School District 1	670
Amazon	660
Freeport Mcmoran	650

Phoenix 5th Fastest Growing MSA

Driven by an expanding job market and relative affordability among western markets, Phoenix remains one of the top 10 fastest-growing metros in the country. Today, Greater Phoenix consists of more than 5 million residents and is the 11th largest metropolitan area by population in the United States. A steady stream of new residents is forecast to continue this year and beyond, projected to add a more than 412,000 residents through 2027. The adoption of remote work has given more people mobility and has enticed more people in expensive California markets to move to Phoenix. These characteristics are attracting more than 175 people to greater Phoenix each day.

FASTEST GROWING METROPOLITAN AREAS**

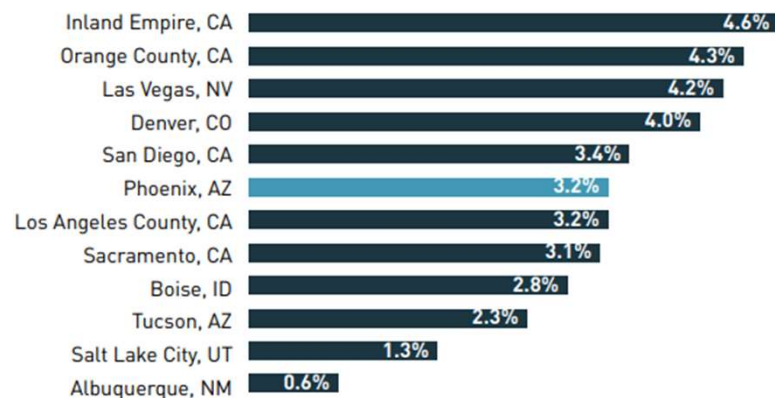
City (2022 Population)	Total Change in Population 2017-2022* (2017-2022 Growth Rate)
Austin, TX (2.35M)	11.3%
Raleigh, NC (1.45M)	9.2%
Orlando, FL (2.72M)	8.3%
Las Vegas, NV (2.35M)	8.2%
Phoenix, AZ (5.14M)	8.1%
Nashville, TN (2.04M)	7.5%
Dallas, TX (7.94M)	7.3%
Charlotte, NC (2.70M)	6.9%
San Antonio, TX (2.63M)	6.6%
Jacksonville, FL (1.60M)	6.4%

*Estimate, ** Includes metros with 1M+ residents
Source: Moody's Analytics

Phoenix 6th Fastest Job Growth Rate in the West

Population growth, a diversifying economy, relative affordability, sunny climate, and business-friendly regulation have strengthened the Phoenix value proposition. During the 12-month period ending in December 2022, Greater Phoenix added 74,300 net jobs, equating to a 3.2% annual increase in total nonfarm employment. The rapid pace of hiring contributed to the unemployment rate dropping to 2.7% in December 2022, 270 basis points below the metro's 10-year average unemployment rate of 5.4%. Numerous high-profile economic wins have generated thousands of local STEM related jobs, including positions created by global firms like Deloitte, TSMC, Intel, and Zoom. Phoenix is projected to add 20,450 new jobs in the next 12 months.

EMPLOYMENT GROWTH RATE | REGIONAL COMPARISON



Medical Expansions

Phoenix's Children's Hospital Arrowhead \$135 Million expansion will add over 225,000 SF and over 25 specialties. It is estimated to create 500 new jobs and be completed in 2024.



HonorHealth's \$170 Million expansion in the Deer Valley Medical Center will add over 166,000 SF and is estimated to be completed in 2025.



Anchored by the Mayo Clinic Hospital, Phoenix is recognized for its world-class health care. According to U.S. News & World Report, Mayo Clinic is the number 1 hospital in Arizona and has ranked among the top 20 hospital sin the nation for five consecutive years. The Mayo Clinic recently purchased 228 acres of land adjacent to its North Phoenix campus, with plans to develop a \$750 million biotechnology corridor, dubbed Discovery Oasis. Officials anticipate the expansion will add 100 new patient beds and create at least 2,000 new jobs, including 200 physician and scientist positions, by 2030.





Downtown Development



ASU Downtown



Since opening in 2006, ASU Downtown has become a primary contributor to the area's reputation as an education and research innovation hub. With 10 colleges located on the campus — including the internationally renowned Walter Cronkite School of Journalism and Mass Communication, the Watts College of Public Service and Community Solutions, The Sandra Day O'Connor College of Law, Edson College of Nursing & Health Innovation, College of Integrative Sciences and Arts, Mary Lou Fulton Teachers College, Graduate College, Barrett, The Honors College, and the College of Health Solutions, ASU Downtown attracts students, academics and industry experts from around the U.S. and globally to study, teach, and collaborate. In 2022, 11,097 students enrolled downtown. The growth of the campus has been linked to the gentrification of downtown. ASU has been ranked No. 1 "Most Innovative School" in the nation by U.S. News & World Report for eight years in a row.

In 2014, ASU acquired the Thunderbird School of Global Management and relocated it to Downtown in Fall 2018. Thunderbird's new \$75 million 112K SF headquarters facility downtown welcomed students in Fall 2021. Thunderbird has revived the undergraduate program, phased out the MBA, and introduced the Master of Global Management, a non-MBA graduate degree with several formal concentrations. According to a 2019 Times Higher Education/Wall Street Journal report, Thunderbird was ranked number 1 in the world in Masters in Management programs for its specialized Masters in Global Management (MGM) degree. Often called a "mini-United Nations" because of its diverse and inclusive global student body, Thunderbird is also known worldwide for its elite and highly engaged alumni network of more than 45,000 global leaders in nearly 150 nations. Thunderbird's global presence has expanded over the years as well, with satellite operations now in Geneva, Moscow, Dubai, Tokyo, Seoul, Nairobi, Jakarta and nearly 15 others.





ASU
NAU

Arizona's 3 public Universities

- Medical Education
- Research
- Collaboration

NSF 2018 R&D Rankings
ASU and UA Arizona top **5%**
NAU top **20%**

The Phoenix-owned PBC was founded by pioneers in translational genomics and molecular profiling who define precision medicine for personalized treatments of disease. These pioneers continue to grow the bio-ecosystem with their continuous spin-out of innovation forming new biomedical companies to advance science.

RESEARCH, ACADEMIC, AND CLINICAL FACILITIES

CURRENT **1.7+ million square-feet**

PLANNED **for 6+ million square-feet at build out**

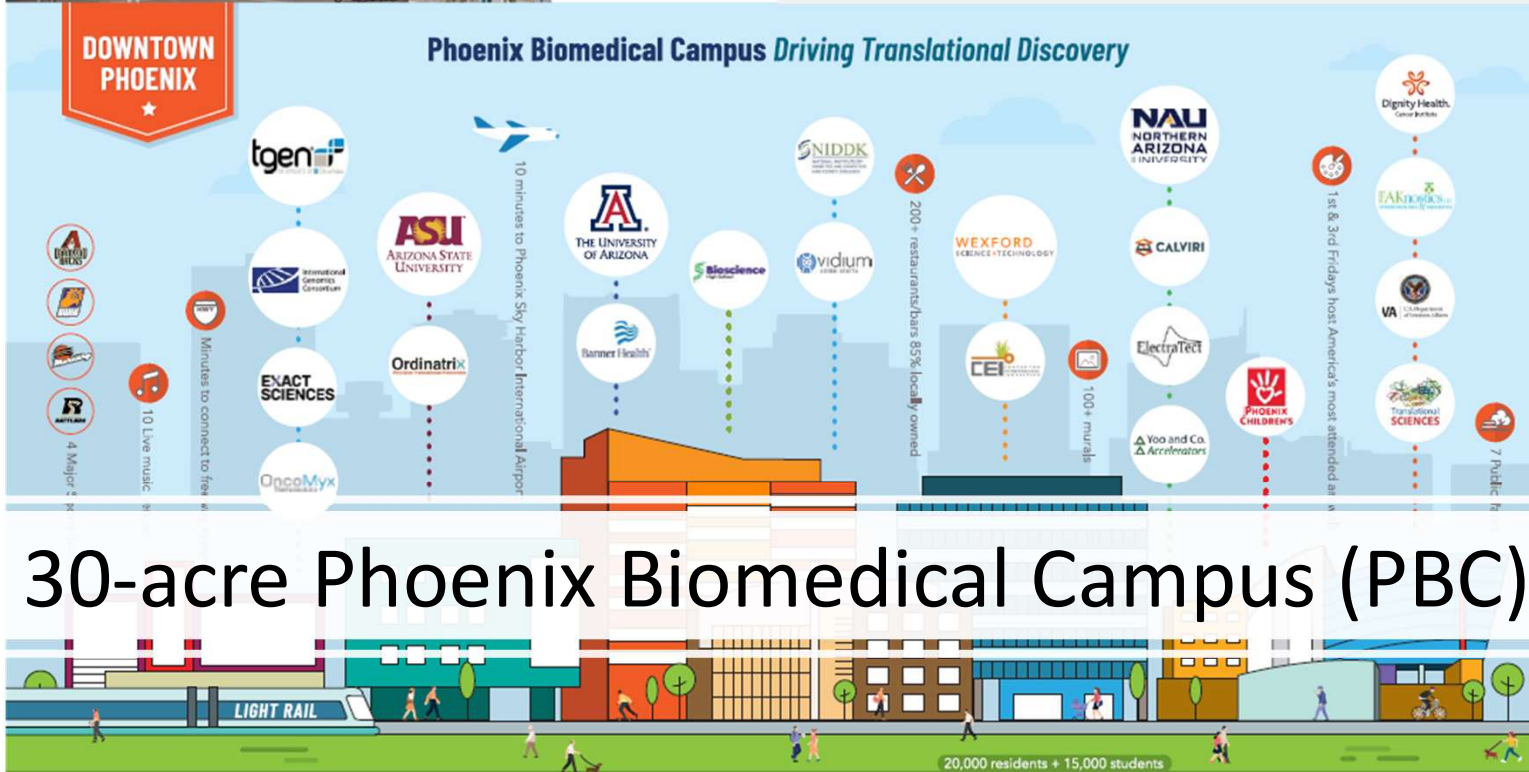
Phoenix Biomedical Campus

R&D GROWTH 2016-2018

Source: Phoenix Foundation & TECorpus Partners

Year	R&D Growth
2016	6.2%
2018	3.3%

Bioscience R&D at Arizona's public universities versus the national rate



A University of Arizona study estimated the Phoenix Biomedical Campus economic impact at more than \$1.3 billion per year.

30-acre Phoenix Biomedical Campus (PBC)

DRIVERS OF TRANSLATIONAL DISCOVERY



PLANNING BOUNDARY LEGEND

2019 PLANNING BOUNDARY
44.9 ACRES LAND AREA

PBC COMPLETED PROJECTS

- 1 UA COM I, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- 2 UA COM II, 1912/2007**
SIZE: 29,000 GSF
MAJOR PROGRAMS: THEATER
- 3 UA COM III, 1912/2007**
SIZE: 27,000 GSF
MAJOR PROGRAMS: ADMINISTRATIVE
- 4 TGEN, 2004**
SIZE: 144,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- 5 ASU/UA ARIZONA BIOMEDICAL COLLABORATIVE, 2007**
SIZE: 120,000 GSF
MAJOR PROGRAMS: RESEARCH LABS
- 6 UA/NAU HEALTH SCIENCES EDUCATION BLDG, 2012**
SIZE: 268,000 GSF
MAJOR PROGRAMS: ACADEMIC
- 7 UA BIOMEDICAL SCIENCES PARTNERSHIP BLDG, 2017**
SIZE: 245,000 GSF
MAJOR PROGRAMS: RESEARCH LABS



PBC FUTURE PROJECTS

- ⑪ ASU FUTURE RESEARCH BUILDING
SIZE: 250,000 GSF
- ⑫ FUTURE PARKING
SIZE: 390,000 GSF
- ⑬ ASU FUTURE RESEARCH BUILDING
SIZE: 230,000 GSF
- ⑭ ASU FUTURE RESEARCH BUILDING
SIZE: 340,000 GSF
- ⑮ ASU FUTURE DEVELOPMENT/PARKING
SIZE: 135,000 GSF
- ⑯ UA FUTURE DEVELOPMENT SITE
- ⑰ UA FUTURE RESEARCH BUILDING
SIZE: 245,000 GSF
- ⑱ UA FUTURE RESEARCH BUILDING
SIZE: 245,000 GSF
- ⑲ UA FUTURE BUILDING SITE
SIZE: 160,000 GSF
- ⑳ FUTURE PBC MERCADO BLOCK SITE
SIZE: 300,000 GSF FLEX
SIZE: 400,000 GSG PARKING
- ㉑ FUTURE PBC MERCADO BLOCK SITE
SIZE: 500,000 GSF FLEX

BUILDING TYPE LEGEND

- ACADEMIC
- RESEARCH
- CLINICAL
- OFFICE
- SUPPORT SERVICES
- FLEX SPACE
- PARKING

University of Arizona - CAMI

The University of Arizona has selected a location for its new health sciences center in Downtown Phoenix on the southwest corner of Seventh and Fillmore streets. The center will be 293,000-square-feet and consist of 10 floors above ground and 2 floors below. The Center for Advanced Molecular and Immunological Therapies (CAMI) will specialize in precision medicine for immunotherapies research and treatment, focusing on cancer, infectious diseases, and autoimmune diseases. This project is an expansion of the Phoenix Bioscience Core. Development costs and timelines have not been determined.



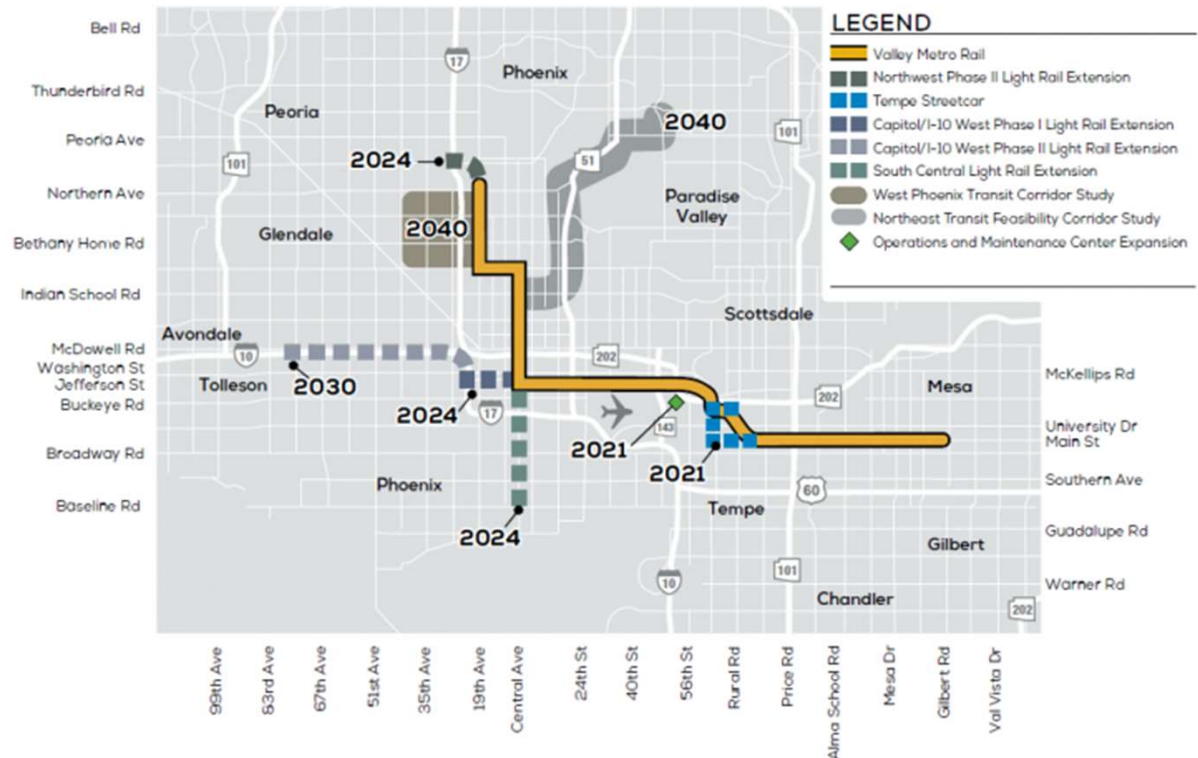
Valley Metro Light Rail Expansion

At 28 miles and counting, the Phoenix area's Valley Metro Light Rail project has been a major development catalyst since construction began in 2005.

As of mid-2019, the light rail is credited for spurring an estimated \$11 billion in private development within a half mile radius of its lines.

Impacts of the light rail and other Transit Oriented Development efforts extend across a variety of industries, with one recent study identifying an 88% increase in new knowledge sector businesses, 40% in service sector and 28% in retail new starts as compared with the area's traditional "automobile accessible control areas."

Phoenix and regional economic development leaders cite the introduction and expansion of the light rail and associated developments — including the Transit Oriented Development mentioned above and the adoption of a Walkable Urban Code to inform planned and future private development — as a primary contributor to the area's nation-leading in-migration appeal.



Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (CAMP)

In June 2019, the Phoenix Sky Harbor International Airport Comprehensive Asset Management Plan (CAMP) was approved by the City Council. This sets out a 20-year plan for airport facilities, infrastructure and development. The final approved plan sets out projects and dollar amounts to be spent over three different periods:

Short-Range Development (0 – 10 years)

- Roadway & taxiway improvements
- Addition of concourses to Terminal 3 & 4 adding a total of 24 new gates
- Purchase of additional land for airport expansion
- Relocation of various cargo facilities
- Passenger tunnel connecting Terminal 3 & 4

\$1.75B
PHASE COST



Long Range Development (10 – 20 years)

- Addition of a new West Terminal adding 35 gates
- Addition of 3 south concourses adding 25 gates
- Expansion and relocation of various cargo facilities
- Addition of aero business & aero industrial development areas

\$1.72B
PHASE COST



Development After CAMP (20+ Years)

- Addition of 4 north concourses adding 42 gates
- Expansion of newly added West Terminal
- New International Concourse
- Continued expansion of cargo facilities

\$1.03B
PHASE COST

Phoenix Sky Harbor
International Airport **FACTS**

Source: ABI Multifamily

120,000
Passengers
per day

12,000
Aircraft arrive and
depart per day

3,400
Acres covered by
Sky Harbor (5 sq mi)

25,000
Parking spaces
available

5,700
Airport jobs

800
Tons of cargo
moved per day