

A photograph of three business professionals walking in a city, overlaid with a red tint. On the left, a man in a suit holds a coffee cup. In the center, a woman with glasses and a ponytail carries a laptop. On the right, another man in a suit carries a folder. They are all smiling and looking towards the right.

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**

Best Donuts In Arizona



Coffee & Smoothies



**Moriah II
Nail & Spa**



Bank of America.





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



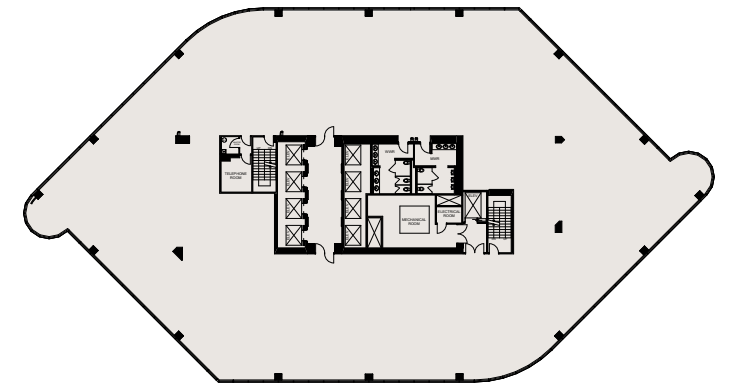


One Arizona Center

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 billion invested

in office space, retail, restaurants, education facilities convention space and hotel rooms over the past 4 years

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

The strength of Arizona State University

Downtown campus

12,000+ students enrolled

15,000 expected

Over 3,000 degrees awarded

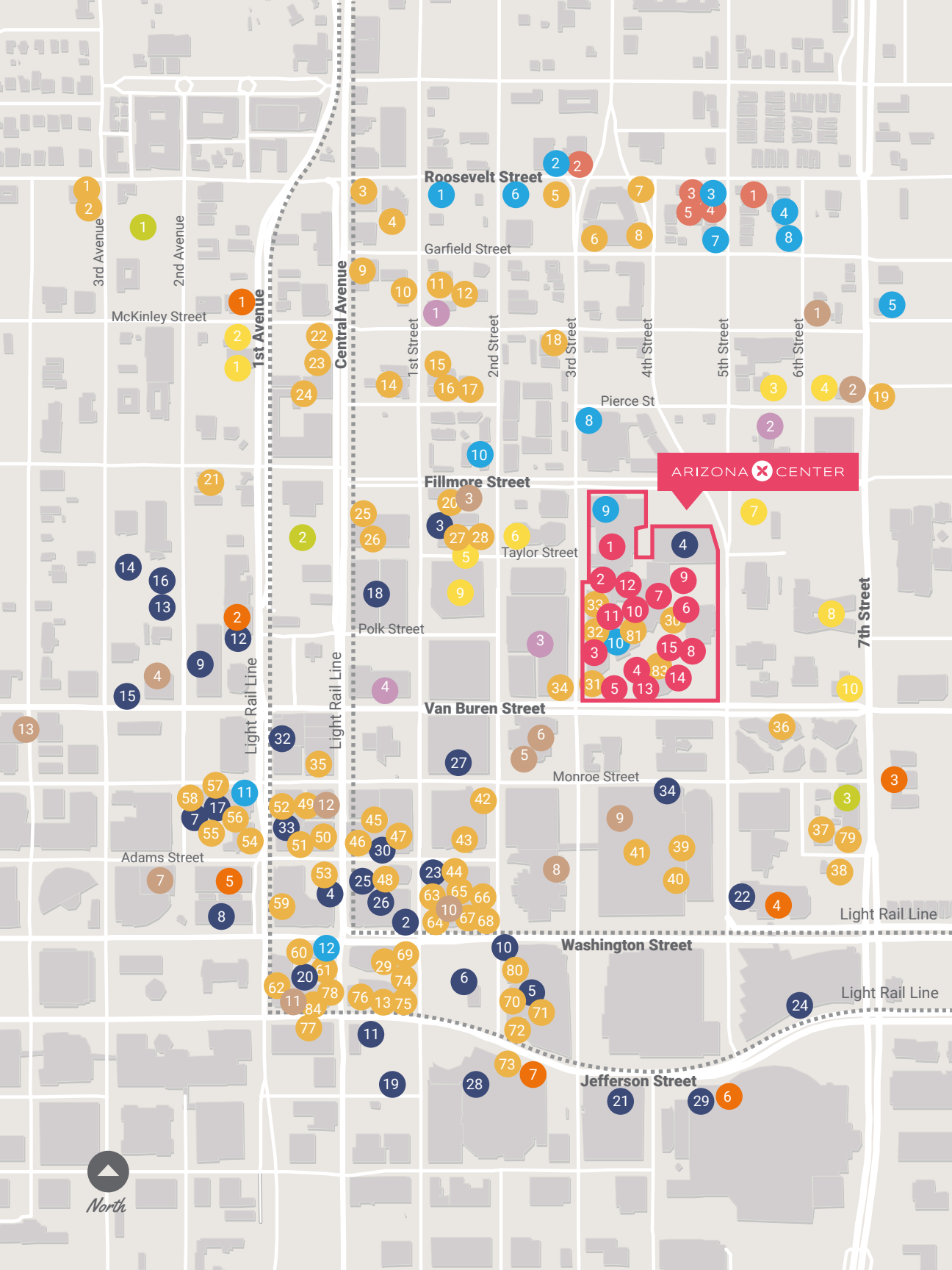
630 faculty members at the downtown campus

#1 in the U.S. for Innovation

5th straight year in a row
U.S. News & World Report

All within 10 blocks or less





AZ Center

- 1 AMC Theatres
- 2 Corner Bakery Cafe
- 3 Subway
- 4 Starbucks
- 5 Hooters
- 6 Canyon Café
- 7 Coldstone Creamery
- 8 Made on Planet Earth
- 9 1130 The Restaurant
- 10 Omoide Sushi
- 11 Bank of America
- 12 Powered Up Nutrition
- 13 Moriah II Nail & Spa
- 14 AZ Souvenirs and Sports
- 15 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 Dwntrn
- 25 El Portal Mexican Grill
- 26 Bowl of Greens
- 27 Starbucks
- 28 AFC Sushi at Devil's Green
- 29 Breakfast Club
- 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 Omoide Sushi
- 82 Copper Blues
- 83 Bosa Donuts
- 84 Pigtails

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





Make us your place of business.

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