



*the* MONROE

111 W MONROE | PHOENIX, AZ

**CBRE**

*This is*  
**The Monroe**

A **MID-CENTURY ICON** reimaged for modern work. The Monroe blends historic character with contemporary design, offering flexible suites, creative build-outs, and curated amenities in the heart of Downtown Phoenix. Surrounded by local favorites and cultural energy, it's built for teams who value creativity, connectivity, and collaboration.



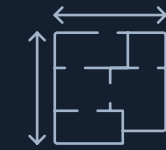


# The Monroe *by the Numbers*



# OF STORIES:

19



FLOOR PLATE SIZE:

±14,719 SF



TOTAL BUILDING SF:

±261,672 SF



ON-SITE

Management



PARKING RATIO:

2.5:1,000



MONUMENT & BUILDING







Signage Potential

# Essentials *that elevate*



AT THE MONROE, every detail is designed to support how modern teams work and thrive. From morning workouts to client meetings, everything you need is right here — no fluff, just function.



## On-Site Amenities Include:

-  Training Center
-  Tenant Lounge
-  Fitness Center
-  Bike Storage
-  Cactus Cloud Café
-  Wine Shop

## Plus:

-  Flexible leases for any size tenant – ready when you are
-  Modern, creative build-outs tailored for bold ideas

*the* MONROE

Where Bold Ideas  
*Take Shape*



Historic  
Character.  
*Contemporary  
Energy.*



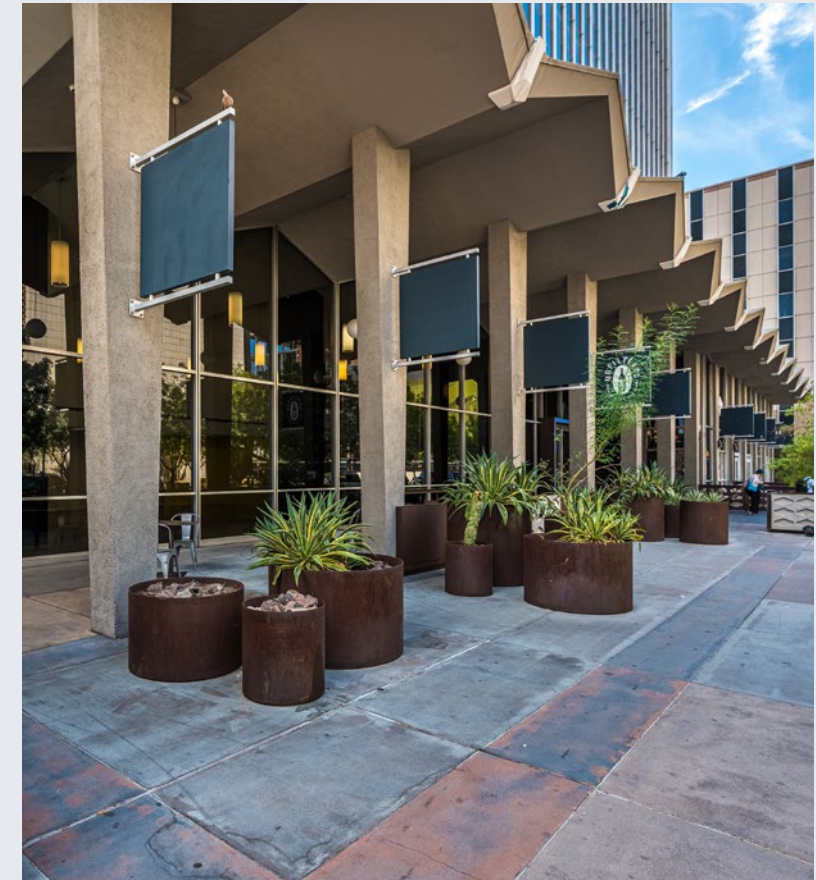
*the* MONROE



Built for  
*Creativity,  
Connection &  
Collaboration*

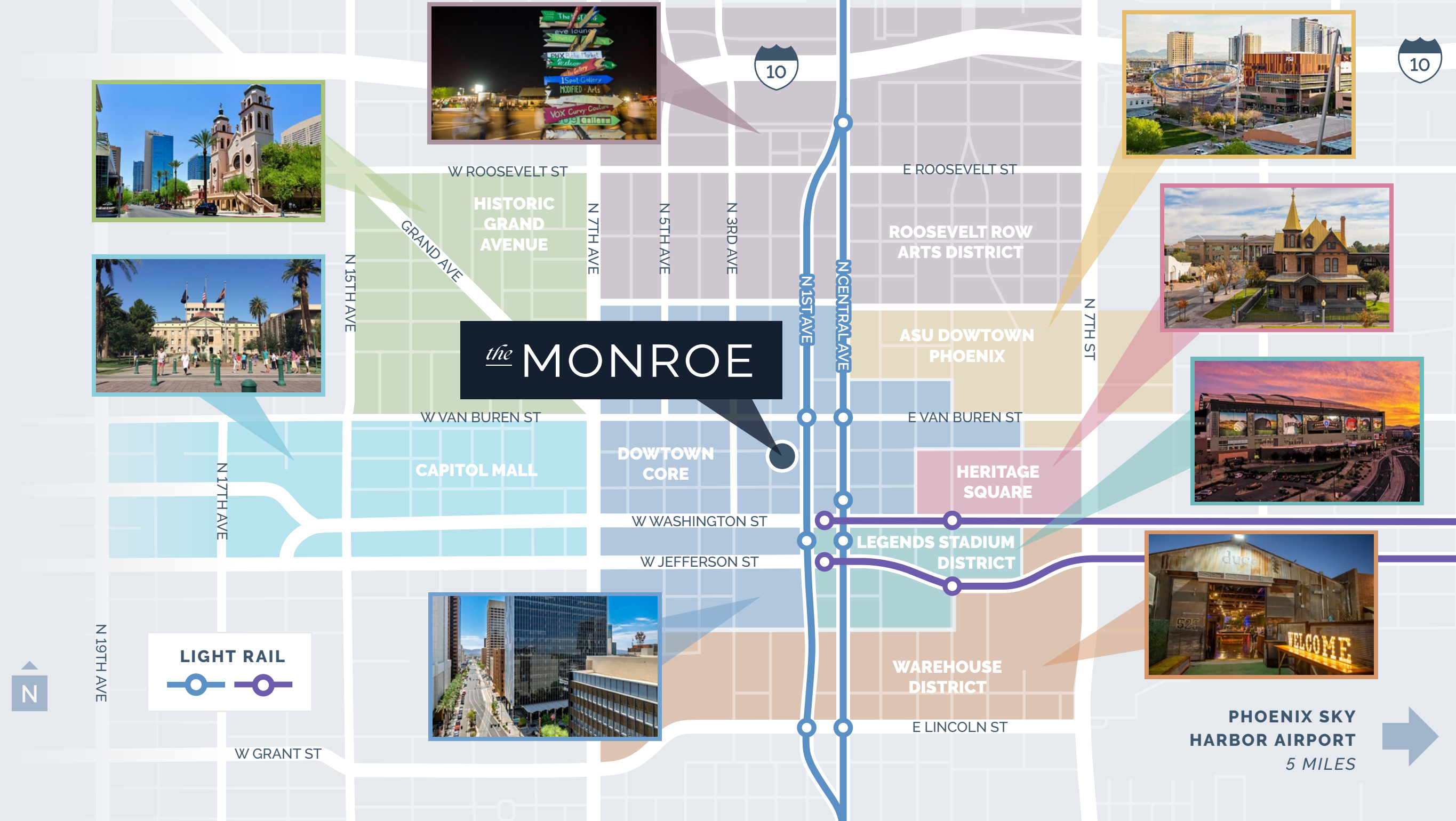


Tenant Signage  
*Opportunities*



# Downtown *Phoenix*

**DOWNTOWN PHOENIX** is where legacy meets lifestyle. A walkable urban hub with deep roots and fresh energy, it's built for teams who thrive on creativity, culture, and connection. From bold architecture to buzzing nightlife, this is the city's epicenter — and it's only getting better.



# Where to *Live and Stay*

## URBAN RESIDENTIAL

The Monroe is surrounded by thousands of luxury residential units, offering walkable living options for professionals and creatives alike.

44 MONROE

ADELINE  
LUXURY LIVING

SOL  
MODERN

kenect

- X Phoenix  
(Under construction)
- 44 Monroe
- Kenect
- AVE Phoenix Terra
- AVE Phoenix Sky

- 501 PAX
- Cityscape Residences
- Sol Modern
- Adeline Luxury Living
- The Rey Downtown

## HOTELS

Steps from top-tier hotels, The Monroe offers convenience for visiting executives and business travelers.

HYATT  
REGENCY

WESTIN<sup>®</sup>  
HOTELS & RESORTS

SHERATON

KIMPTON<sup>®</sup>  
HOTELS & RESTAURANTS

- Hyatt Place
- Hyatt Regency
- The Westin
- Sheraton
- Kimpton Hotel Palomar
- Moxy
- Courtyard by Marriott





# Enjoy the *Energy of Downtown*

## LIFESTYLE

From art walks and music festivals to foodie favorites and cultural celebrations, The Monroe connects tenants to Downtown Phoenix's most dynamic events.



## NIGHTLIFE

With dozens of bars, lounges, and live music venues nearby, The Monroe sits at the heart of Downtown Phoenix's vibrant nightlife.



- First Fridays Art Walk
- M3F Music Festival
- TEMPO Festival
- Movies in the Park
- Phoenix Pizza Fest
- Oktoberfest Block Party
- Phoenix Festival of the Arts
- Cinco de Mayo Phoenix Festival

- 810 Entertainment
- Valley Bar
- Melinda's Alley
- Trophy Room
- Little Rituals
- Pigtails Downtown
- State 48 Brewery
- Stardust Pinbar
- The Rose Garden
- Floor 13 Rooftop Bar
- The Grand
- The Churchill
- The Brill Line
- Lucky's Indoor Outdoor



## KELLWOOD

### OWNER

Founded in 1961, Kellwood has built a reputation for delivering unmatched quality of product and levels of service. The company develops and drives a wide variety of brands that live in both brick and mortar and online retail venues across all channels nationwide. With deep expertise in the fashion industry, Kellwood continues to lead and innovate in a dynamic and competitive landscape. In a strategic move to support growth and collaboration, Kellwood recently established its headquarters at The Monroe in Downtown Phoenix, reinforcing its commitment to innovation and the building.

## CBRE

### LEASING

CBRE is the global leader in commercial real estate services and investments. With services, insights and data that span every dimension of the industry, we create solutions for clients of every size, in every sector and across every geography.

*Your next  
chapter starts at*  
**The Monroe**

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