

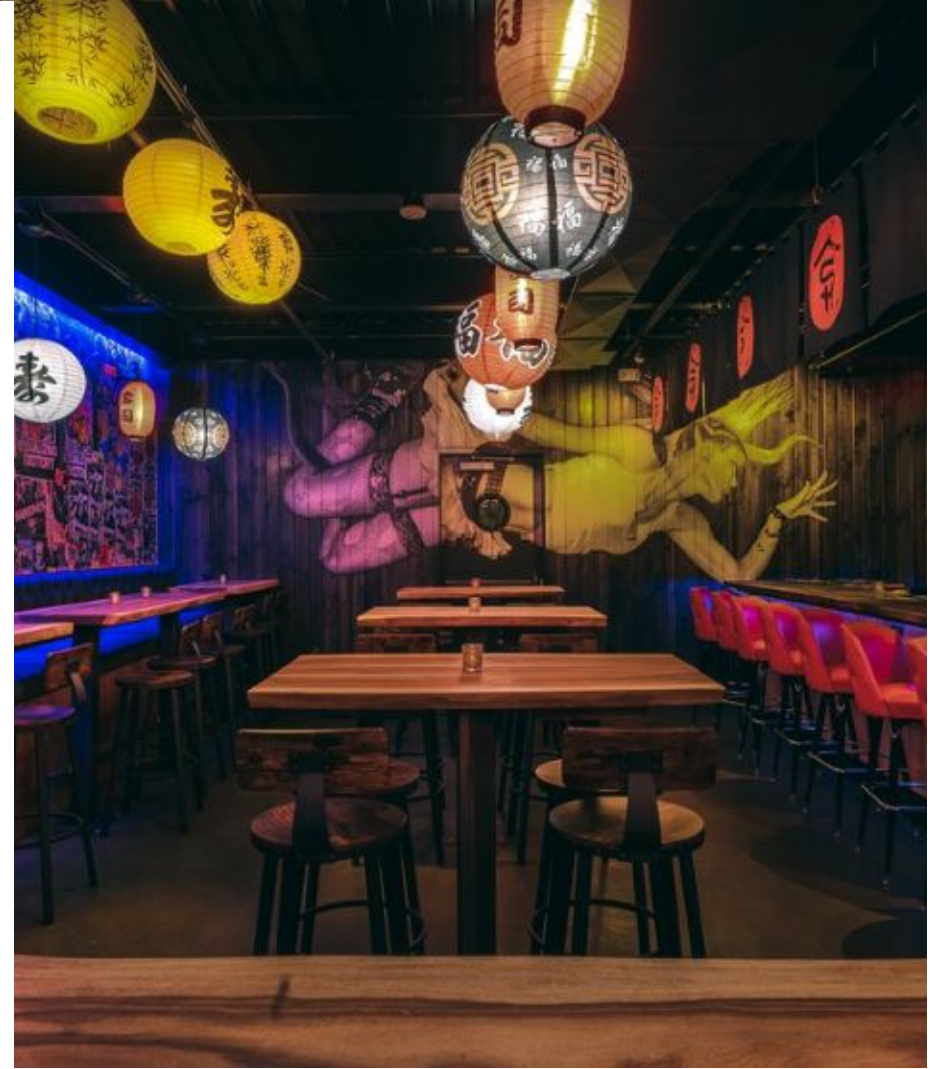
A symphony orchestra is performing in a studio with a large audience. The scene is lit with warm, golden light, and the ceiling features exposed wooden beams and stage lights. The conductor is visible on the right side of the stage, leading the ensemble. The audience is seated in the foreground, watching the performance.

# LEASING PACKAGE

TRUE NORTH STUDIO



**BIG  
THINGS  
ARE  
COMING**



Significant development and new infrastructure are underway in Downtown Phoenix, further enriching the local economy with an increasingly diversified employment base. Central Station, a dynamic 1MM SF mixed-use development featuring two residential towers, is located just a mile from the Roosevelt Row and is already underway. The new transit-oriented development will feature a 22-story, 655-bed student housing tower and a 33-story 362-unit residential tower with 30,000 SF of retail, 70,000 SF of flexible creative office space, and 430 subterranean parking spaces.

Several adaptive reuse projects like Lincoln Union (a creative office developed from the 93,400 SF Coors distribution facility) and the relocation of notable companies like Novel Coworking, Uber, Galvanize, Upgrade and Quicken Loans, have acted as an economic catalyst for the community.

Downtown Phoenix has received ~\$5B+ of public and private investment over the past decade, allocated towards projects like the Phoenix Convention Center expansion, the Metro Light Rail, and the Phoenix Biomedical Campus. Major developments and robust leasing activity are driving a rejuvenated social, entertainment, and employment hub.

# CONTEXT MAP

An aerial view of **True North Studio's** impact in the Roosevelt Row Arts District

## CURRENT PORTFOLIO

- |   |  |
|---|--|
| 1. <a href="#">Ten-O-One - Rough Rider / Teddy's Preserve / Dialog / Bunky / Now or Never</a> | 9. <a href="#">Knipe Village</a>                                       |
| 2. <a href="#">Parking Garage - 334 Stalls</a>  | 10. <a href="#">monOrchid - Pedal Haus / Sake Haus / PHX GEN</a>       |
| 3. <a href="#">The Burton</a> - 48 Townhomes  | 11. <a href="#">The Figueroa</a> - 3 Historic Bungalows / 32 Townhomes |
| 4. <a href="#">The Fairfax</a> - 24 Townhomes   | 12. <a href="#">Palma, Ghost Donkey &amp; Cham Pang Lanes</a>          |
| 5. <a href="#">The Pemberton House</a> - F&B / Venue  | 13. <a href="#">Lucky's Indoor / Outdoor</a>                           |
| 6. <a href="#">The Pemberton</a> - F&B / Venue  | 14. <a href="#">The Herrera</a> - 24 Townhomes                         |
| 7. <a href="#">Lom Wong &amp; Khla</a>  | 15. <a href="#">6th Street</a> - 22 Townhomes                          |
| 8. <a href="#">Cambria Hotel Downtown Phoenix</a>   | 16. <a href="#">The Coronado</a> - Future Development                  |
|   | 17. <a href="#">100 Willetta</a> - 60 Townhomes                        |

## SOLD / PARTNERED PROJECTS

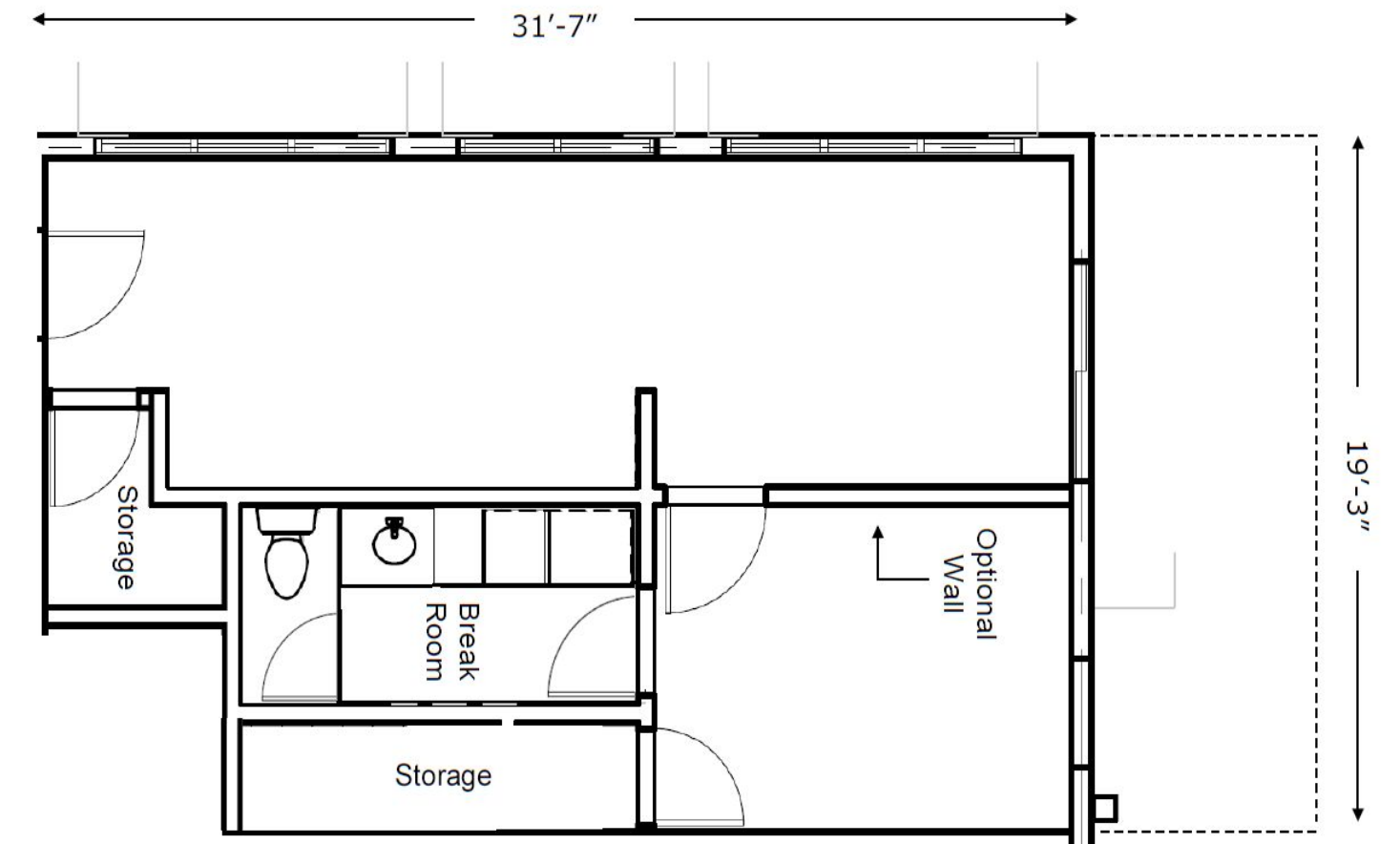
- Future Development
- [The Nash / The Theodore](#)
- [Knipe House - Sottise](#)
- [Moon Tower](#) - 24 Story High Rise Tower
- [Skye on 6th](#) - 26 Story High Rise Tower
- [Saiya](#) - 23 Story High Rise Tower

## NEIGHBORHOOD AMENITIES

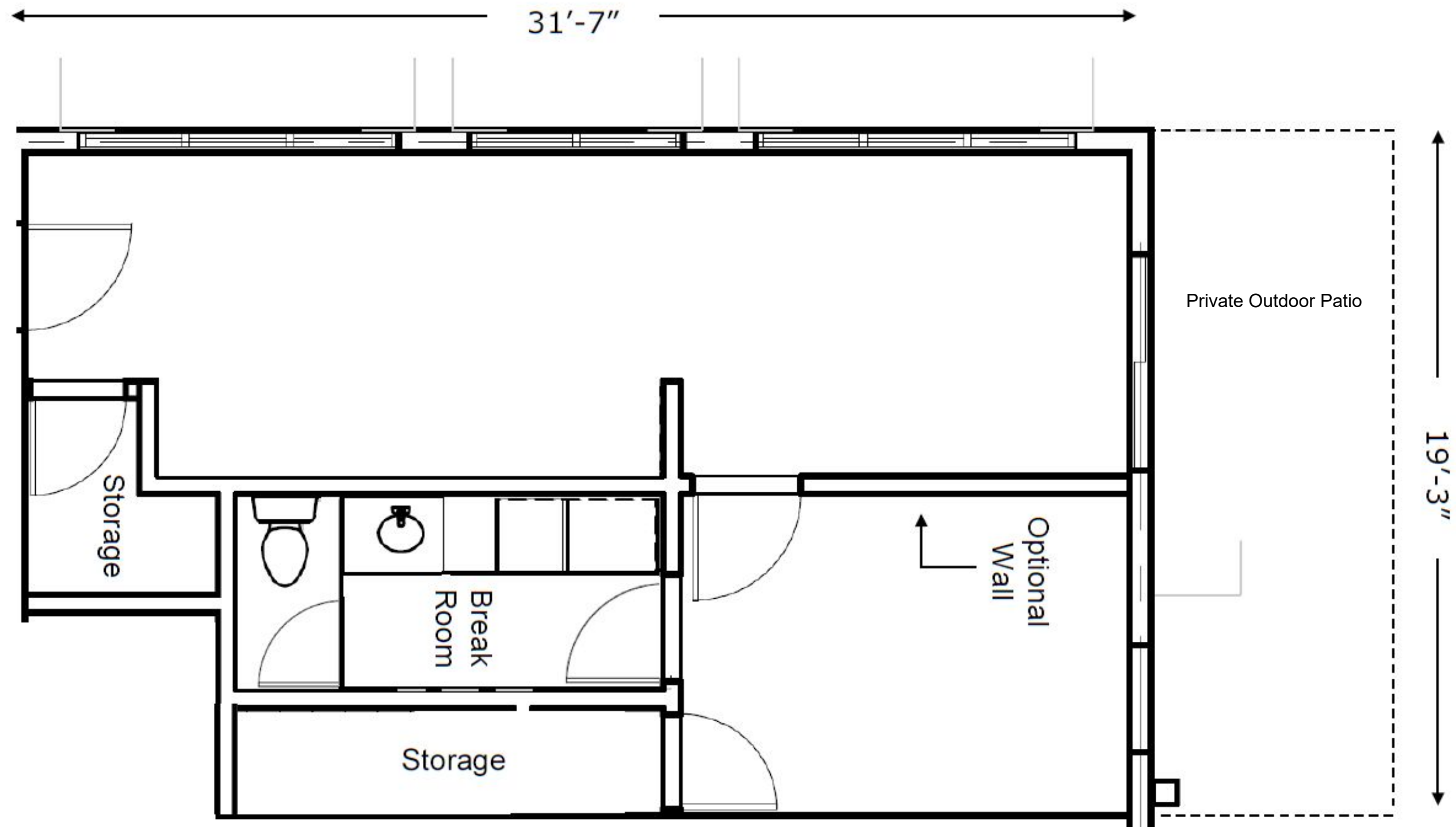
- |  |  |   |
|--|--|---|
| 1. <a href="#">Hance Park</a>                  | 7. <a href="#">The Churchill</a>               | 13. <a href="#">Burton Barr Central Library</a> |
| 2. <a href="#">Sutra Yoga</a>                  | 8. <a href="#">Matt's Big Breakfast</a>        | 14. <a href="#">CVS</a>                         |
| 3. <a href="#">Phoenix Center for the Arts</a> | 9. <a href="#">Milk &amp; Honey Market</a>     | 15. <a href="#">Safeway</a>                     |
| 4. <a href="#">Mixed-Use Development</a>       | 10. <a href="#">ASU Downtown Campus</a>        |   |
| 5. <a href="#">Carly's Bisto</a>               | 11. <a href="#">Phoenix Bio Medical Campus</a> |   |
| 6. <a href="#">Arizona Wilderness Brewing</a>  | 12. <a href="#">Alliance Properties</a>        |   |



# THE BURTON



# THE BURTON



- **Spaces Available:** 4x
- **Location:** Roosevelt & 1st St.
- **Square Feet:** ~550 RSF + Patio
- **Description:** There are four micro retail spaces for lease in a new development @ 1st Street & Portland in Roosevelt Row. Each space is ideally sized for the retail and e-commerce operator of today's urban enterprise. These storefronts are strategically placed in a high-traffic area, maximizing walk-by customer engagement and convenient access for deliver services. By offering compact spaces clustered together, this setup prioritizes entrepreneurs catering to the urban marketplace of today.



# CURRENT LEASES



Rough Rider



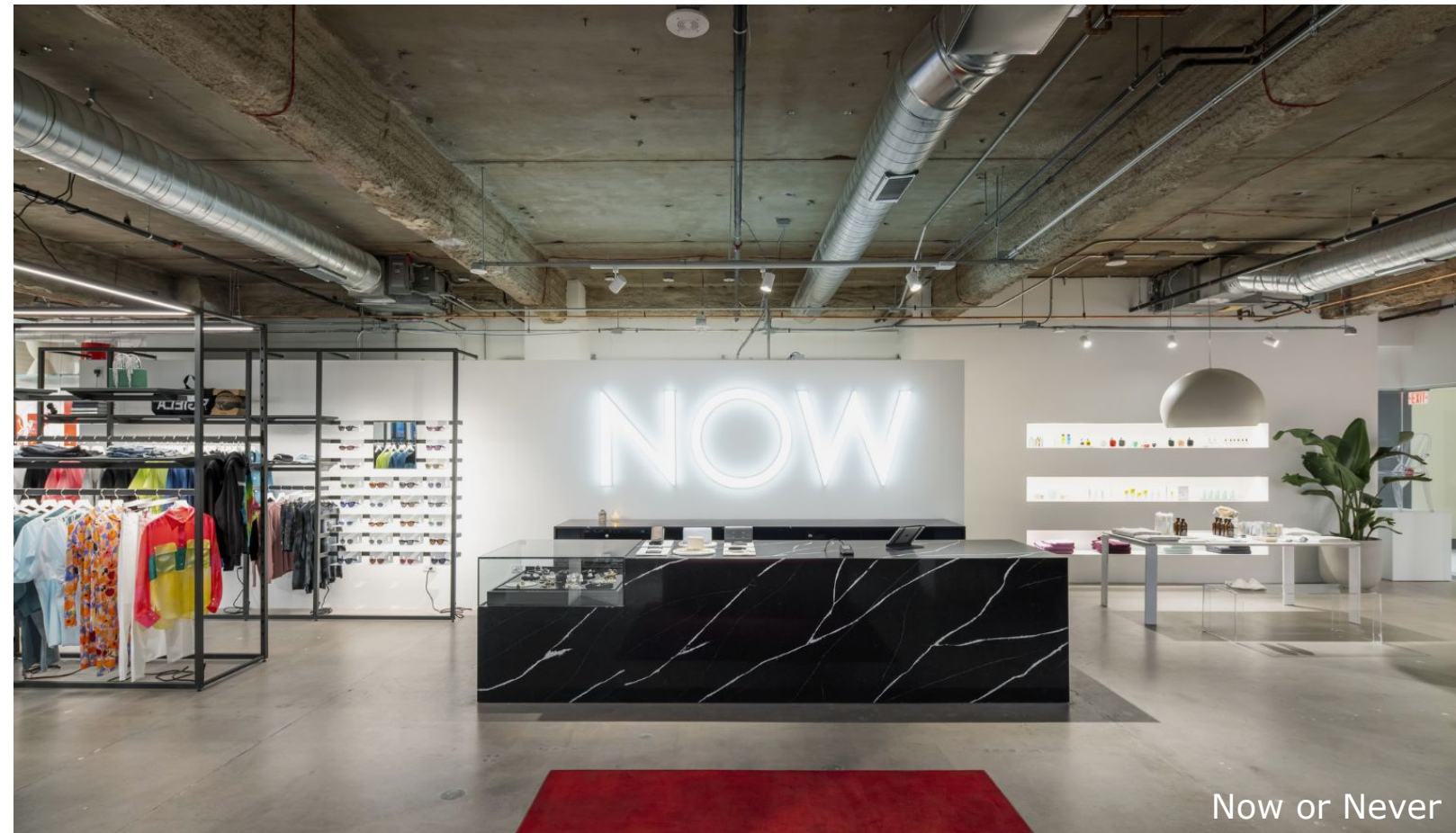
Ghost Donkey



Dialog



Lom Wong



Now or Never



Palma

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