

**HIGH-RISE, HIGH-DENSITY DEVELOPMENT SITE
IN THE FASTEST GROWING CITY IN THE UNITED STATES
DOWNTOWN PHOENIX BUSINESS CORE
LOCATED IN THE DESIGNATED OPPORTUNITY ZONE
401 East Fillmore Street, Phoenix, AZ, 85004**

- **One (1) Parcel** (111-46-147) on Southwest Corner of **N 4th St** and **E Fillmore St**
- Listed Asking Price: **\$393.00** psf of Land (Total \$10,900,000)
- Current Use: **45 Space Surface Parking Lot**
- Approximately **27,730 SqFt** (Entire Parcel 39,428 SqFt, Subject to New Survey)
- Located in Downtown Phoenix Core **Opportunity Zone**
- Existing In-Place **Downtown Business Core Highrise Zoning** By Right Allows for:
 - o **Greatest Development Intensity Within the Region** (Code Section 1209.A)
 - o **Unlimited** Residential Unit Density (Code Section 1202.D)
 - o Maximum Building Heights of **Up to 425 Feet** (Code Section 1202.C)
 - o **Up to 100% Lot Coverage** (Code Section 1209.B.3.a)
 - o **Flexible Parking** Requirements (Code Section 1206, 1209.B.5)
- Immediately Adjacent to **Arizona State University Downtown Phoenix Campus**
- Immediately Adjacent to **30 Acre Phoenix Biomedical Campus**
- Immediately Adjacent to **Arizona Center Entertainment District**
- One Block North of **Phoenix Convention Center**
- Near Valley Metro **Light Rail Line** and **I-10 Freeway** Access
- Just Minutes Away from **Phoenix Sky Harbor** International Airport

