



THE NEW PARK X CENTRAL



The Modern Office Experience



PARK X CENTRA

NING HEATING
15-154

3110 D

The Modern Office Experience

Park Central is a place where **OFFICE**, **RETAIL**,
ART and **COMMUNITY** come together.

Exclusively represented by:

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PARK X CENTRAL

PERFORMING
ARTS CENTER

AVAILABLE
2ND FLOOR
±80,000 RSF
DIVISIBLE TO
±40,000 RSF

3RD AVENUE

WEST OSBORN ROAD

GRAHAM
BUILDING
15,500 SF

STRAUS
BUILDING
30,300 SF

BURGBACHER
BUILDING
225,000 SF

LIEB
BUILDING
43,000 SF

AVAILABLE
SUITE 190
±3,876 RSF

2ND AVENUE

FIRST
WATCH

DIAMOND
BUILDING
71,000 SF

PARKING
GARAGE

GOLDWATER
BUILDING
118,350 SF

WEST MONTEREY WAY

Creighton
UNIVERSITY

AVAILABLE
130/140
±8,895 RSF

EoS
FITNESS
jamba

HOME2
SUITES BY HILTON

3PL

COWBOY
SEAFOOD
Starbucks

CENTRAL AVENUE





PARK X CENTRAL

KEY

- FREEWAY
- LIGHT RAIL



CENTRAL AVE.



PARK X CENTRAL

ASPIRE PARK CENTRAL
278 UNITS

DOWNTOWN
PHOENIX



AP,
JUNC



DOUBLE TREE
HOTEL & SUITES

H
Holiday Inn
Express

Staples

Walgreens

China Chili
FINE CHINESE CUISINE

ocotillo
RESTAURANT & BAR

HOME 2
SUITES BY HILTON

Starbucks

LIGHT RAIL

CENTRAL AVE.

3RD AVE.

OSBORN RD.

COWBOY
SEAFOOD

FirstWatch

FIRED
PIE

JOHN J.
BUTTER

Jamba Juice

ZIPPS
SPORTS GRILL

GreenW
cheese

GO
NORTH

EoS
FITNESS

PARK X CENTRAL



11 ON-SITE
RESTAURANTS
WITH MORE TO COME!





**2,000 STALL
PARKING
GARAGE**



**OUTDOOR
COLLABORATION
AREAS**

**11 ON-SITE
RESTAURANTS**



**5:1000 PARKING
(GARAGE & SURFACE)**



APARTMENTS

AVAILABLE
2ND FLOOR
±80,000 RSF
DIVISIBLE TO
±40,000 RSF

PERFORMING
ARTS CENTER

GRAHAM
BUILDING
15,500 SF

STRAUS
BUILDING
30,300 SF

**BURGBACHER
BUILDING**
225,000 SF

LIEB
BUILDING
43,000 SF

AVAILABLE
SUITE 190
±3,876 RSF

**FIRST
WATCH**

**DIAMOND
BUILDING**
71,000 SF

**GOLDWATER
BUILDING**
118,350 SF

**PARKING
GARAGE**



HOTELS



**LOCATED ALONG
LIGHT RAIL**

**Creighton
UNIVERSITY**

AVAILABLE
130/140
±8,895 RSF

**E&S
FITNESS**

jamba

**COWBOY
SEAFOOD**



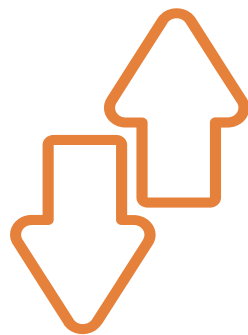
**HOME
2**
SUITES BY HILTON



CENTRAL AVENUE

PHOENIX METRO LIGHT RAIL

15' High Ceilings



Creative Features



EXCITING
OUTDOOR AREAS



EXCLUSIVE
TENANT PATIOS



INDOOR/OUTDOOR
ENVIRONMENTS



A PARK WITHIN A PARK

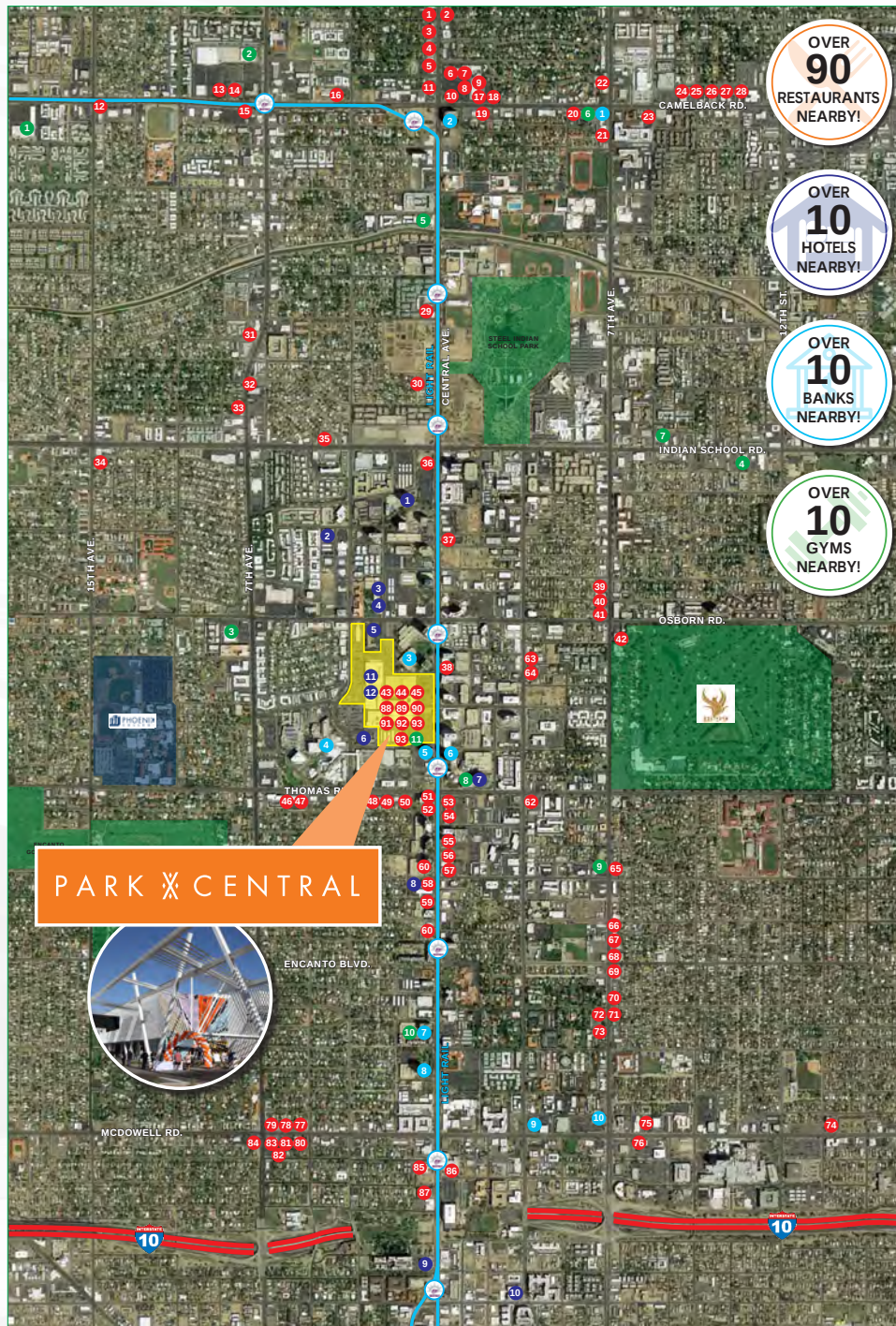
PART OF A COMPREHENSIVE
PARK SYSTEM





ART FOCUS AND DRAMATIC PEDESTRIAN CONNECTION
TO CENTRAL AVENUE

LOCAL AMENITIES



Restaurants:

1. Federal Pizza
2. Windsor
3. Postino Central
4. Blaze Pizza
5. Lou Malnati's
6. Shake Shack
7. Flower Child
8. Chipotle
9. Huss Brewing Co.
10. Applebee's Bar & Grill
11. Dairy Queen
12. Rally's
13. McDonald's
14. Starbucks
15. Taqueria Los Yaquis
16. Southern Rail Restaurant
17. Streets of New York
18. SunUp Brewing Co.
19. St. Francis
20. Two Hippies Beach House
21. Segal's Oasis Grill
22. Robertos
23. Culver's
24. Tokyo Express
25. Cherryblossom Noodle Cafe
26. Oregano's Pizza Bistro
27. Los Dos Molinos
28. Original Gravity
29. Pane Bianco
30. Clever Koi
31. Restaurant Progress
32. Short Leash Hotdogs
33. Phoenix Burrito House
34. Crazy Jim's 15th Avenue
35. Whataburger
36. Yoshi's Restaurant
37. Burger Rush Central
38. Jack in the Box
39. Urban Beans
40. Starbucks
41. Taco Guild
42. Gadzooks Enchiladas & Soup
43. Fired Pie
44. Jimmy John's
45. First Watch - Park Central
46. La Paloma Mexican Food
47. Hamburger Haven
48. Pinos Pizza
49. zpizza
50. Pink Spot Coffee
51. Honey Bear's BBQ
52. Best of Philly
53. Subway
54. Ichi Ban
55. Wild Thaiger
56. Switch Restaurant & Wine
57. Durant's
58. Burger King
59. IHOP Restaurant
60. Central Cafe
61. Lenny's Burger Shop
62. China Chili
63. Ocotillo Restaurant
64. Del Taco
65. El Chullo
66. The Main Ingredient Ale House
67. Humble Pie
68. MacAlpine's Diner
69. Rice Paper
70. The Coronado Phoenix
71. America's Taco Shop
72. Coco's Bakery
73. Green New American Vegetarian
74. Jack in the Box
75. Sonic Drive-In
76. Whataburger
77. Rubio's Coastal Grill
78. The Habit Burger
79. Zoes Kitchen
80. Chipotle
81. Wingstop
82. Ahipoki Bowl
83. Five Guys
84. Pei Wei
85. The Old Spaghetti Factory
86. Blue Fin
87. Pizza People Pub
88. Zipps
89. Starbucks
90. Thai Basil
91. The Green Woodpecker
92. Jamba Juice
93. Kobalt Bar
94. West Hut



Hotels:

1. Hilton Garden Inn
2. The Clarendon Hotel
3. Wyndham Garden
4. Ramada by Wyndham
5. Extended Stay America
6. Hampton Inn Midtown
7. Fairfield Inn & Suites
8. Embassy Suites by Hilton
9. Found: RE Phoenix Hotel
10. Cambria Hotel
11. Tru Hotel
12. Home2



Banks:

1. Chase Bank
2. BMO Harris Bank
3. Comerica Bank
4. Bank of America
5. National Bank of Arizona
6. Alliance Bank
7. Arizona Central Credit Union
8. BMO Harris Bank
9. SunWest Federal Credit Union
10. Bank of America



Gyms:

1. Planet Fitness
2. LA Fitness
3. Orangetheory Fitness
4. Pamela Young Fitness
5. Papago Crossfit
6. Camelback Boxing Gym
7. DK Fitness
8. Lifesmart at Phoenix Plaza
9. Profitess Phoenix
10. Central Park Square Athletic
11. Eos Fitness



Average Office Asking Lease Rate Compared to Other Markets

40%
Less

PHOENIX COST OF LIVING ^{*} VS OTHER MAJOR MARKETS



TRANSPORTATION

79%
Less



ENTERTAINMENT

23%
Less



FOOD

18%
Less



HOUSING

30%
Less

^{*} San Francisco, Los Angeles, San Diego, Austin, Chicago, New York City

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