

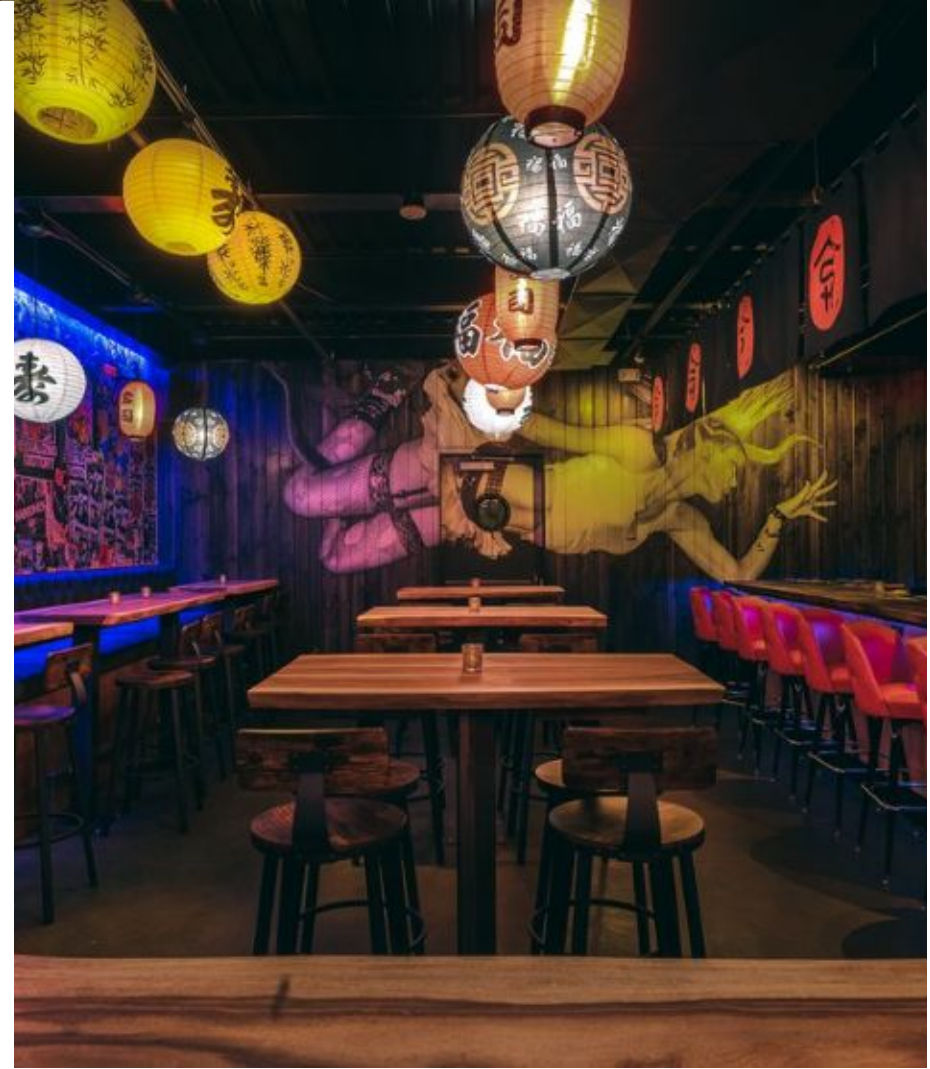
A symphony orchestra is performing in a studio with a large audience. The studio has a high ceiling with exposed wooden beams and a large screen in the background. The orchestra is seated on a stage, and the audience is seated in front of them. The lighting is warm and focused on the performers.

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

SOLD / PARTNERED PROJECTS

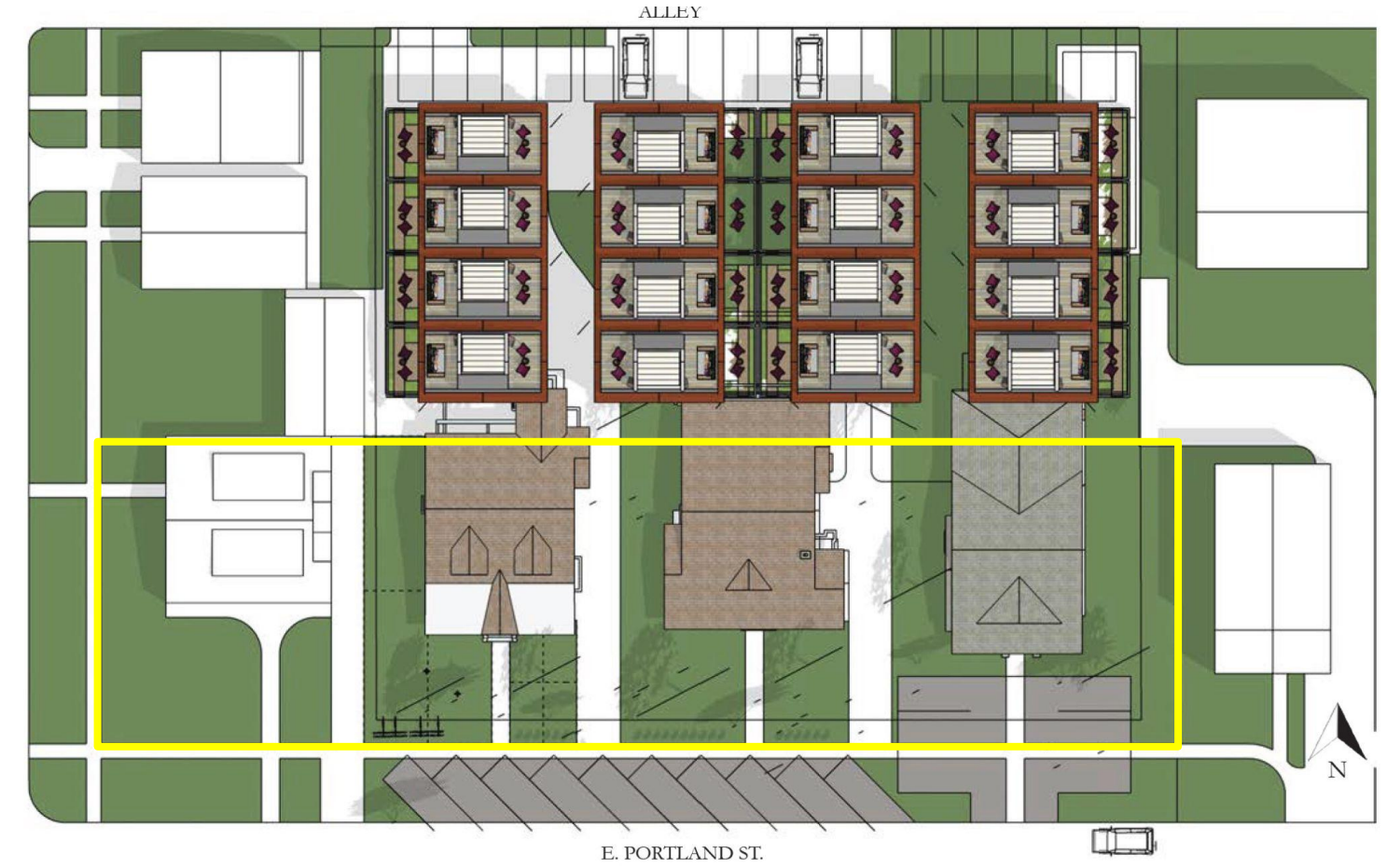
- Future Development
- [The Nash / The Theodore](#)
- [Knipe House - Sottise](#)
- [Moon Tower](#) - 24 Story High Rise Tower
- [Skye on 6th](#) - 26 Story High Rise Tower
- [Saiya](#) - 23 Story High Rise Tower

NEIGHBORHOOD AMENITIES

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



THE FIGUEROA



THE FIGUEROA



- **Spaces Available:** 3x
- **Location:** Portland & 5th St
- **Square Feet:** ~1,500 RSF Bungalow + ~2,500 SF Private Patio's
- **Description:** Restored historic bungalows and adapted to F&B. These homes were built in 1910, 1916 and 1930, and reside along E Portland Street lined with historic date palms.

CURRENT LEASES



Rough Rider



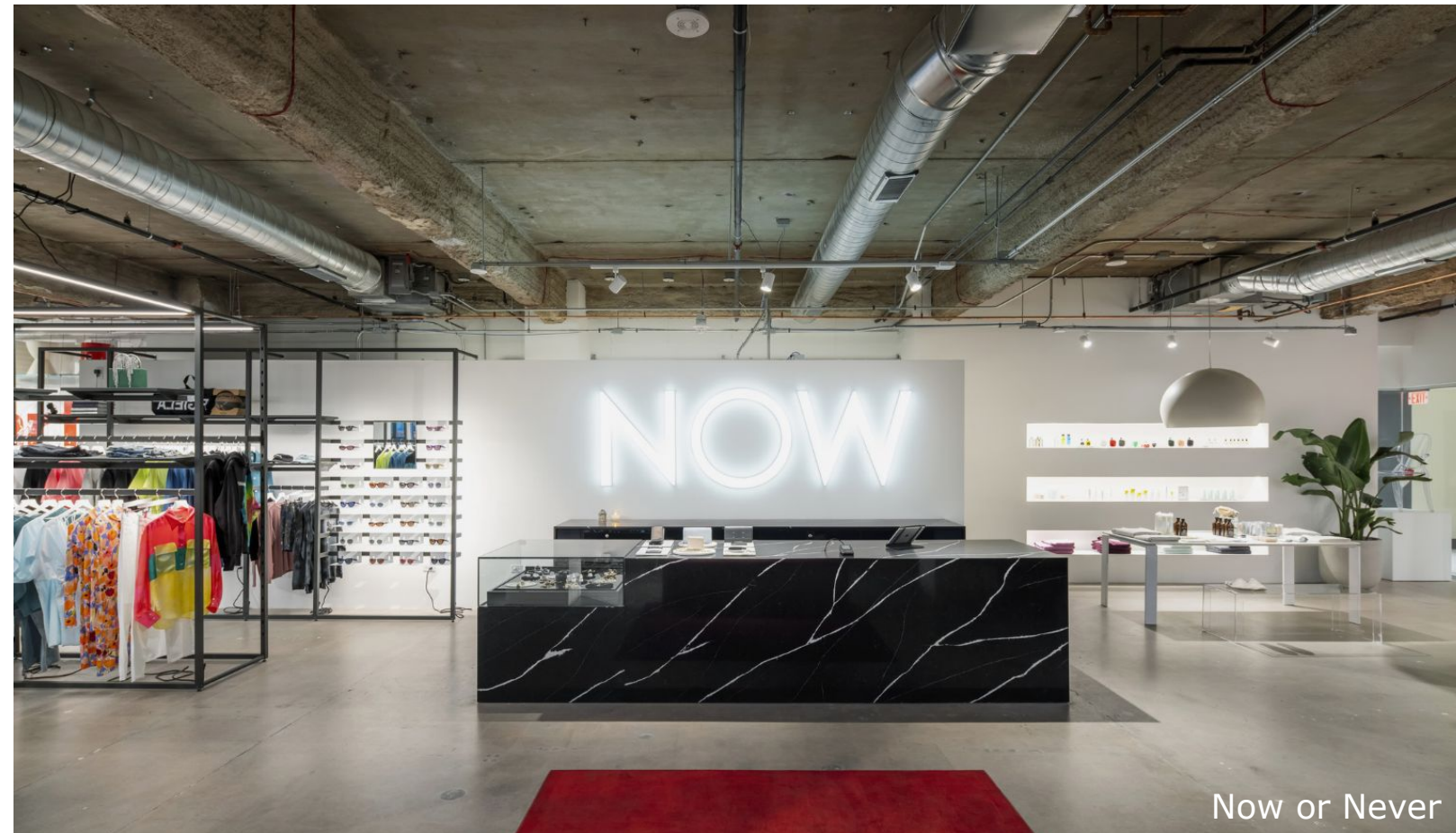
Ghost Donkey



Dialog



Lom Wong



Now or Never



Palma

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LEARN MORE HERE: [TNS VIDEO](#)