



THE NEW
PARK X CENTRAL

The Modern Office Experience

PARK ✖ CENTRA



NING HEARING
15-194

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

AVAILABLE
Suite 160
±14,340 RSF

GEARE BUILDING
11,500 SF

SANDS BUILDING
6,100 SF

AVAILABLE
2nd Floor
±80,000 RSF
DIVISIBLE TO
±40,000 RSF

PERFORMING
ARTS CENTER

3RD AVENUE

WEST OSBORN ROAD

Dignity Health.

GRAHAM BUILDING
15,500 SF

STRAUS BUILDING
30,300 SF

BURGBACHER BUILDING
225,000 SF

LIEB BUILDING
43,000 SF

DIAMOND BUILDING
71,000 SF

GOLDWATER BUILDING
118,350 SF

PARKING GARAGE

2ND AVENUE

WEST MONTEREY WAY

Creighton UNIVERSITY

AVAILABLE
Suite 130 / 140
±18,895 RSF
Suite 200
±8,050 RSF



CENTRAL AVENUE

WEST CATALINA DRIVE





60

303

101

17

51

101

143

202



85

87



PARK X CENTRAL

KEY

-  FREEWAY
-  LIGHT RAIL





2 within MILES of the I-17, I-10 and SR-51

2.6 M people within 30 minutes

22 RESTAURANTS within 1 mile

2 Light Rail Stops ON-SITE

Parking Ratio 5:1,000

PARK X CENTRAL

ASU
+14,000 STUDENTS

DOWNTOWN PHOENIX

PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

CHASE FIELD

Deloitte

aven+vine

EMBASSY SUITES

Panera

Duane's

BANK OF ARIZONA

FAIRFIELD INN & SUITES

ST. JOSEPH HOSPITAL

BBVA Compass

WELLS FARGO

Hampton Inn

ZIPP'S

1899

ocotillo

China Chili FINE CHINESE CUISINE

STARBUCKS COFFEE

FIRE D FIC

JJ

Jamba Juice

FIRST WATCH

Shai & Bao

KOBBALT

PitaBrito

CENTRAL AVE

Walgreens

OSBORN RD.

RAMADA

extended STAY AMERICA

3RD AVE.

AP JUNC



9 ON-SITE RESTAURANTS WITH MORE TO COME!



PARK X CENTRAL



**2,000 STALL
PARKING
GARAGE**



**OUTDOOR
COLLABORATION
AREAS**

**9 ON-SITE
RESTAURANTS**



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

**AVAILABLE
2nd Floor
±80,000 RSF
DIVISIBLE TO
±40,000 RSF**



APARTMENTS

Dignity Health.

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118,350 SF**

**PARKING
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±18,895 RSF
Suite 200
±8,050 RSF**

**Creighton
UNIVERSITY**



HOTEL



**LOCATED
ALONG
LIGHT RAIL**



CENTRAL AVENUE

PHOENIX METRO LIGHT RAIL



15' High Ceilings



25' High Ceilings



EXCITING
OUTDOOR AREAS



EXCLUSIVE
TENANT PATIOS



INDOOR/OUTDOOR
ENVIRONMENTS



A PARK WITHIN A PARK

PART OF A COMPREHENSIVE
PARK SYSTEM

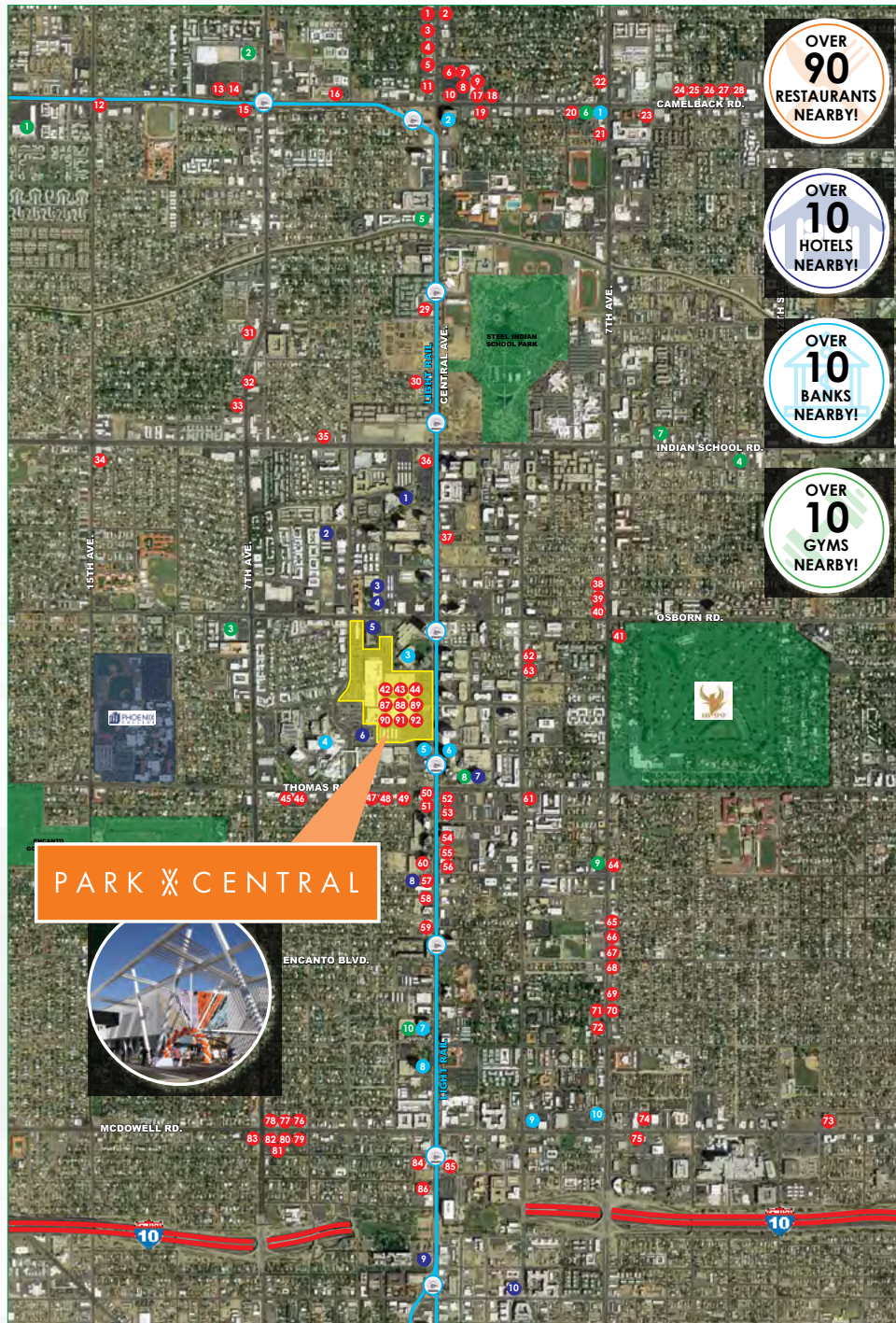




ART FOCUS AND DRAMATIC PEDESTRIAN CONNECTION

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. Urban Beans
39. Starbucks
40. Taco Guild
41. Gadzooks Enchiladas & Soup
42. Fired Pie
43. Jimmy John's
44. First Watch - Park Central
45. La Paloma Mexican Food
46. Hamburger Haven
47. Pinos Pizza
48. zpizza
49. Pink Spot Coffee
50. Honey Bear's BBQ
51. Best of Philly
52. Subway
53. Ichi Ban
54. Wild Thaiger
55. Switch Restaurant & Wine
56. Durant's
57. Burger King
58. IHOP Restaurant
59. Central Cafe
60. Lenny's Burger Shop
61. China Chili
62. Ocotillo Restaurant
63. Del Taco
64. El Chullo
65. The Main Ingredient Ale House
66. Humble Pie
67. MacAlpine's Diner
68. Rice Paper
69. The Coronado Phoenix
70. America's Taco Shop
71. Coco's Bakery
72. Green New American Vegetarian
73. Jack in the Box
74. Sonic Drive-In
75. Whataburger
76. Rubio's Coastal Grill
77. The Habit Burger
78. Zoes Kitchen
79. Chipotle
80. Wingstop
81. Ahipoki Bowl
82. Five Guys
83. Pei Wei
84. The Old Spaghetti Factory
85. Blue Fin
86. Pizza People Pub
87. Zipp's
88. Starbucks
89. Thai Basil
90. Pita Bistro
91. Jamba Juice
92. Kobalt Bar



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



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. Profitness Phoenix
10. Central Park Square Athletic



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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