

CENTRAL ARTS PLAZA



1850 N CENTRAL AVENUE
PHOENIX | ARIZONA

NEWMARK





PROPERTY

Central Arts Plaza provides tenants a unique opportunity to enjoy a Class A atmosphere, first-class on-site amenities and accessibility to the entire Valley.

As the signature tower on the Phoenix skyline, the 24-story, 500,000 square foot, Class A building offers an array of unrivaled quality amenities and services to enhance tenant life.

BUILDING FEATURES

Column free floor plates ranging from 18,500–20,000 square feet

Unobstructed 360 degree views of the Phoenix area and Camelback Mountain from all floors

Adjacent 7½-story parking garage with a 3/1,000 parking ratio

Prominent signage opportunities

Dramatic main lobby with 20-foot ceiling, granite finishes, marble accented floors and an expansive glass curtain wall

TENANT SERVICES

24-hour security personnel assisted by electronic video surveillance

Redundant fiber optic service from multiple carriers

Computerized multi-zoned HVAC system with overcapacity

LOCATION

Located in the heart of Phoenix's thriving Central Arts District

Central Arts Plaza is located in the Central Arts District, which coupled with Roosevelt Row and Hance Park, serves as the artistic and cultural pulse of the greater Phoenix metro area. Additionally, the Property's location benefits from direct access to two Phoenix Metro Light Rail stops, as well as immediate ingress / egress via the I-10 freeway.

- Central Arts Plaza features approximately 95 eateries located within 4 miles of the project including The Yard, Culinary Dropout, Flower Child, Phoenix Public Market, and the Clever Koi
- The city of Phoenix recently announced a \$118 million enhancement of Hance Park, further developing the live/work/play atmosphere within the Central Arts District. The plans, inspired by Klyde Warren Park in Dallas and Central Park in NYC, currently call for features including a zip line, performance pavilion, bike amenities, beer garden, coffee bar and restaurant
- Central Arts Plaza is located on the Phoenix Metro Light Rail line within a half block of the McDowell Road & Encanto Stations. The Phoenix Metro Light Rail boasts an annual ridership of 14.8 million (CY 2015)
- Currently, there are approximately 1,600 multi-family units and a 104-room, arts themed hotel under construction within the Central Arts District

**1850 NORTH CENTRAL AVENUE
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CULTURE

Central Arts Plaza proudly stands in the heart of the Central Arts District,

an area home to the greatest concentration of arts venues in the Phoenix metropolitan area. The building is directly adjacent to the Phoenix Art Museum, Phoenix Theatre and Arizona Opera, and is a short walk to the Heard Museum.

The project is also conveniently located on the Phoenix Metro Light Rail with two station stops in walking distance, which provides an ideal, central location for employees commuting from the greater Phoenix area. Tenants have quick and easy access to additional Downtown areas that include shops, hotels, sporting facilities, and numerous new and local restaurants.

Furthermore, Central Arts Plaza is just minutes from Downtown, the Camelback Corridor and Phoenix Sky Harbor International Airport.

PhxArt

PHOENIX CENTER
FOR THE ARTS

ARIZONA OPERA

ASA

HANCE PARK
CONSERVANCY

Heard Museum

THE
PHOENIX
THEATRE
COMPANY

ON-SITE AMENITIES



Coffee Shop



Recently renovated restaurant
& Sundry Shop



Fitness Center



Two-Acre Park



State of the art
Conference Center



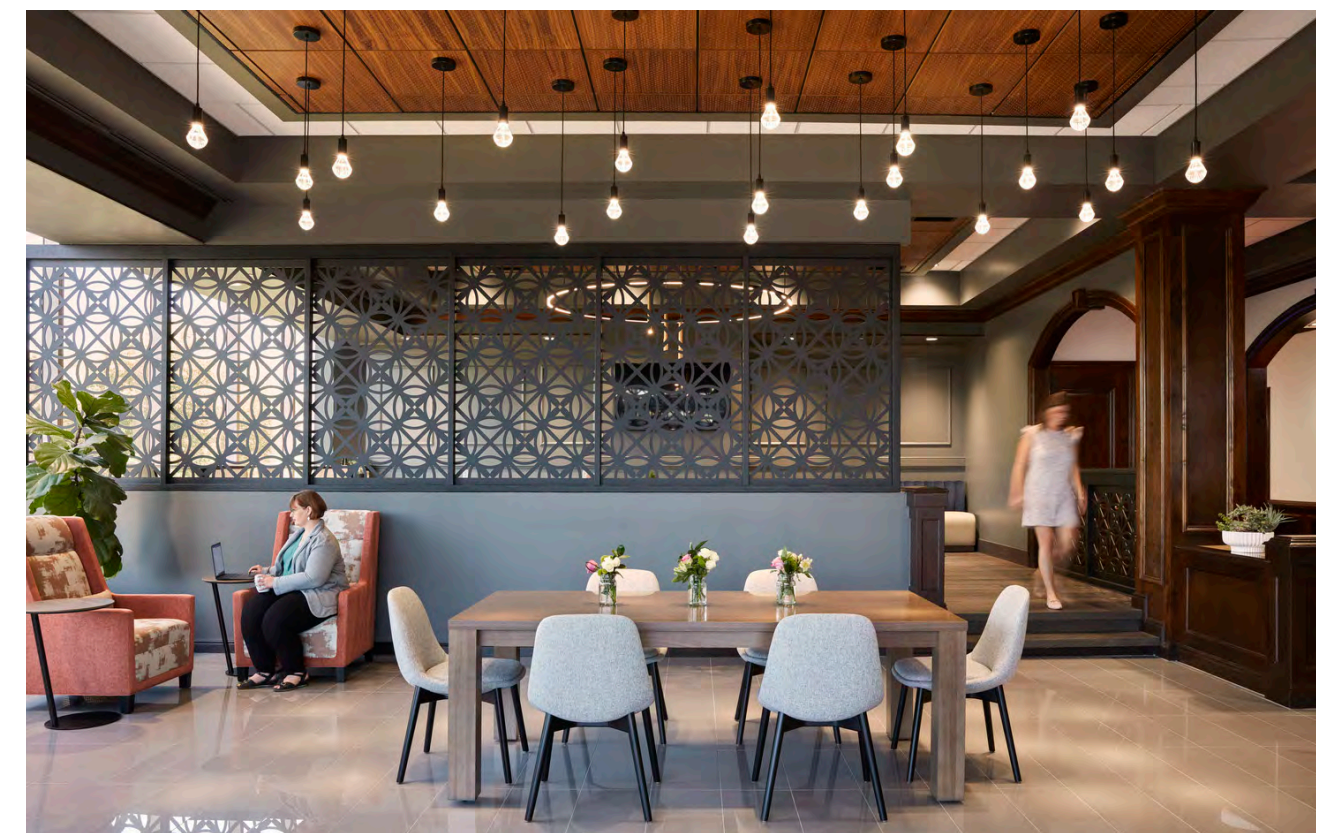
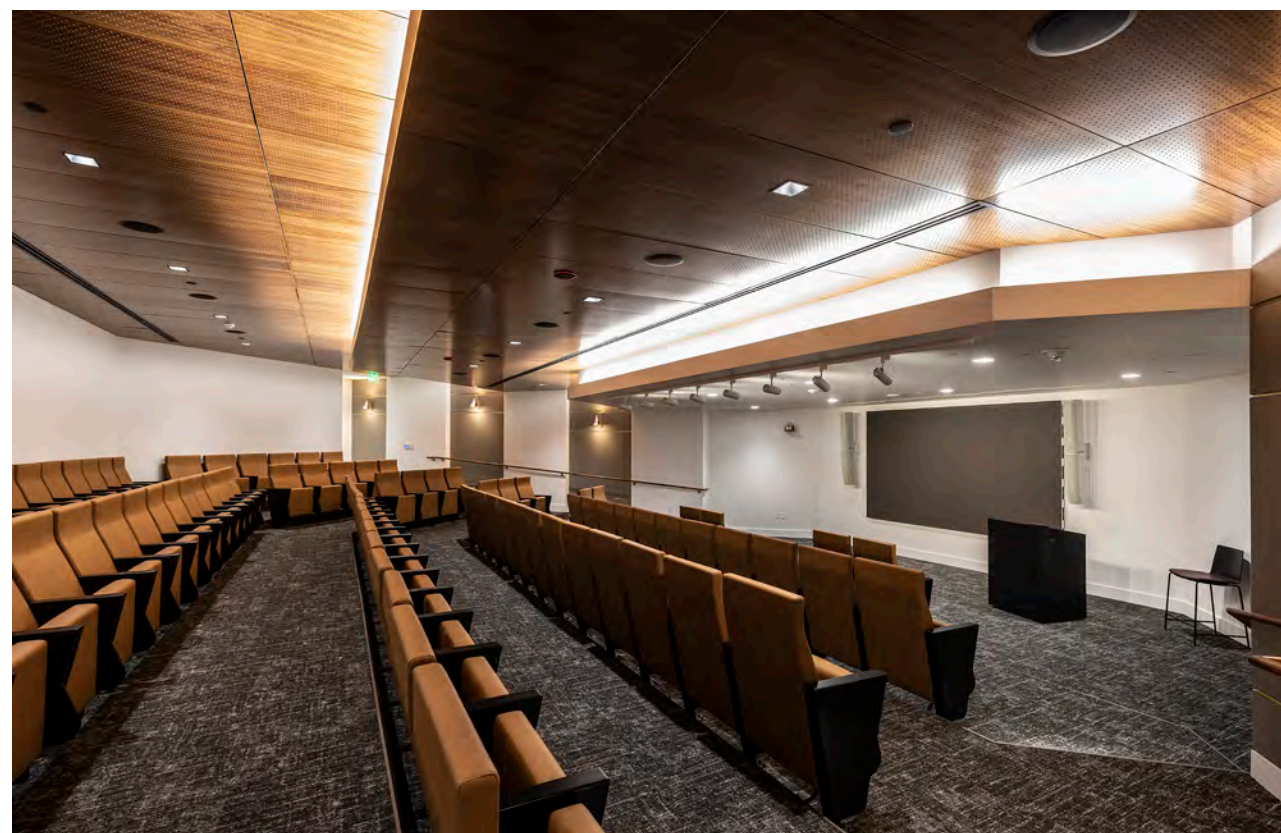
Multiple seating/
meeting areas



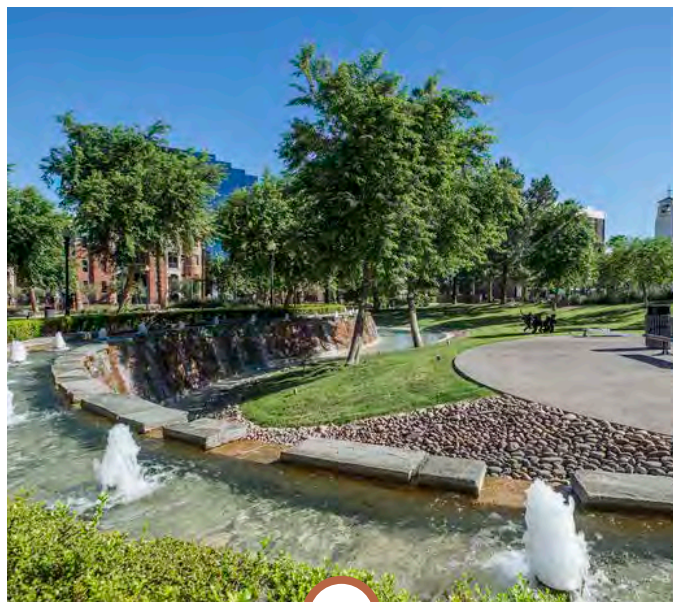
Performing
Arts Theatre



Tenant bike
Sharing



ON-SITE AMENITIES



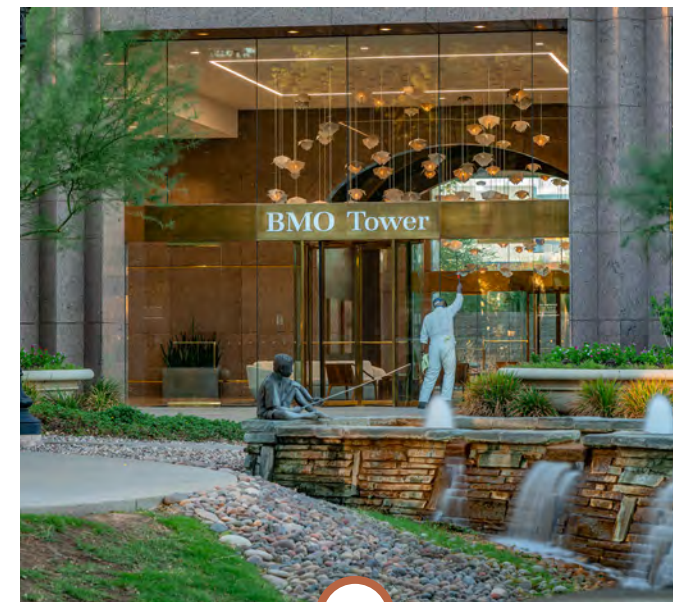
Award-winning two-acre park on-site



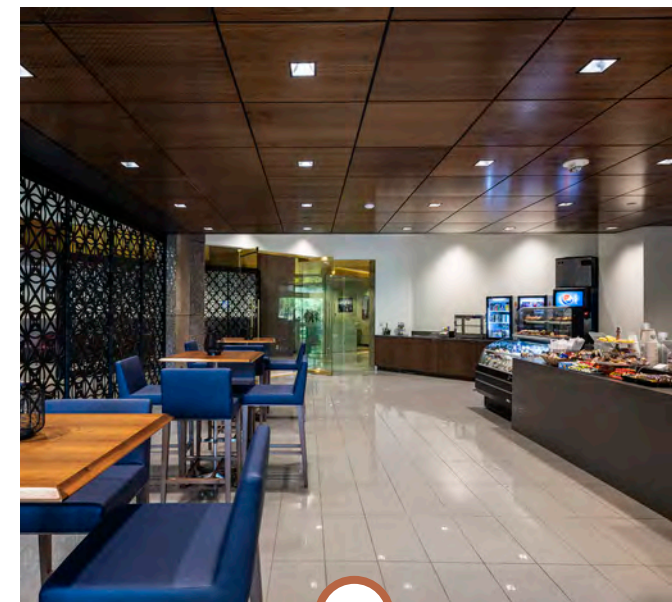
First-class dining facilities with additional outdoor terrace seating



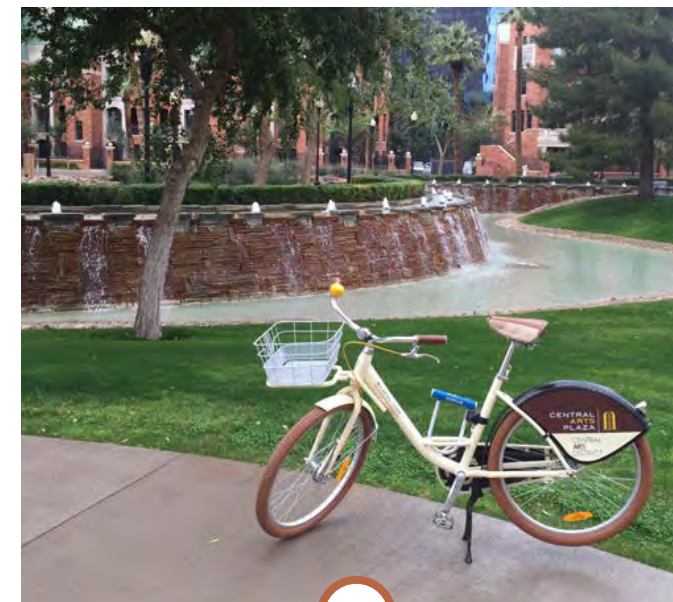
A 10,000 square foot, professionally staffed and equipped fitness center



Outdoor water features, an inviting seating area, and sculpture garden



Performing arts theatre and specialty retail including coffee shop, sundry shop and dry cleaner



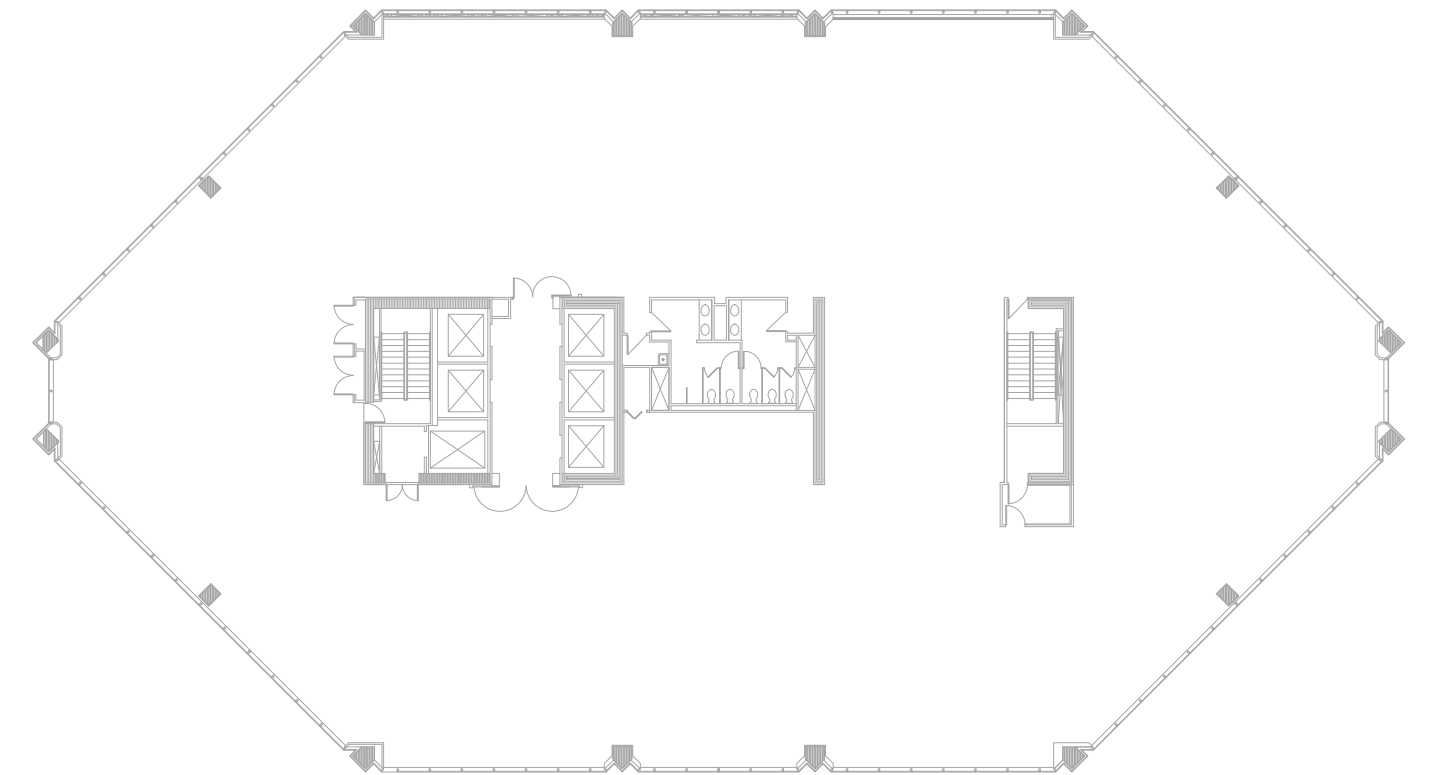
Tenant bike sharing program to cruise to all of the nearby amenities.





FLOOR PLATES

Flexible and efficient floor plate sizes to accommodate different users



TYPICAL FLOOR PLATE

RESTAURANT ROW

Culinary Dropout	Macayo's Mexican	Green Restaurant	Matt's Big Breakfast
Barrio Urbano	Burger Rush	University Club	Mother Bunch Brewing
Churn	Alexis Grill	Rice Paper	Angels Trumpet
Spinato's Pizza	Taco Guild	Urban Vine	Songbird
Windsor	Gadzooks	America's Taco Shop	Pizza Hut
Federal Pizza	Duck and Decanter	The Habit Burger	Pomo Pizzeria
Joyride Taco House	China Chili	Chicos Grill	Phx Public Market
Postino	Qdoba	ZOYO	Milk Bar
Pita Jungle	Ocotillo Restaurant	Potbelly's	The Vig
Southern Rail	Panera Bread	Giant	Breadfruit
AJ's	Lenny's Burgers	Palette	Cobra Arcade Bar
Shake Shack	First Watch	Pei Wei	Cibo
Cherry Blossom	Domino's Pizza	Five Guys	Film Bar
Flower Child	Honey Bear's BBQ	Blue Fin	Ninety-Nine Restaurant and pub
Oregano's	Wild Thaiger	MAD Greens	Mi Amigo's Mexican Grill
Maizie's Café & Bistro	Best of Philly	Zoes Kitchen	Crescent Ballroom
Zookz	Ichi Ban Japanese	NYPD Pizza	Pizzeria Bianco
SunUp Brewing	Switch	Old Spaghetti Factory	Downtown Deli
Los Dos Molinos	Durant's	Vovomeena	Valley Bar
Hula's Modern Tiki	Rollover Doughnuts	Chipotle	
St Francis	Burger King	Pizza People Pub	
fà-me caffè	Tuck Shop	FEZ	
Sauce	Shine	Fair Trade	
Pane Bianco	Humble Pie	Lola	
George & Dragon	Café at the Heard Museum	Carly's Bistro	
Lux	The Main Ingredient	Pita Jungle	
Central Wine	Ale House	Desoto Market	
The Clever Koi	The Coronado	Welcome Diner	
Yoshi's	Nami	Bliss/ReBAR	



AMENITIES

Award-winning chefs and trendy restaurants have become the catalyst for some of the hottest Valley projects, serving as a magnet for residential and commercial growth in the urban core. Eateries such as Southern Rail, Taco Guild, Culinary Dropout at The Yard, and Ocotillo are fostering an urban renewal, positioning the Central Arts District as the next destination for food, nightlife, and entertainment, attracting a younger workforce and residential base to the burgeoning district.



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BRETT ABRAMSON
t 602-803-6604
brett.abramson@nmrk.com

CHRIS BEALL
t 602-459-5634
chris.beall@nmrk.com

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