



THE NEW PARK X CENTRAL

The Modern Office Experience



PARK X CENTRA

NING HEATING
1-15-14

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

 Dignity Health

DIAMOND BUILDING
71,000 SF

AVAILABLE
Suite 130/140
±8,649 RSF

 **Creighton**
UNIVERSITY

GOLDWATER BUILDING
118,350 SF

GRAHAM BUILDING
15,500 SF

LIEB BUILDING
43,000 SF

STRAUS BUILDING
30,300 SF

GEARE BUILDING
11,500 SF

SANDS BUILDING
6,100 SF

PERFORMING
ARTS CENTER

BURGBACHER BUILDING
225,000 SF

AVAILABLE
Suite 190
±3,876 RSF

PARKING
GARAGE

AVAILABLE
1st Floor
±90,862 RSF
2nd Floor
±80,000 RSF
DIVISIBLE TO
±40,000 RSF

3RD AVENUE

2ND AVENUE

WEST OSBORN ROAD

WEST MONTEREY WAY

CENTRAL AVENUE





PARK X CENTRAL

KEY

- FREEWAY
- LIGHT RAIL



Table 1



±14,000 STUDENTS

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA
143

202

ARIZONA
51



China Chili
FINE CHINESE CUISINE



EMBASSY SUITES
HOTELS®



Durant's

oven+vine



ST. JOSEPH
HOSPITAL



PARK X CENTRAL



3RD AVE



10 ON-SITE
RESTAURANTS
WITH MORE TO COME!



PARK X CENTRAL



**2,000 STALL
PARKING
GARAGE**



**OUTDOOR
COLLABORATION
AREAS**

**10 ON-SITE
RESTAURANTS**



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

APARTMENTS



 **Dignity Health.**

**GRAHAM
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15,500 SF

**GEARE
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HOTEL



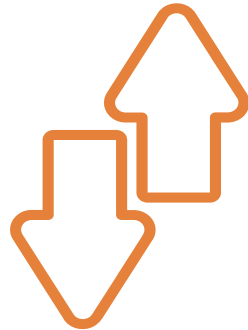
**LOCATED
ALONG
LIGHT RAIL**



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 Yaqis
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. zippa
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. Zipps
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. Profitess 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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