

# PARK X CENTRAL

VIBRANT MIXED-USE PROJECT IN PHOENIX, ARIZONA

LIFE SCIENCES OPPORTUNITIES  
LAB R&D INFRASTRUCTURE *IN PLACE*



At the center of the PHOENIX MEDICAL QUARTER





60

303

101

87

85

143

101

202

60



PARK X CENTRAL



**KEY**

- FREEWAY
- LIGHT RAIL

Sun Valley Pkwy.

SUN CITY WEST

SUN CITY

PEORIA

GLENDALE

LITCHFIELD PARK

GOODYEAR

TOLLESON

DOWNTOWN PHOENIX  
PHOENIX

SCOTTSDALE



TEMPE



AHWATUKEE  
FOOTHILLS

CHANDLER

MESA

GILBERT

Deer Valley Airport



WATSON RD.

DEAN RD.

JACKRABBIT TR.

YUMA RD.

LITCHFIELD RD.

GLENDALE AVE.

99TH AVE.

83RD AVE.

BUCKEYE RD.

BROADWAY RD.

BASELINE RD.

LAKE PLEASANT PKWY.

HAPPY VALLEY RD.

PINNACLE PEAK RD.

Agua Fria Fwy.

BELL RD.

GREENWAY RD.

CACTUS RD.

PEORIA AVE.

59TH AVE.

43RD AVE.

Grand Ave.

17

17

10

10

51

24TH ST.

32ND ST.

48TH ST.

McDOWELL RD.

MCDONALD DR.

CAMELBACK RD.

INDIAN SCHOOL RD.

DOBSON RD.

Red Mountain Fwy.

MCKELLIPS RD.

COUNTRY CLUB

MESA DR.

VAL VISTA DR.

UNIVERSITY DR.

MAIN ST.

SOUTHERN AVE.

APACHE TRAIL

SCOTTSDALE RD.

PIMA RD.

CAVE CREEK RD.

DYNAMITE BLVD.

Pima Fwy.

TATUM BLVD.

Piestewa Fwy.

SHEA BLVD.

CENTRAL AVE.

7TH ST.

Price Fwy.

BASELINE RD.

MILL AVE.

WARNER RD.

RAY RD.

ELLIOT RD.

A AVENUE

Superstition Fwy.

# LIFE SCIENCES OPPORTUNITIES LAB R&D INFRASTRUCTURE IN PLACE

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

## AT THE CORE OF THE PHOENIX MEDICAL QUARTER

*"Healthcare and bioscience are important industries in that they have a long-term, positive impact on our communities in many ways. They enable growth in other industries and create the kind of economic impact that has a huge ripple effect on other industries."*

Sharon Harper  
Plaza Companies



Stan Shafer  
Holualoa Companies



*"This is the highest density of bioscience healthcare workforce in Arizona, and sits among the West's leaders. "Quality, experienced workforce is one of the first reasons life and bio-science companies are selecting Phoenix."*

Christine Mackay  
City of Phoenix



*"As the fifth-largest city in the country and one with a diverse population, Phoenix is a prime location for both clinical trials and life science innovators,"*

Joan Koerber-Walker  
President & CEO of Arizona BioIndustry Association



88

APACHE  
JUNCTION





A UNIQUE  
**OPPORTUNITY**  
IN THE CORE OF  
METROPOLITAN PHOENIX'S  
**BIO SCIENCES**  
**HUB**

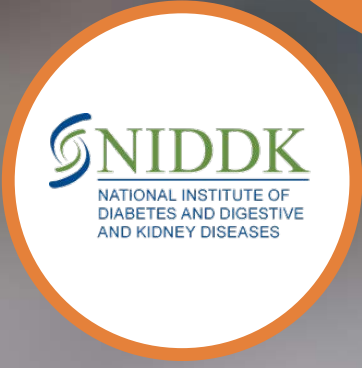




# Healthcare Innovation Lives Here











- **Park Central** is Metropolitan Phoenix's most exciting revitalization project in the last decade. The former iconic outdoor mall has been redeveloped into an exciting mixed use development- where one can live, work, play, *and go to medical school*.
- Located in the heart of the PHOENIX MEDICAL QUARTER, **Park Central** lies in the center of several top universities and medical institutes just minutes away.
- **Park Central** is home to Creighton University's Health Services Campus , as well as Dignity Health's Regional headquarters.
- A major regional life sciences opportunity of 80,000 square feet is now available at **Park Central**, in the Burgbacher building, a former department store.





WITH  
**ACCESS**  
TO THE MAJOR  
**LIFE SCIENCES**  
PLAYERS



# HEALTHCARE VIBRANCY ON CAMPUS

## PARK X CENTRAL



Yoo and Co. Accelerators

Banner Health

WearTech CENTER

ASU Arizona State University School of Medicine

ADELANTE HEALTHCARE

Alliant International University

Central Avenue

Creighton UNIVERSITY Medical School

DMG

Dignity Health Regional Headquarters

WCUI School of Medical Imaging And Nursing

BARROW Neurological Institute

ARIZONA DIAGNOSTIC RADIOLOGY

Dignity Health St. Joseph's Hospital and Medical Center



# PARK X CENTRAL

**AVAILABLE**  
2nd Floor  
±80,000 RSF  
(Divisible to  
±40,000 RSF)

**AVAILABLE**  
Suite 160  
±34,806 RSF

PERFORMING  
ARTS CENTER

3RD AVENUE

WEST OSBORN ROAD

**BURGBACHER  
BUILDING**  
225,000 SF

**GRAHAM BUILDING**  
15,500 SF

**STRAUS BUILDING**  
30,300 SF

GEARE BUILDING  
11,500 SF

SAN BUILDING  
6,100 SF

**LIEB BUILDING**  
43,000 SF

WEST CATALINA DRIVE

2,000  
Stall Parking Garage

Dignity Health.

**AVAILABLE**  
12/1/21  
Suite 200  
±8,050 RSF  
Spec Suite

**DIAMOND BUILDING**  
71,000 SF

PARKING  
GARAGE

2ND AVENUE

APARTMENTS  
278 Units  
DELIVERS  
DECEMBER 2021

**GOLDWATER BUILDING**  
118,350 SF

WEST MONTEREY WAY

**AVAILABLE**  
Suite 120-125  
±17,172 RSF  
Suite 200  
±41,450 RSF

**AVAILABLE**  
Suite 150  
±17,042 RSF  
Spec Suite

Creighton  
UNIVERSITY

HOTEL

CENTRAL AVENUE





# BURGBACHER BUILDING SPECIFICATIONS



## ELECTRICAL:

- 6000 amp service
- 300 kVA back-up generator
- Adjacent to redundant grid supporting major hospital next door

## PLUMBING:

- 4" domestic water line
- Above standard sanitary sewer capacity with 8" sewer line
- Natural gas service to the building

## MECHANICAL:

- Hot and chilled cooling system with VAV units
- Freight elevator with 20,000 lbs capacity
- Numerous locations for rooftop penetrations for exhaust hoods

## FACILITY:

- Slab to slab height of  $\pm 15'$
- Two truck wells with access to freight elevators
- Optimal column spacing
- Various sections with floor to ceiling glass
- Direct access to shaded amenity area
- Five total elevators to the suite



**3141 N. CENTRAL AVENUE**  
PHOENIX, AZ

# BURGBACHER BUILDING

**HYPOTHETICAL LAB PLAN**  
SECOND FLOOR | ±80,000 RSF

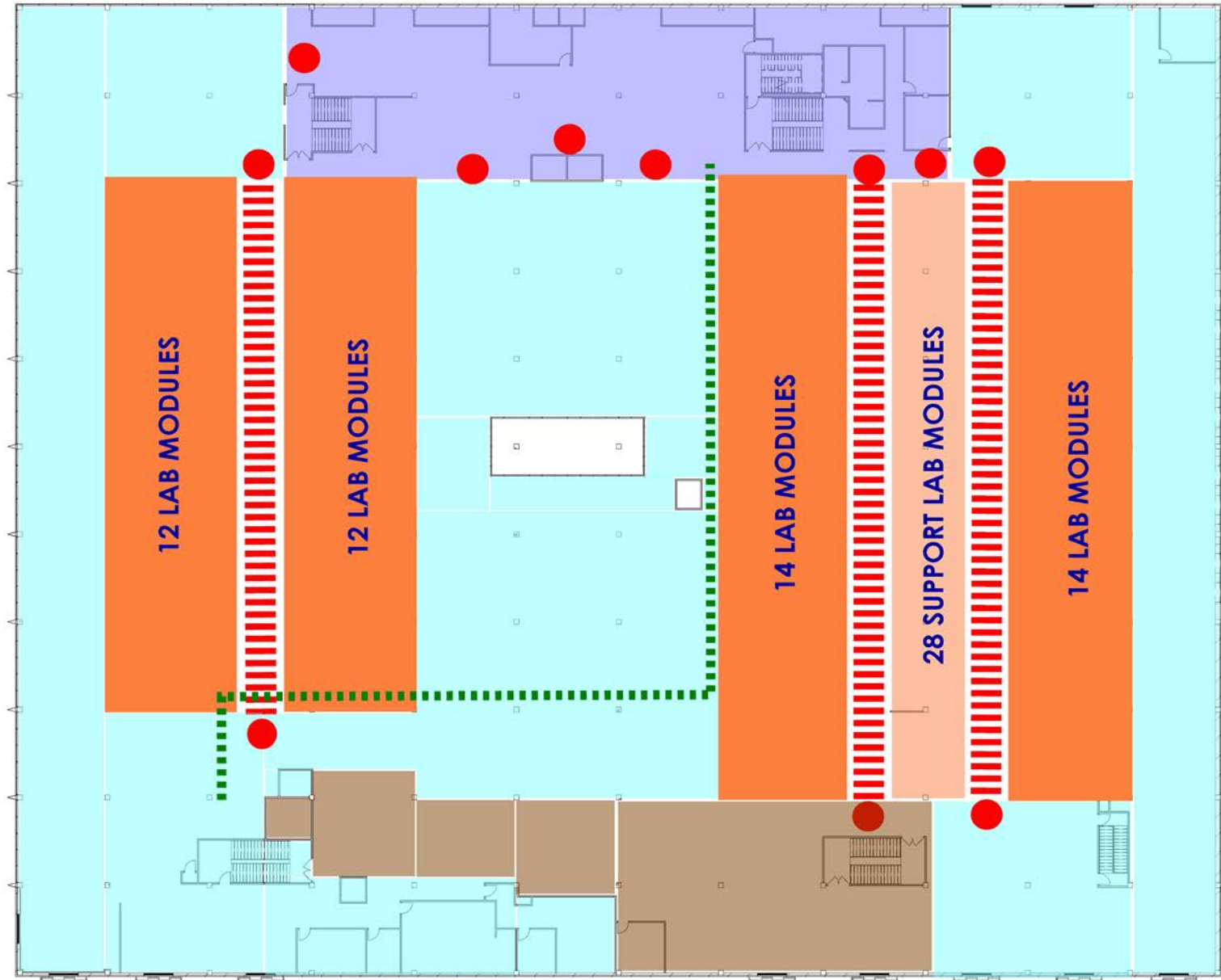


- STAFF AND VISITOR'S WAITING/CONFERENCE
- INVESTIGATOR'S OFFICE/ADMIN
- PRIMARY LABS
- SUPPORT LABS
- UTILITY DISTRIBUTION
- WASTE AND SUPPLIES
- ACCESS CONTROL
- EXISTING BUS DUCT

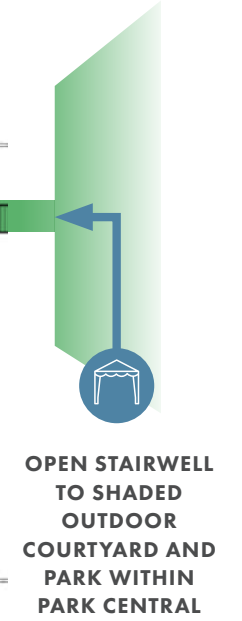
WEST OSBORN ROAD



CENTRAL AVENUE



3RD AVENUE



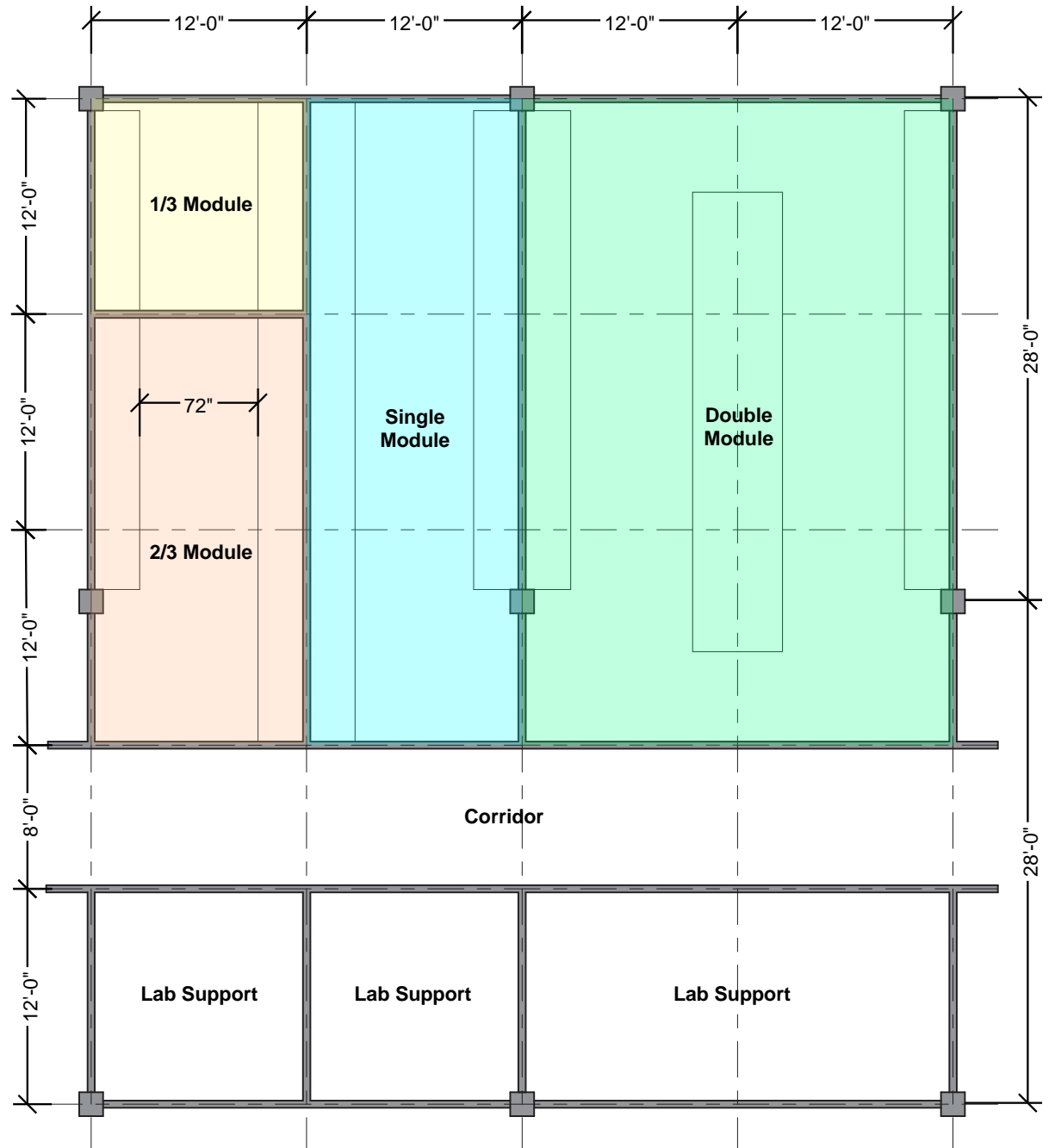
OPEN STAIRWELL  
TO SHADED  
OUTDOOR  
COURTYARD AND  
PARK WITHIN  
PARK CENTRAL





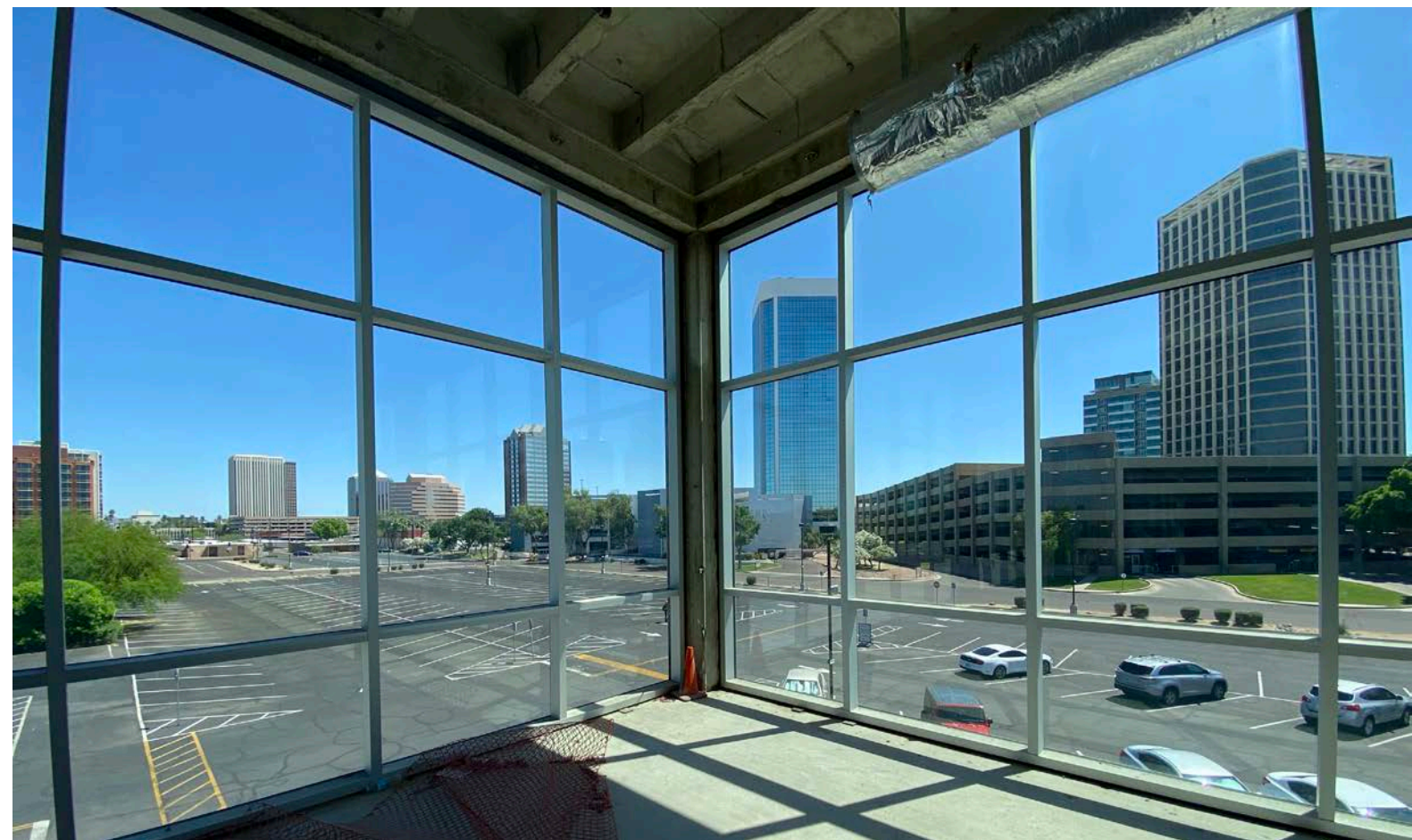
### ADDITIONAL BUILDING FEATURES:

- ±80,000 SF floor plate
- Divisible to 40,000 SF
- Efficient rectangle shaped allows for maximum flexibility and density of lab modules
- Robust air conditioning system with N+1 redundancy available



**TYPICAL LABORATORY MODULE**



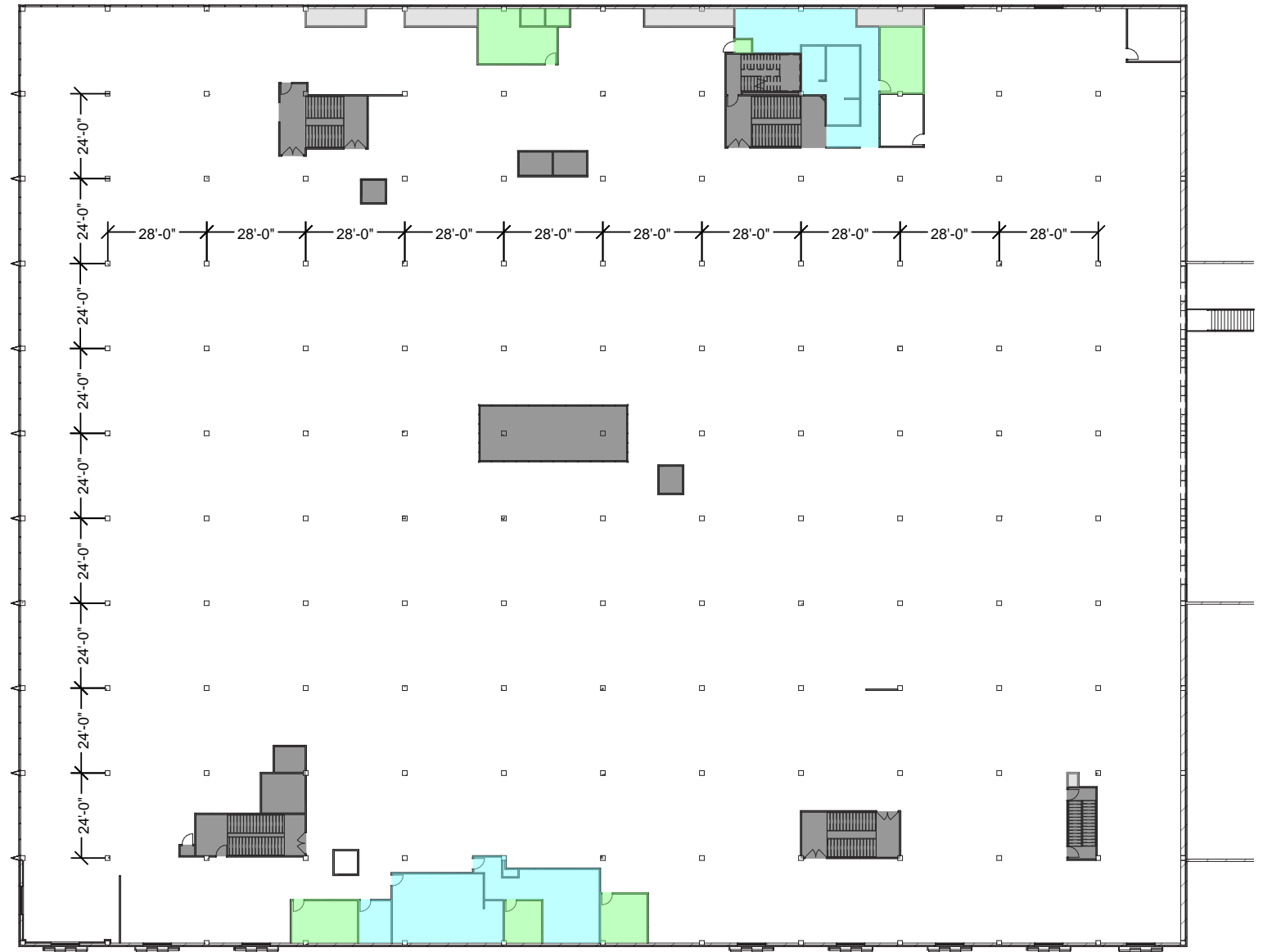




**3141 N. CENTRAL AVENUE**  
PHOENIX, AZ

# BURGBACHER BUILDING

**SECOND FLOOR**  
**±80,000 RSF**

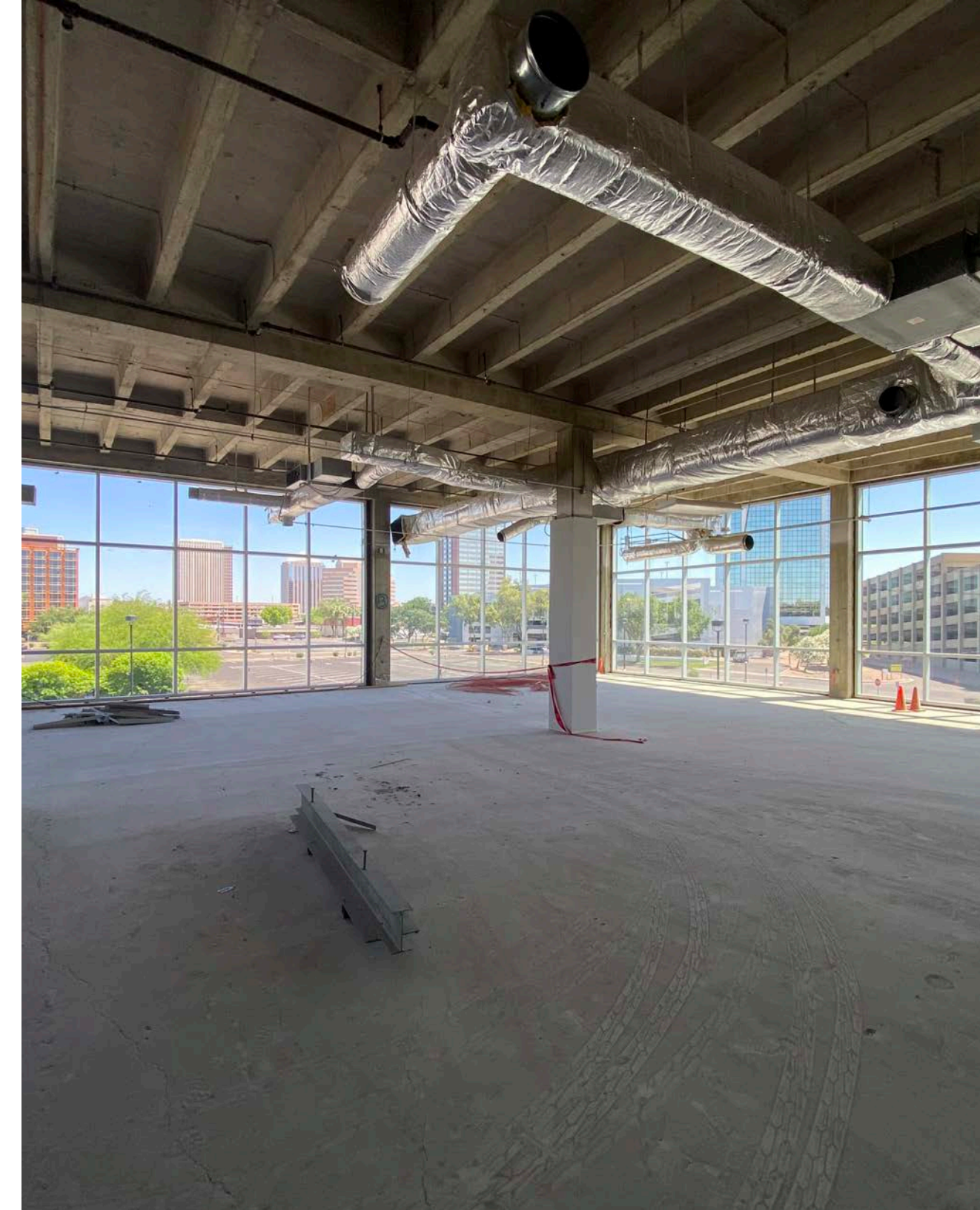


- ENCLOSED CHASE
- VERTICAL CIRCULATION
- ELECTRICAL OR MECHANICAL ROOM
- RESTROOMS



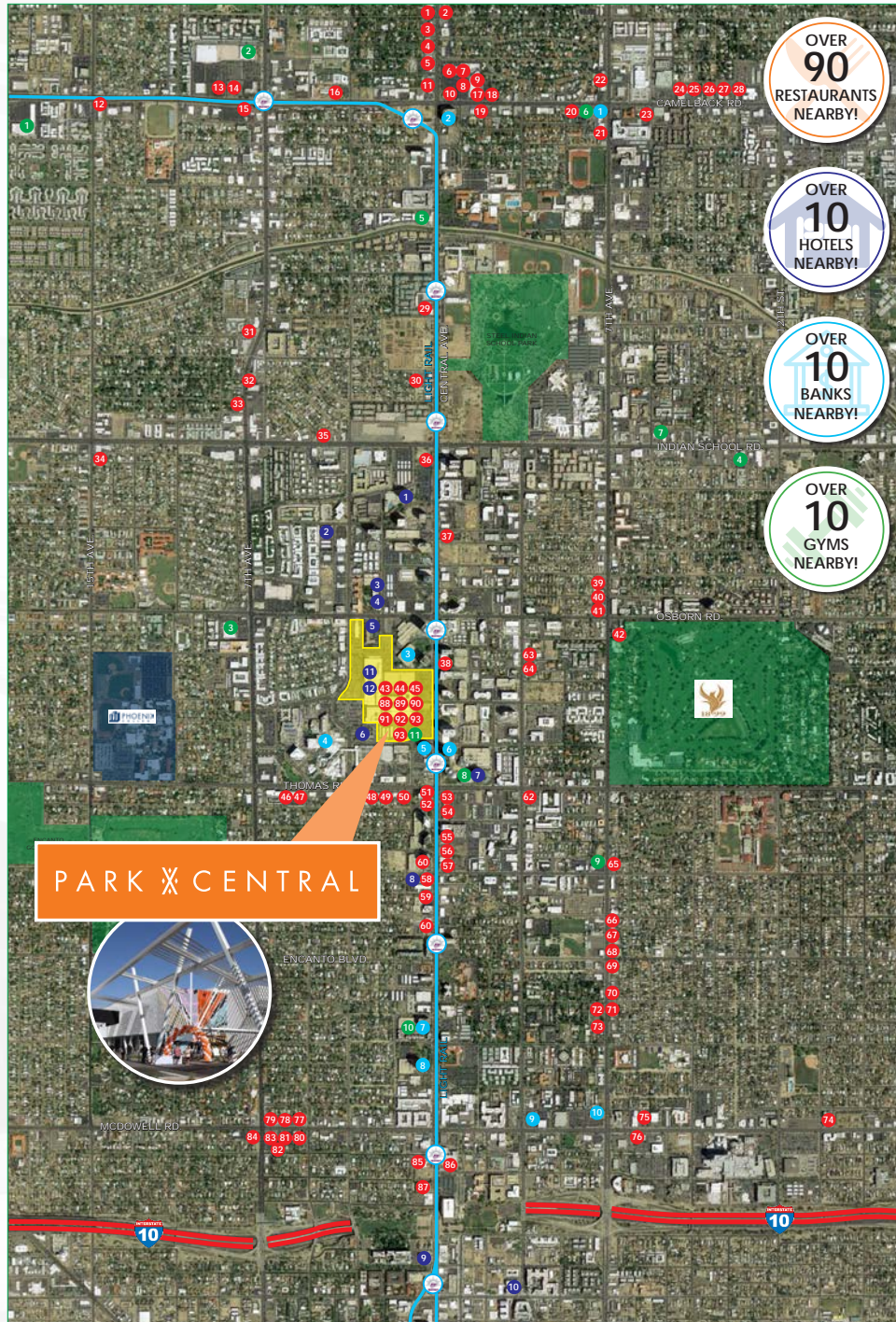








# LOCAL AMENITIES



## 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. 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. Wildo 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. Profitness Phoenix
10. Central Park Square Athletic
11. Eos Fitness







EXCITING  
**OUTDOOR AREAS**



# ADDITIONAL OFFICE OPPORTUNITIES



15' High Ceilings







**EXCLUSIVE**  
TENANT PATIOS



**INDOOR/OUTDOOR**  
**ENVIRONMENTS**





# A PARK WITHIN A PARK

PART OF A COMPREHENSIVE  
PARK SYSTEM







**OUTDOOR COLLABORATION AREAS**



**10 ON-SITE RESTAURANTS**



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



**2,000 STALL PARKING GARAGE**

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

**PERFORMING ARTS CENTER**

**GEARE BUILDING 11,500 SF**

**BURGBACHER BUILDING 225,000 SF**

**STRAUS BUILDING 30,300 SF**

**GRAHAM BUILDING 5,500 SF**

**SANDS BUILDING 6,100 SF**

**LIEB BUILDING 43,000 SF**

**AVAILABLE SUITE 130/140 ±8,895 RSF**

**DIAMOND BUILDING 71,000 SF**

**GOLDWATER BUILDING 118,350 SF**

**PARKING GARAGE**



**HOTELS UNDER CONSTRUCTION**



**APARTMENTS**

WEST CALALINA DRIVE

WEST MONTEREY WAY

WEST OSBORN ROAD

2ND AVENUE

Creighton UNIVERSITY

RETAIL

HOTELS



**LOCATED ALONG LIGHT RAIL**

**CENTRAL AVENUE**

**PHOENIX METRO LIGHT RAIL**





# WORKPLACE READINESS ESSENTIALS AT PARK X CENTRAL



RESTROOMS IN EACH SUITE



ALL LOW-RISE



PRIVATE OUTDOOR SPACE



WIDE OPEN COURTYARD



EASY PICK UP FROM ON-SITE RESTAURANTS



ROLL-UP DOORS PROVIDE PLENTY OF FRESH AIR



INDIVIDUAL ENTRANCES TO EACH SUITE



MULTIPLE POINTS OF INGRESS AND EGRESS

CENTRAL AVENUE

PHOENIX METRO LIGHT RAIL



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

TEMPE

LOOP 202

ARIZONA 51

ARIZONA 10

ARIZONA 10

ARIZONA 10

DOWNTOWN  
PHOENIX

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

1899

ocotillo

*X China Chili*  
FINE CHINESE CUISINE

E  
EMBASSY SUITES  
HOTELS

BANK OF ARIZONA

BBVA Compass

Deloitte

Panera  
BREAD

PHOENIX BIOSCIENCE CORP

Duane's

oven+vine

FAIRFIELD  
INN & SUITES  
Marriott

WELLS FARGO

Hampton Inn

BARROW  
Neurological Institute

ZIPPS

KOBALT

STARBUCKS  
COFFEE

FIREBIRD  
PIZZA

EMERY JONNY'S  
Since 1993  
HONEY BUNNETT

Jamba Juice

FIRST WATCH  
DAILY BREAKFAST CAFE

Shai Bani

**PARK X CENTRAL**

Dignity Health  
St. Joseph's Medical Center

**2.6M**  
people within  
30 minutes

**71**  
RESTAURANTS  
within 1 mile

CENTRAL AVE

Walgreens

OSBORN RD.

RAMADA

extended  
STAY AMERICA

3RD AVE.

HOME 2  
SUITES BY HILTON

tru  
by Hilton

Parking  
Ratio  
**5:1,000**

**2** Light  
Rail  
Stops  
ON-SITE





## Phoenix designates Park Central as its newest bioscience hub

BUSINESS NEWS | 13 April, 2023 |

In her State of the City address on April 12, Phoenix Mayor Kate Gallego announced that Park Central and midtown Phoenix have been designated as the newest Bioscience Hub in the community, known as the Phoenix Medical Quarter, Global Advancement of Health and Education.

The designation recognizes the influx of healthcare, bioscience and education into the midtown region in general and Park Central specifically, and along with the city's other two Bioscience Hubs — Phoenix Bioscience Core and Discovery Oasis — forming a "healthcare triangle" of research.

In the past few years, several significant bioscience, healthcare and education initiatives have come to fruition in the central city, including:

- The new Virginia G. Piper Creighton University Health Sciences Campus at Park Central, where more than 900 people annually are educated to become doctors, nurses and healthcare professionals. Creighton's Phoenix campus opened in 2021, offering students almost 200,000 SF of state-of-the-art learning environments including simulation space. In the school's nine labs, learners gain hands-on experience with standardized patients, home care environments and more. The campus includes a medical school, nursing school, a pharmacy, occupational therapy and physical therapy school and separate schools for physician assistants and emergency medical services personnel.

- Significant expansion on the Dignity Health St. Joseph's Hospital and Medical Center campus, by Barrow Neurological Institute. Barrow, one of the top 15 neuroscience hospitals in the world, has officially opened the state-of-the-art Barrow Neuroplex. On the heels of this, they will soon be opening the new global headquarters for the Ivy Brain Tumor Center and are also planning to build an innovative new research laboratory at Park Central.

- An influx of bioscience, healthcare and education entities, including the WearTech Applied Research Center and RadNet imaging clinic at Park Central, Alliant School of Nursing, WCUI Smith Chason, DMG Children's Rehabilitative Services and several others at Park Central.

As part of the designation, the City of Phoenix will be working on a reinvention of 3rd Avenue to pull together Park Central, St. Joseph's Hospital and Medical Center and Barrow Neurological Institute to create a dynamic corridor to promote the well-being of citizens and the advancement of bioscience. Third Avenue will feature shaded walkways, integration of art, and a safe environment for students, faculty, researchers, clinicians, and most importantly patients and their families, while assuring vehicular access to Barrow, St. Joseph's and Park Central.

"I am proud that our City is home to the Phoenix Medical Quarter. Phoenix is an emerging bioscience market and we are consistently number one in life science job growth. This is good news for people who live in our city, who want the best possible health care," said Phoenix Mayor Kate Gallego. "Healthcare education, life sciences and research are crucial and the impact and leadership of the Phoenix Medical Quarter will accelerate the work that is already happening in the region."

"The Phoenix Medical Quarter is exactly what our community needs. There has been tremendous growth at Park Central with the variety of healthcare education, technology development and centers for care and the advancements at Barrow Neurological Center and Dignity that it only seems natural for this area to become a Bioscience Hub that is connected and creates an environment that fosters innovation," said Phoenix City Council District 4 Councilmember Laura Pastor.

"We are very pleased to receive this designation and excited about the impact it will have on healthcare in our community," said Sharon Harper, Chairman and CEO of Plaza Companies, the company spearheading the Park Central revitalization effort alongside Holualoa Companies. "The focus on bioscience will save lives, create jobs and help continue the rapid revitalization we're seeing at Park Central and in midtown Phoenix."

Plaza Companies and Tucson's Holualoa Companies have teamed up to redevelop Park Central into a vibrant destination, which once was the city's first official large-scale shopping mall. Park Central has developed a particular focus on bioscience over the past few years with the addition of Creighton University as well as an influx of bioscience companies to the project.

Additionally, Barrow President and CEO Michael T. Lawton, MD recently announced that the Institute is embarking on another forward-thinking research initiative that will provide renewed hope to patients by exploring the greatest frontier in neuroscience—the mysteries of the mind.

This initiative will include a research-centric building at Park Central as part of the Phoenix Medical Quarter, where clinicians and scientists will focus on "opening minds and saving lives" through regenerative neuroscience, robotics, brain-computer interfaces, and other next-generation technologies.

"The Phoenix Medical Quarter will be known as a place of innovation and advancement of the medical field, and it is the perfect region for Barrow to continue to expand as we look to explore the mysteries of the mind," said Barrow Neurological Institute President and CEO Michael T. Lawton, MD.

"Interprofessional education is a highly valued standard at Creighton University for academic learning and clinical training," said President Rev. Daniel S. Hendrickson, S.J., Ph.D. "The formation of the Phoenix Medical Quarter will spur new opportunities for our students across the various medical disciplines to better educate Arizona's next generation of medical professionals. Creighton is excited to be part of this growth and development and we cannot wait to get to work on new partnerships to advance medical education and care."

"Collaboration is what drives transformation and innovation and Dignity Health St. Joseph's is proud to be part of





this collaboration at the Phoenix Medical Quarter. The research and healthcare education that will take place in this region will advance the future of healthcare services and elevate care for our community,” said Chief Executive Officer, Dignity Health Arizona Central and West Valley Market, Gabrielle Finley-Hazle.

The new Park Central includes 500,000 square feet of Class A creative office and retail space available for lease with the ability to accommodate tenants ranging from 3,500 square feet to more than 100,000 square feet in size. It features exclusive tenant patios, on-site restaurants and amenities, a stunning mid-century modern design, 15- to 25-foot ceilings, convenient bike path and light rail access and ample parking. For more information on the project, visit [www.parkcentralphoenix.com](http://www.parkcentralphoenix.com).

## About Plaza Companies

With offices in Peoria, Scottsdale and Tucson, Plaza Companies is a full-service real estate firm specializing in the management, leasing and development of medical office and commercial office properties, technology and bioscience facilities, mixed-use properties and senior housing communities. Since 1982, Plaza Companies has established a proud track record as a competitive, connected and conscientious real estate firm with partnerships throughout the industries it serves. For more information, visit [www.theplazaco.com](http://www.theplazaco.com).

## About Holualoa Companies

Holualoa Companies is a real estate investment firm focused on the successful acquisition, repositioning, redevelopment and disposition of real estate assets. Headquartered in Tucson, Arizona, with offices in Phoenix, Santa Monica, Hawaii and Paris, its investments span the United States and Europe and include office, retail, industrial, multi-family, hotel and mixed-use investment properties. Holualoa is an experienced investor for its own account and on behalf of a select group of private investors. For more information, visit [www.holualoa.com](http://www.holualoa.com).

## About Creighton University

Creighton University, based in Omaha, Nebraska, is one of 28 Jesuit colleges and universities in the U.S. It enrolls 4,446 undergraduates and 4,464 graduate and professional students among nine schools and colleges. No other university its size offers students such a comprehensive academic environment with personal attention from faculty-mentors. Visit: [www.creighton.edu](http://www.creighton.edu)

## About Barrow Neurological Institute

Since our doors opened as a regional specialty center in 1962, we have grown into one of the premier destinations in the world for neurology and neurosurgery. Our experienced, highly skilled, and comprehensive team of neurological specialists can provide you with a complete spectrum of care—from diagnosis through outpatient neurorehabilitation—under one roof.

## About Dignity Health in Arizona

Dignity Health in Arizona is anchored by 8 outstanding hospitals in Arizona: St. Joseph’s Hospital and Medical Center, Chandler Regional Medical Center, Mercy Gilbert Medical Center, St. Joseph’s Westgate Medical Center, Arizona General Hospital – Laveen, Arizona General Hospital – Mesa, Yavapai Regional Medical Center – East, and Yavapai Regional Medical Center – West.

From this foundation, Dignity Health in Arizona has expanded into a comprehensive health care system, which includes clinics, specialty hospitals, urgent cares, freestanding emergency departments, insurance providers, an accountable care organization and other clinical partnerships. The Dignity Health Medical Group includes hundreds of physicians in Arizona and a wide range of specialties. Dignity Health is part of CommonSpirit, one of the nation’s largest health care systems.

<https://azbigmedia.com/business/phoenix-designates-park-central-as-its-newest-bioscience-hub/>





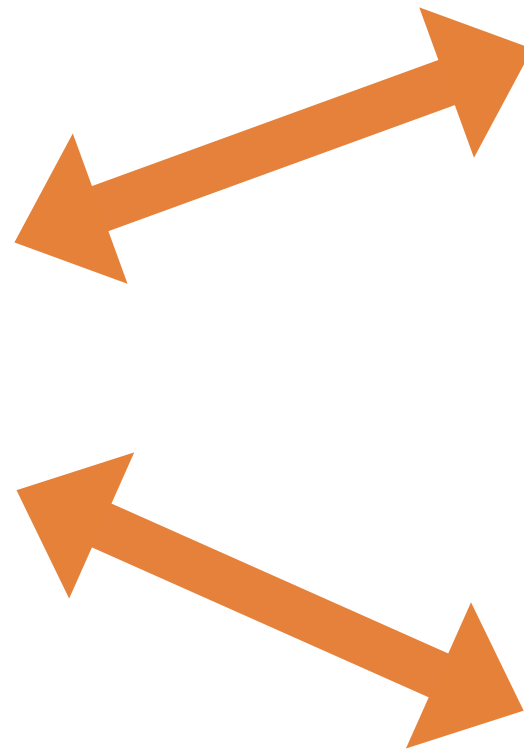
# KEY ALLIANCES

**Creighton**  
UNIVERSITY

**BARROW**  
Neurological Institute



**Dignity Health™**  
St. Joseph's Medical Center







FIRED  
PIE

# RECTORY

STRASUS	CEARE
BURGBACHER	GOLDWATER
SANDS	LIB

OPEN  
for  
DINE-IN





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COMPANIES