



CLASS A OFFICE

in the Heart of Downtown Phoenix's Business District

NEWMARK


PARALLEL
CAPITAL PARTNERS



is a Class A marquee high-rise office building located in the heart of downtown Phoenix's Core Innovation District. This LEED Gold certified marvel with remarkable features stands 20-stories high, showcasing incredible views of the Phoenix metropolitan area. Conveniently located a short walking distance from the light rail as well as a variety of retail, lifestyle, and entertainment amenities, the property also features remodeled common areas and an on-site café.



BUILDING FEATURES

Large, Efficient Floor Plates

up to $\pm 28,793$ RSF

Marquee - 20-Story Class A Office Tower
consisting of $\pm 436,433$ RSF (including storage)

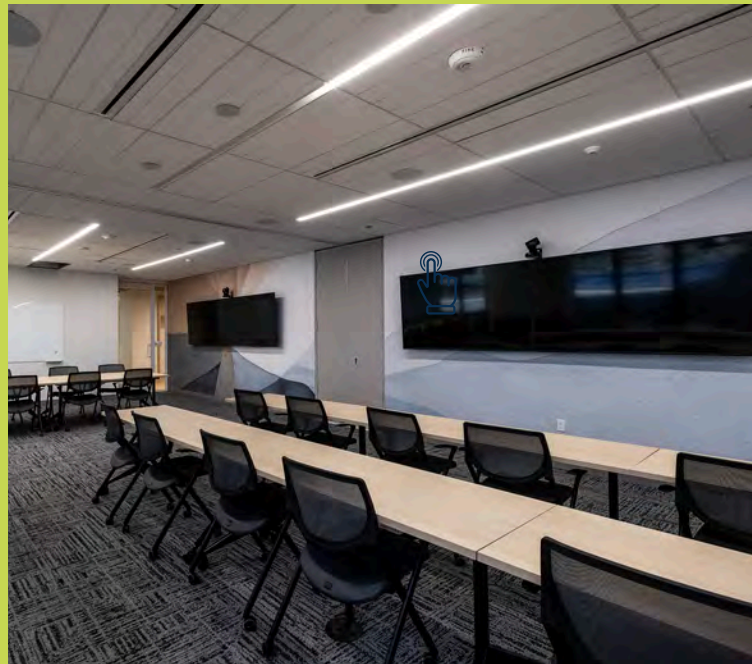
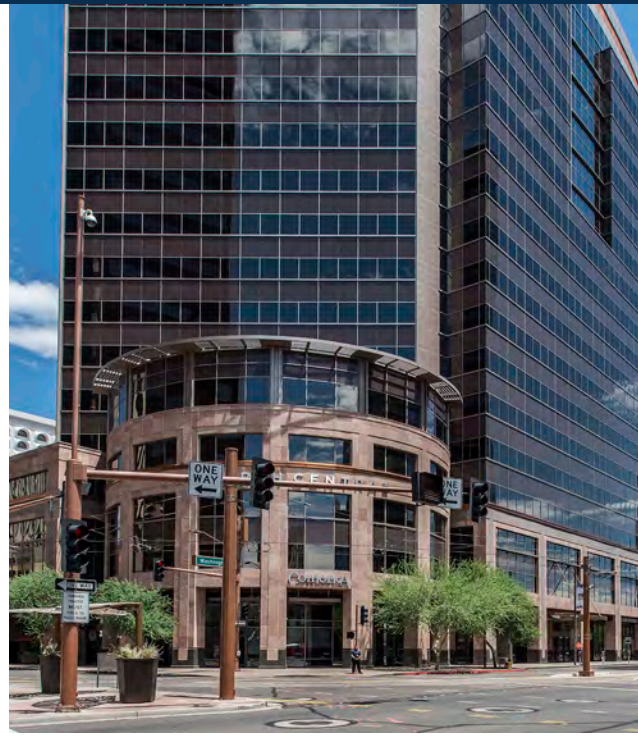
2.4/1000 Parking Ratio
in an on-site structured garage

Café On-Site

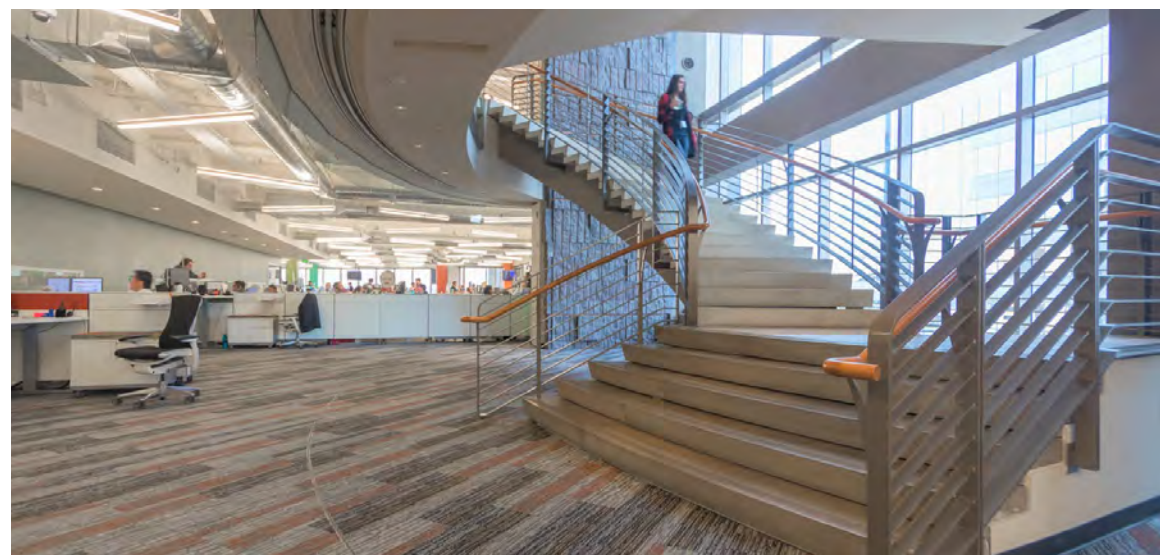
serving coffee, breakfast, lunch and catering

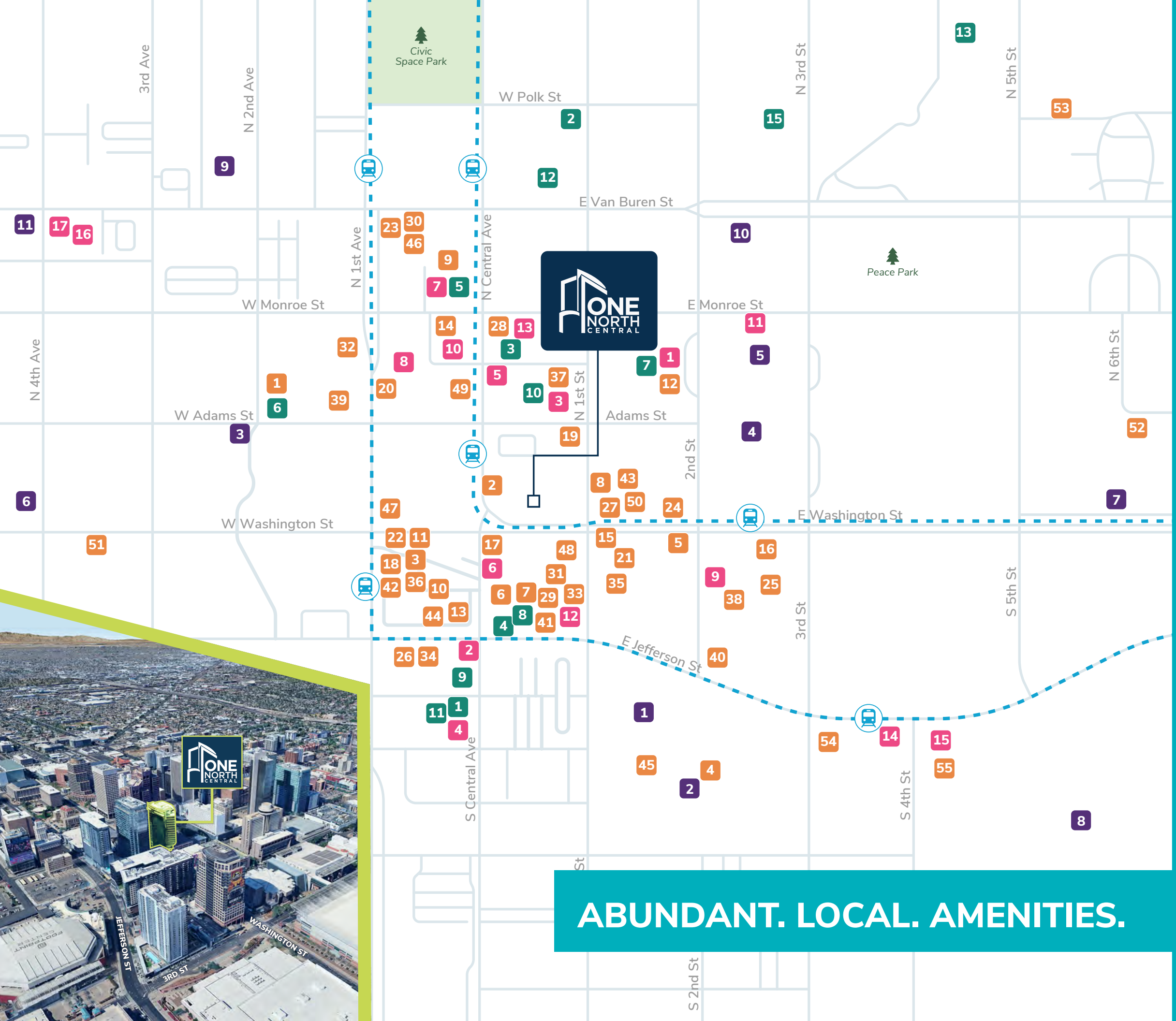
Strong Institutional Ownership
on-site Property Management with 24-hour security

LEED Gold Certified & Energy Star Certified



**AMENITY CENTER
NOW COMPLETED!**





LEGEND

RESTAURANTS

- 1 Adams Table
- 2 Arizona Deli Company
- 3 Bad Ass Coffee of Hawaii
- 4 Benihana
- 5 Blanco Cocina + Cantina
- 6 Blue Hound Kitchen & Cocktails
- 7 Breakfast Club
- 8 Cartel Roasting Co.
- 9 Centrico
- 10 Chico Malo
- 11 Chipotle Mexican Grill
- 12 Compass Arizona Grill
- 13 Copper Blues Rock Pub & Kitchen
- 14 Cornish Pasty Co
- 15 Cupbop-Korean BBQ in a Cup
- 16 Dapper & Stout Coffee Company
- 17 Dog Haus Biergarten
- 18 Five Guys
- 19 Hanny's
- 20 Harumi Sushi
- 21 Ingo's Tasty Food
- 22 Jimmy John's
- 23 Loaded Wiener
- 24 Majerle's Sports Grill
- 25 Mancuso's Restaurant
- 26 Monroe's Hot Chicken
- 27 Morning Squeeze
- 28 MOTOMOTO Sushi & Izakaya
- 29 Phoenix Bourbon Room
- 30 Pizza Hut
- 31 Potbelly Sandwich Shop
- 32 Ramen Kagawa
- 33 ROSSO ITALIAN
- 34 Serafina Coffee Roasters
- 35 SNOWFOX Sushi
- 36 Stadium Sports Bar & Lounge
- 37 Starbucks
- 38 Taco Bell Cantina
- 39 Thai Basil Downtown
- 40 The Ainsworth
- 41 The Arrogant Butcher
- 42 The Impossible Shop
- 43 The Kettle Black Kitchen & Pub
- 44 The Yard Milkshake Bar
- 45 Wetzel's Pretzels
- 46 Wing Street
- 47 Wren & Wolf
- 48 Yogis Grill
- 49 Zen Thai Cafe
- 50 Zookz Sandwiches
- 51 Crazy Jim's
- 52 Pizzeria Bianco
- 53 Pomo-Phoenix
- 54 Willie's Taco Joint
- 55 Guy Fieri's DTPHX Kitchen + Bar

BARS

- 1 Barrel & Bushel
- 2 Bitter & Twisted Cocktail Parlour
- 3 Dust Cutter
- 4 Little Rituals Bar
- 5 Melindas Alley
- 6 Pigtales Downtown
- 7 Seamus McCaffrey Irish Pub
- 8 The Rose Garden AZ
- 9 The Whining Pig
- 10 Valley Bar
- 11 Huss Brew-Pub-DTPHX
- 12 Eden Rooftop Bar
- 13 Floor 13 Rooftop Bar
- 14 Crown Public House
- 15 Four Peaks Draft Room
- 16 Quartz
- 17 State 48 Brewery-DTPHX

VENUES

- 1 Arizona Rattlers Arena Football
- 2 PHX Arena
- 3 Orpheum Theatre
- 4 Symphony Hall
- 5 Phoenix Convention Center
- 6 Arizona Financial Theatre
- 7 Arizona Science Center
- 8 Chase Field
- 9 Crescent Ballroom
- 10 Herberger Theater Center
- 11 The Van Buren

HOTELS

- 1 Courtyard By Marriott
- 2 Hampton Inn & Suites
- 3 Hilton Garden Inn
- 4 Hotel Palomar
- 5 Hotel San Carlos
- 6 Hyatt Place
- 7 Hyatt Regency Phoenix
- 8 Kimpton Hotel Palomar Phoenix
- 9 Moxy Phx-Dtwn
- 10 Renaissance Hotel
- 11 Residence Inn By Marriott
- 12 The Westin
- 13 AC Hotel
- 14 Home2 Suites
- 15 Sheraton



Prime Walkability

95 walkability score (out of 100)

More than \$4 billion has been invested in office space, retail, restaurants, education facilities, convention space and hotel rooms within Downtown Phoenix over the past five years.

Convenient access to:





DOWNTOWN PHOENIX

Phoenix's downtown is a thriving hub of commerce, sports, art, and culture. New mixed-use commercial buildings have rejuvenated the area's shopping and dining scenes in recent years, bringing new life to the downtown scene. Downtown is also home to the Phoenix Suns, Phoenix Mercury, and Arizona Diamondbacks. Footprint Center and Chase Field host everything from sporting events to superstar concerts. First Friday art walks and weekly farmers markets showcase the city's creativity and talent. Take in a show, catch a baseball game, visit a world-class museum, stay in one of the luxurious first-class hotels, or eat and drink your way through the busy streets of downtown.

URBAN. DYNAMIC. THRIVING.

Downtown By The Numbers

\$7.6+

Billion Invested
in Downtown
since 2005

26

Miles of New
Light Rail Under
Construction

+225K

SF of New Life
Science Office,
Research, & Lab
Space

225

Bars &
Restaurants

+12K

Housing Units
Built Since 2000



Footprint
Center



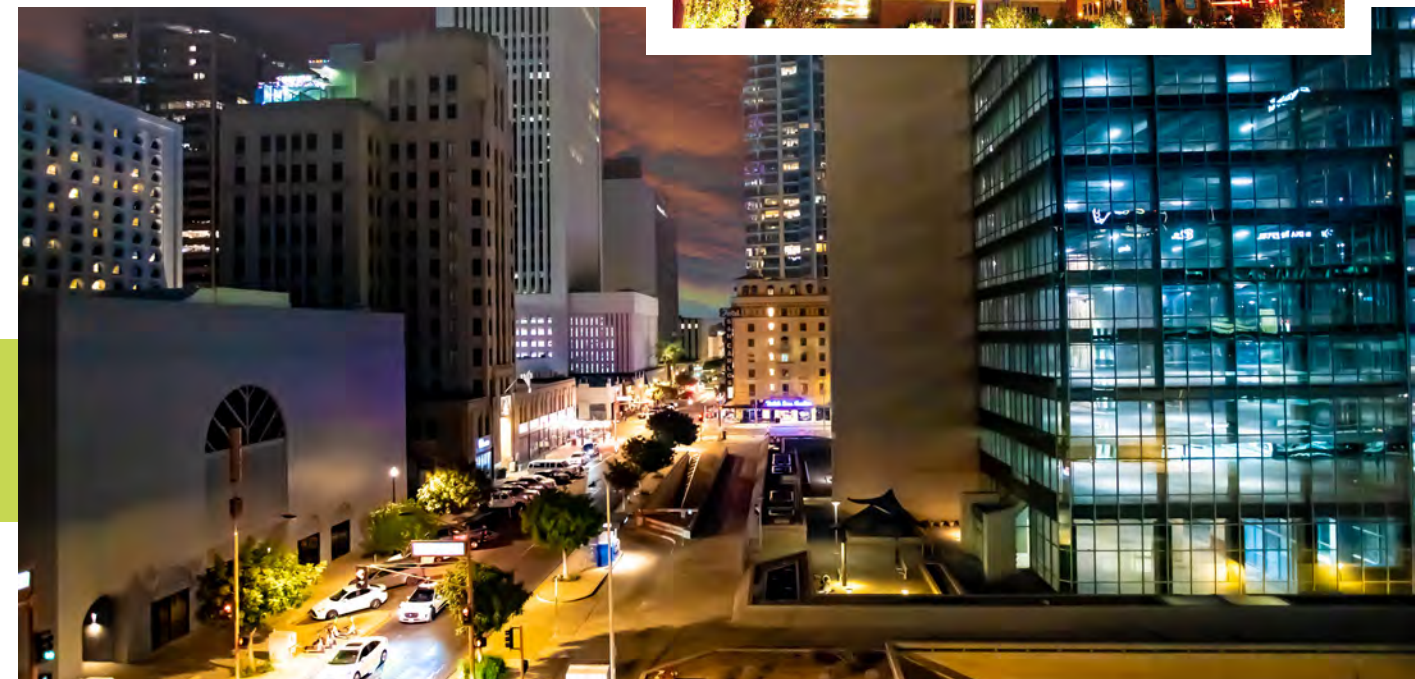
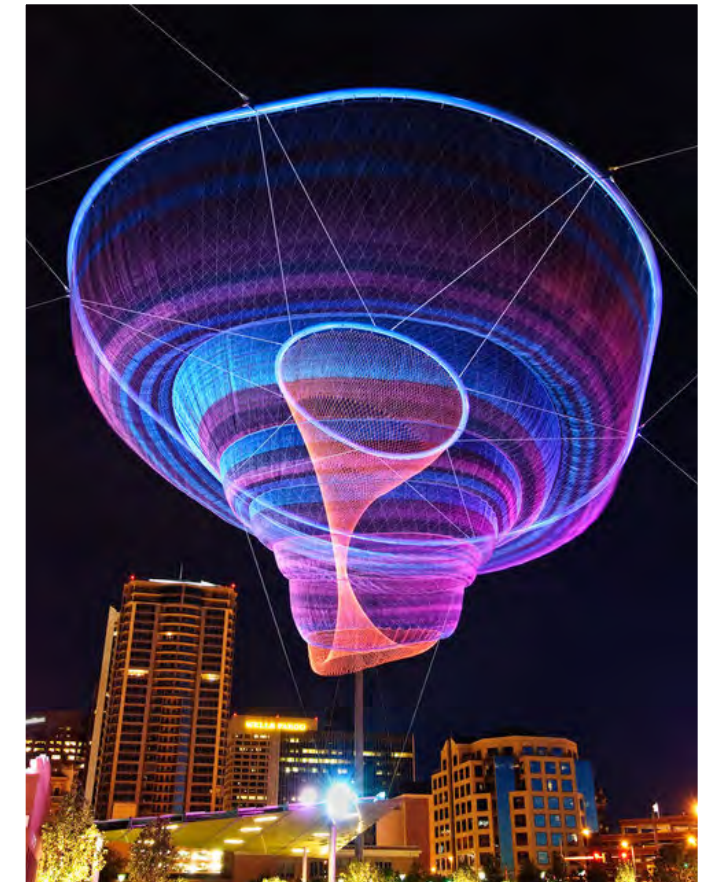
Chase
Field



16
Live Music
Venues



8
Light Rail
Stops





For leasing information, please contact:

BRETT ABRAMSON

t 602-803-6604

brett.abramson@nmrk.com

CHRIS BEALL

t 602-459-5634

chris.beall@nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.