

Union @ Roosevelt

Union @ Roosevelt is a mixed use project at First Avenue and Roosevelt Street. This 80-unit market-rate rental project will also feature ground floor restaurant and retail space. Developed by MetroWest, the project opens in May 2017.

The Derby



En Hance Park

Sencorp completed construction of 49 luxury condominiums this year on the southeast corner of 2nd Street and Moreland, across the street from Margaret T. Hance Park. Units are available for purchase.

Alta Fillmore



Block 23

Phoenix-based RED Development recently broke ground on Downtown's first urban grocery store and mixed use high-rise. Featuring a Fry's Grocery, retail and restaurant frontage and over 300 units of residential and office space, the project's expected opening 1st quarter 2019.



The Willa

A joint venture between Ryan Companies, Hunt Investment and Tilton Development will result in the construction of a 5-story, 220-unit mixed-use residential and live-work space on the northeast corner of Central and Willetta St. Construction is expected to conclude in 2018.

Muse



Muse

Lennar began building 367 market rate apartments at the northwest corner of Central and McDowell in Fall 2015 with expected completion in mid-2017. Muse is located on a long vacant parcel at one of the Phoenix's premiere intersections for culture, arts and connectivity.

Derby Roosevelt Row

Transwestern Commercial Real Estate is ready to develop a 21-story micro-unit apartment development in Downtown Phoenix that would include about 210 units averaging 400 sq ft each, near McKinley and Second Street. (Photo is a rendering)

Alta Fillmore

Wood Partners has completed a 224-unit residential complex at the southeast corner of 7th Avenue and Fillmore Street. Now leasing.

The Found:Re Hotel

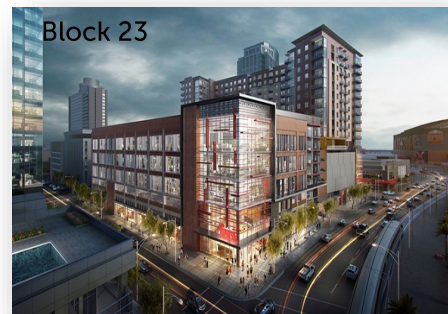
Habitat Metro has redeveloped the old Lexington Hotel on Central Avenue north of Roosevelt Street into a boutique, art-themed hotel. The Found:Re features 105 rooms with an attached ground-floor restaurant and bar and was completed in November 2016.



Union @ Roosevelt



En Hance Park



Block 23



The Willa

For more information regarding Downtown Phoenix development, log onto our website at www.downtownphoenix.com/business or contact the Economic Development department at 602-262-5040

Downtown Phoenix Development Activity

SECOND QUARTER 2017



Phoenix Ballpark Residences

This 276-unit mixed-use project is expected to break ground this year. It is located between 3rd and 4th Streets and Buchanan in the Warehouse District. The development will include apartments and commercial space. Two historic buildings will be preserved and activated.

Phoenix Ballpark



Broadstone Roosevelt



Broadstone Roosevelt

Alliance Residential Company has begun a four-story, 316-unit multi-family residential complex between Roosevelt and Portland streets and Third and Fifth streets. The development includes a podium garage, retail and recreation.

Proxy 333

Tilton Development, in partnership with Goodman Real Estate, completed the construction of a 118-unit mid-rise apartment complex at Fourth Street and McKinley in July 2016. This infill project features 10 ground floor live-work units.

Proxy 333



The Oscar



The Oscar

Innovatively engineered by StarkJames, The Oscar is a shipping-container project with 12 residential units available in May 2017. This infill development features 2 workspaces and a tech company.

Illuminate/Linear

Baron Properties has completed two multi-family projects at 3rd Street and Roosevelt. Illuminate has 111 units on the northwest corner and Linear consists of 104 apartments on the southwest corner. The properties feature outdoor art and fitness centers. They were completed in early 2017.

Illuminate



Linear



Historic Welnick Marketplace



Historic Welnick Marketplace

The Historic Welnick Marketplace is being redeveloped, bringing more than 11,000 sq ft of restaurant and retail space to 345 W. Van Buren. Available suites will range in size from 965 to 2,419 sq ft and work is expected to be complete in 2017. The Spanish Colonial style building was built in 1927 and formally housed a grocery business.

Downtown Phoenix is where history meets new innovation, showcasing Phoenix's historic town site, its recent revitalization, and continued resurgence into the future. Between 2005 and 2016 Downtown's 1.7 square mile area was infused with more than \$4.8 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, and hospitality.

Broadstone Arts District

Alliance Residential has completed a 280-unit studio, one and two-bedroom residential property on the northeast corner of McDowell and Alvarado Streets. The projects feature a 12,000 sq ft courtyard and 2,000 sq ft of indoor exhibition space profiling the work of local artists.



Broadstone Arts District



Luhrs Marriott/Residence Inn

Luhrs Marriott Courtyard/Residence Inn

Hansji Urban has almost completed an \$80 million dual-brand hotel at the northwest corner of First Street and Madison. The building will house both a 120 room Courtyard by Marriott and a 200 room Residence Inn by Marriott. Doors expected to open in May 2017.



UA Cancer Center

UA Cancer Center

Development continues on the Phoenix Biomedical Campus with the completion of the University of Arizona Cancer Center outpatient clinic and research center located on the north side of Fillmore between 6th and 7th Streets. The Cancer Center is 220,000 sq ft and expected to have up to 60,000 patient visits a year. The clinic opened in August 2015.

ASU-Downtown Phoenix

Arizona State University is fully established in Downtown Phoenix, with \$219 million invested to create the 12,000 student campus on the north side of Downtown Phoenix.

Nine city blocks accommodate multiple colleges and Civic Space Park. The Walter Cronkite School of Journalism facility opened in August 2008. Taylor Place, a student housing complex at the Downtown Campus, opened phase 1 in August 2008 accommodating 650 students. Phase 2 was completed in August 2009 with 1,284 total beds.

Construction on Phase 2 of the 5-story College of Nursing was completed in 2009. The new Arizona Center for Law and Society, the home of the Sandra Day O'Connor School of Law opened in August 2016. This large increase in the downtown student and academic population has infused the streets with life and offered expanded retail opportunities.



Phoenix Biomedical Campus

Anchored by the IGC/TGen headquarters and the Arizona Biomedical Collaborative (ABC), 30 acres of City-owned land near 5th Street and Van Buren serves as the city's main hub for biomed research and ICAC development. In October 2012, the Health Sciences Education Building opened for 320 University of Arizona medical students. The 268,000 sq ft building is located on the northwest corner of 7th Street and Van Buren. The U of A's Eller College of Management moved to the Biomedical Campus in 2014. Construction was completed Spring 2017 on the ten-story \$136 million Biosciences Partnership Building as well as an adjacent parking garage. Northern AZ University has over 250 students in its Allied Health Program.



Health Sciences Education Building



Biosciences Partnership



The Stewart

The Stewart

Empire Group purchased the iconic Stewart Motors/Circles Records building located at Central Avenue and McKinley in February 2016 and are in the construction phase of a new 19-story residential tower. The completed project will have 307 apartments for rent and incorporate the building's original glass showroom as a main entry focal point.



ASU School of Law

The Van Buren



The Van Buren

Restoration of the old Phoenix Motor Company building on 4th Avenue and Van Buren is well-under way. The 21,000 sq ft building will soon be transformed into a 1800 person-capacity music venue under the ownership of local venue owners and entrepreneurs Charlie Levy and Tucker Woodbury.



Arizona Center Rendering

Arizona Center

A downtown mainstay since the 1990s, the Arizona Center located at 3rd St and Van Buren will receive a 25 million dollar make-over due for completion in early-2018. The update will include new retail, landscaping and improved street access and frontage.

Portland on the Park

Habitat Metro, developer of Portland Place, brought an additional 149 condominiums to Portland Street between Central and Third Avenue. The luxury units range in size from 745 to 2,300 sq ft with 21 different floor plans. The project was completed in early-2017.



Portland on the Park

McKinley Row



McKinley Row

Metrowest Development began construction in September 2016 on McKinley Row, an 18-unit single family development of attached townhomes in the heart of the historic Roosevelt neighborhood. The new residences will be located on the northwest corner of Fourth Avenue and McKinley Street and are now accepting lot reservations.



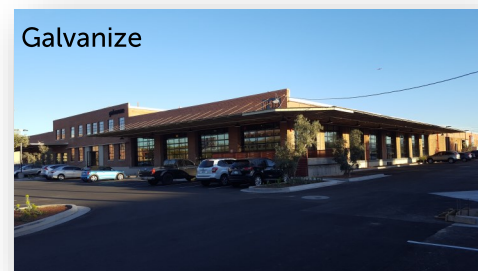
Hampton Inn

Hampton Inn

The Mortenson Company recently broke ground on the 11-story, 210 -room Hampton Inn in March 2017. This new mid-rise building will cover a quarter of the block at the southwest corner of Polk and 1st Street, 3 blocks from the Convention Center. It is slated to open in 2018. (Photo is a rendering)

Galvanize

Doors opened March 2017 on the newest addition to the blossoming Warehouse District's string of developments. With 60,000 sq ft of restored industrial building at their disposal, Galvanize offers immersive coding and technology programs to rotating cohorts as well as numerous co-working and office space for lease options to new start-ups. Another 65,000 sq ft is available for lease.



Galvanize

ArtHaus

25 units with varying floor plans have opened on First Avenue near Central and McDowell. The project is designed to take advantage of the artistic amenities in the neighborhood, namely the Phoenix Art Museum.



ArtHaus