

Union @ Roosevelt

Union @ Roosevelt is a mixed use project located across the street from the METRO Light Rail station at First Avenue and Roosevelt Street. The 80 unit market-rate rental project will also feature ground floor restaurant and retail space. The project is under construction and being developed by MetroWest Development.

metrowestdevelopment.com/union/

Roosevelt Point Student Housing

Roosevelt Point opened in August 2013 and features 609 beds in 326 fully furnished units. The \$52 million student housing project is located at the gateway to Downtown Phoenix on Roosevelt between Third and Fourth Streets. www.rooseveltpoint.com

En Hance Park

Sencorp began construction on 49 condominiums to be located at 2nd Street and Moreland, just south of Hance Park. Construction began in September and is expected to be complete in 2016.

Alta Fillmore

Wood Partners is developing a 224 unit apartment complex at the southeast corner of 7th Avenue and Fillmore Street. Construction began this summer and will be completed in late 2016.

The FoundRe Hotel

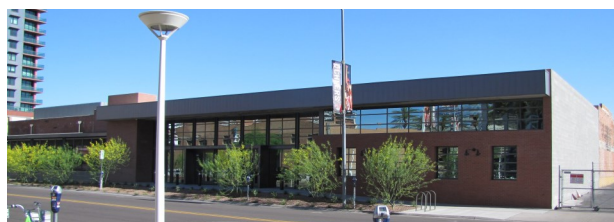
Habitat Metro is redeveloping the old Lexington Hotel on Central Avenue north of Roosevelt Street into a boutique, art-themed hotel. The FoundRe will feature 105 rooms and is expected to be complete in 2016. Construction has commenced.

The Scheduling Institute (Training Facility)

The Scheduling Institute, a nationally renowned business training program for dental offices, repurposed the old Jackson's on 3rd building to expand their operations to Phoenix. The facility opened this spring and will accommodate approximately 150 visitors a week.

Muse

Lennar began building 367 market rate apartments at the northwest corner of Central and McDowell. Muse is located on a long vacant parcel at one of the valley's premiere intersections. Construction began last fall.



From top: Union @ Roosevelt (rendering); Roosevelt Point; En Hance Park (rendering); Alta Fillmore (site); The FoundRe (rendering); The Scheduling Institute; Muse (rendering)

Downtown Phoenix Development Activity



FIRST QUARTER 2016

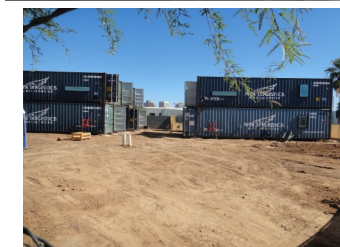


Residences at CityScape

In early 2014 Cityscape completed 224 luxury apartments constructed atop the Hotel Palomar. Units range in size from 587 to 2,262 square feet. cityscaperesidences.com.

Containers on Grand

Architecture firm Stark James developed a unique housing project at 12th and Grand Avenues by repurposing 16 shipping containers into 8 residential units. Construction complete. starkjames.com/projects



Proxy 333

Tilton Development, in partnership with Goodman Real Estate, began construction on a 118-unit mid-rise apartment complex at Fourth Street and McKinley. The infill project will feature 10 ground floor live-work units. tiltondevelopment.com



11 & 12 Capital Place

Construction is near complete on 292 apartments at 11th and 12th Street at Washington. 11 Capital Place will be comprised of 140 units and the other site, 12 Capital Place, will house 152 units. The two five-story structures are being developed by Epoch Properties and are scheduled for completion in late 2015.



Illuminate/Linear

Baron Properties is developing two multi-family projects at 3rd Street and Roosevelt. Illuminate will have 111 units at the northwest corner and Linear will consist of 104 apartments on the southwest corner. Construction is underway and the projects are expected to be complete in 2016.



Historic Welnick Marketplace

The Historic Welnick Marketplace is being redeveloped, bringing more than 11,000 square feet of restaurant and retail space to 345 W. Van Buren. Available suites will range in size from 965 to 2,419 square feet and work is expected to be complete in 2016. The Spanish Colonial style building was built in 1927 to house a grocery business.



From top: Residences at CityScape; Containers on Grand (construction); Proxy333 (construction); 11 & 12 Capital Place (construction); Linear (construction); Welnick Marketplace (rendering)

For more information regarding Downtown Phoenix development, log onto our website at www.downtownphoenix.com/business or contact the Economic Development department at 602-254-8696.

Downtown Phoenix is where history meets the future, showcasing Phoenix's historic town site, its recent revitalization, and continued resurgence into the future. Between 2004 and 2015 the 1.7 square mile area will have more than \$4.5 billion in investment in areas including transportation, office, residential, education and research, arts, culture, sports, and hospitality.

Broadstone Arts District

Alliance Residential is building 280 studio, one and two-bedroom apartments on the northeast corner of McDowell and Alvarado Streets. The project will be arts centered and feature a 12,000 sf courtyard and 2,000 sf indoor exhibition space. Construction has begun.



UA Cancer Center

Development continues on the Phoenix Biomedical Campus with the completion of the UA Cancer Center outpatient clinic and research center located on the north side of Fillmore between 5th and 7th Streets. The Cancer Center is 220,000 SF and expected to have up to 60,000 patient visits a year. The clinic broke ground in February 2013 and opened in August 2015.



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 is being developed as the hub for Arizona's biomedical efforts.



In October 2012, the Biomedical Campus welcomed the Health Sciences Education Building. The 268,000 SF building is located near the northwest corner of 7th Street and Van Buren and provides lecture and lab space for the 301 students currently enrolled at the University of Arizona College of Medicine-Phoenix. The U of A's Eller College of Management moved to the Biomedical Campus in 2014. Construction began in October 2014 on the ten-story \$136 million Biosciences Partnership Building and a 1,000 space parking garage. The 245,000 sf facility will be the tallest building on the Biomedical Campus.



Townhomes on 3rd

Townhomes on 3rd is a ten unit for sale development that is located on Third Avenue between Fillmore and Roosevelt Streets. The project was developed by MetroWest Development and features private front patios. Construction was completed in fall 2015 and all units were sold. metrowestdevelopment.com/commercial/



Portland on the Park

Habitat Metro, developer of Portland Place, is bringing an additional 149 condominiums to Portland Street between Central and Third Avenue. The luxury units will range in size from 745 to 2,300 square feet with 21 different floor plans. Construction has begun and delivery is expected in mid-2016. Portlandparkcondos.com



Luhrs Marriott Courtyard/Residence Inn

Hansji Urban has begun construction on 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. The existing Luhrs Tower and Building have undergone extensive renovations.



ASU-Downtown Phoenix

Arizona State University is fully established in Downtown Phoenix, with \$219 million invested to create the 11,300 student campus on the north side of Downtown Phoenix.



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

Construction on Phase 2 of the College of Nursing was completed in 2009. The 5-story building provides much needed space for the largest nursing school in the country. There are 11,277 students taking classes Downtown, and that number will grow to 15,000 at full enrollment. Construction commenced on the new Arizona Center for Law and Society, the future home of the Sandra Day O'Connor School of Law. The building will open in Summer 2016. Having a student and academic population in Downtown has infused the streets with life as well as assisted the local retail environment.



asu.edu/downtownphoenix

Monroe Hilton Garden Inn

The iconic Valley National Bank building at Central and Monroe is being redeveloped into a 170-room select service hotel. CSM Corp., a Minnesota based hotel company, acquired the building in December 2013. The building has long been a fixture of the Downtown Phoenix skyline but has sat vacant for many years. It opened in December 2015.



Coronado Commons

SRM Arizona Development, a highly respected residential developer, is developing this lively pedestrian community on the southeast corner of Coronado and 3rd Streets. The luxury property will have 20 single-family homes ranging from 1,731 to 2,150 square feet. Construction is expected to be completed in 2016.



ArtHaus

25 units with varying floor plans are under construction 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. Construction began this summer and will be complete in May 2016.



From top: Broadstone Arts District (site); Arizona Cancer Center; Health Sciences Education Building; U of A Biosciences Partnership Building (construction); Townhomes on 3rd; Portland on the Park (construction)

From top: Luhrs City Center; ASU Center for Law & Society (rendering & under construction); Valley National Bank Building/Monroe Hilton Garden Inn; Coronado Commons (construction); ArtHaus (rendering)