

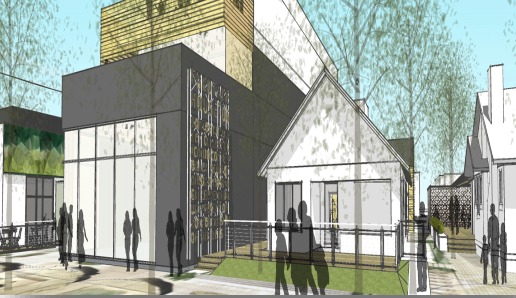
## Union @ Roosevelt

Union @ Roosevelt is a mixed use project at First Avenue and Roosevelt Street. This 80-unit market-rate rental project features ground floor restaurant and retail space. Developed by MetroWest, the project opened in early-summer 2017.



Union @ Roosevelt

## The Blocks of Roosevelt Row



## The Blocks of Roosevelt Row

Desert Viking Companies is well under way with a mixed adaptive-reuse and new build project located between 5th and 6th Streets and Roosevelt. The completed development will feature local restaurants, retail, communal-style open space and an entertainment venue.

## En Hance Park

Sencorp completed construction of 49 luxury condominiums in 2017 on the south-east corner of 2nd Street and Moreland, across the street from Margaret T. Hance Park. Units are available for purchase.

## 225 W. Madison



## 225 W. Madison

Downtown's largest adaptive reuse project to date is under construction, with an expected completion date of late-2019. The former Madison Street Jail will soon provide over 264,000 square feet of office space for the County's attorneys.

## Block 23

Phoenix-based RED Development is under construction on Downtown's first urban grocery store and associated mixed use high-rise. Featuring a Fry's Grocery, retail and restaurant frontage, 250,000 sq ft of creative office space and 381 high-end residential units, the project's expected opening is Q4 2019.

## The Found:Re Hotel



## 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.

## The Willa

A joint venture between Ryan Companies, Hunt Investment and Tilton Development, The Willa is 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 and units are now available for leasing. Muse is located on a long vacant parcel at one of the Phoenix's premiere intersections for culture, arts and connectivity.

## En Hance Park



## Block 23



## The Willa



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

# Downtown Phoenix Development Activity

Q2 2018



Downtown Phoenix Inc.  
DTPHX.ORG

## The Oscar

Innovatively engineered by StarkJames, The Oscar is a shipping-container project with 12 residential units that opened May 2017. This infill development features ground floor office space below residential.

## The Oscar



## Broadstone Roosevelt



## Broadstone Roosevelt

Alliance Residential Company has almost completed 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 space. Now leasing.

## City Center on the Park

Transwestern has begun construction on a multi-use development located at 3rd Street and Willetta. The project will include 180,000 sq ft of Class A office space and 325 residential units.

## City Center on The Park



## The Link PHX



## The Link PHX

CA Ventures has begun construction on the first of three residential projects at 3rd Street and Pierce. The development will offer over 600 market-rate apartments with ground-floor retail and streetscape improvements over 3 phases. Phase 1: 30 stories/252 units Phase 2: 25 stories/204 units Phase 3: 19 stories/156 units

## The Churchill

The Churchill project at 901 N. 1st Street is set to open Spring 2018. The completed development will feature 19 shipping containers repurposed into retail, restaurant and bar spaces. The containers will surround an open, communal courtyard. Currently under construction.

## The Churchill



## Historic Welnick Marketplace



## Historic Welnick Marketplace

The Historic Welnick Marketplace has completed renovations, bringing more than 11,000 sq ft of restaurant and retail space to 345 W. Van Buren. Available suites range in size from 965 to 2,419 sq ft with State 48 Brewery moving in as the main tenant. 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 2004 and 2018 (YTD) Downtown's 1.7 square mile area was infused with more than \$5.5 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 features 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 completed an \$80 million dual-brand hotel at the northwest corner of First Street and Madison. The new tower houses both a 120 room Courtyard by Marriott and a 200 room Residence Inn by Marriott.



Galvanize

**New Developments in the Warehouse District**

Many buildings are now undergoing redevelopment as part of the blossoming Warehouse District's string of adaptive reuse projects. Over 250,000 sq ft of restored warehouses ranging in potential uses from creative office space to entertainment will complete redevelopment between Q4 2017-Q1 2019. Buildings include Vintage 45, Tommy Knockers (former), The Consignment Shop (former), Scientific Technologies Corporation, 402 S. 1st Street, 20 W. Jackson and the recently completed Galvanize building.

**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 bio-med research and ICAC development. In October 2012, the Health Sciences Education Building opened for 320 UofA 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. The UA Cancer Center recently opened August 2016 with 220,000 sq ft of patient and research space.



Biosciences Partnership Building

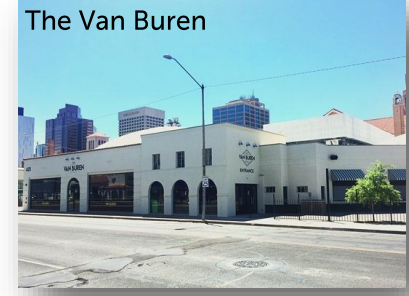
**ASU-Downtown Phoenix**

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.

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.



ASU School of Law



The Van Buren

**The Van Buren**

Restoration of the old Phoenix Motor Company building on 4th Avenue and Van Buren completed August 2017. The 21,000 sq ft building, long empty at 4th Avenue and Van Buren, was transformed into an 1,800 person-capacity music venue under the ownership of local venue owners and entrepreneurs Charlie Levy, Tucker Woodbury and Live Nation.



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.

**Arizona Center**

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



Arizona Center Rendering

**609 Housing**

Native American Connections is in the construction phase of an affordable housing project on 2nd Avenue between McKinley and Fillmore Streets. Due to deliver in 2019, this development will offer 60 affordable, for-rent units.



609 Housing



Hampton Inn

**Hampton Inn**

The Mortenson Company is well under-way with construction on an 11-story, 210 -room Hampton Inn. 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 May 2018.



Portland on the Park

**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.

**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

**McKinley Row**

Metrowest Development has completed construction on McKinley Row, an 18-unit single family development of attached townhomes in the heart of the historic Roosevelt neighborhood. The new residences are located on the northwest corner of Fourth Avenue and McKinley Street with homes now for sale.



McKinley Row

**The Battery**



**The Battery**

This 276 -unit mixed-use project is currently under construction. 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 as retail.