

Downtown Phoenix Development Activity Q1 2019



Union @ Roosevelt

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.

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



En Hance Park



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 330 high-end residential units, the project's expected opening is Q4 2019.



Block 23



The Cambria

The Cambria Hotel

Now under construction, The Cambria activates a long vacant parcel on the NW corner of 3rd Street and Portland. True North Studio LLC is developing the 7-story hotel with a rooftop pool and 127 up-scale rooms. The project is part of a larger group of developments that will add more vibrancy to the area north of Roosevelt Row. Opening Fall 2019.

Circa Central Avenue

A joint venture between Ryan Companies, Hunt Investment and Tilton Development, Circa Central Avenue is a 5-story, 220-unit mixed-use residential and live-work space on the north-east corner of Central and Willetta St. Construction completed in January 2019. Now leasing.



Circa Central Avenue



The Churchill

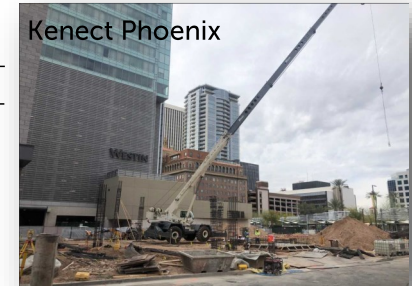
The Churchill

The Churchill project at 901 N. 1st Street is now open. This unique project features 19 shipping containers repurposed into retail, restaurant and bar spaces. The containers surround an open, communal courtyard.

For more information regarding Downtown Phoenix development, log onto our website at www.downtownphoenix.com/business or contact us at (602) 744-6408.

Kenect Phoenix

Located on the NW corner of Central and Polk, Kenect Phoenix is replacing a surface parking lot with a 23-story apartment tower with ground floor retail. The completed project will feature 320 rental units and a rooftop deck. Under construction.



Kenect Phoenix



Lincoln Union

Lincoln Union

This former Coors Brewing Distribution Center will soon get new life as a 92,202 sq ft creative office complex in the heart of the Warehouse District. Open space, a coffee bar and outdoor dining spaces will be featured. Currently under renovation.

Portrait at Hance Park

Transwestern has almost completed construction on a residential development located at 3rd Street and Willetta. The project will include 325 residential units, ground-floor retail and an elevated pedestrian bridge.



Portrait on Hance 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

X Phoenix

New York based development firm, Property Markets Group, will launch their X Social product at the corner of 2nd Avenue and Monroe in the coming months. Phase 1 of this luxury, 20-story apartment project will feature 253 units, a rooftop deck and ground-floor retail.



X Phoenix



Duo on Fillmore

Duo on Fillmore

Expected to break ground in Spring 2019, Aspirant Development will bring a 17-story, 254-unit apartment complex to the corner of Fillmore and 3rd Avenue. The project will have ground-floor retail, luxury finishes and is expected to be completed in early-2021.

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 2019 YTD) Downtown's 1.7 square mile area was infused with more than \$5.7 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, and hospitality.



Broadstone Roosevelt

Broadstone Roosevelt

Alliance Residential Company has 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.

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 2018-2019. Buildings include Vintage 45, Tommy Knockers (former), Scientific Technologies Corporation, 402 S. 1st Street, 20 W. Jackson and the recently completed Galvanize building.



Galvanize



Wexford PBC1

Phoenix Biomedical Campus

Anchored by the IGC/TGen headquarters and the Arizona Biomedical Collaborative, 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 2012, the Health Sciences Education Building opened for 320 U of A medical students. 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. 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. The latest addition will be a 225,000 sq ft project in partnership with Wexford Science and Technology that recently broke ground on the corner of 5th and Garfield streets.

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



Palmcourt Tower

Palmcourt Tower

The revitalization of Arizona Center continues with the proposed Palmcourt Tower., Located on the NW corner of Van Buren and 5th Street, the project will feature 350 units in a 30 story high-rise and will be developed by North American Development Group.

The McKinley and Residences on 2nd Avenue

The McKinley, a roughly 153,500 sf development located on the NEC of 3rd Avenue and McKinley Street, will offer (108) luxury apartment units, amenity spaces and underground parking. The Residences on 2nd, located on the adjoining parcel on the NWC of 2nd Avenue and McKinley St. will offer (6) for-sale townhomes between 1,700 and 2,100 sf. Set for completion Summer 2020.



McKinley Row



The Fillmore

The Fillmore

Trammel Crowe will soon break ground on the first phase of a \$140-million mixed-use project between 4th-6th Avenue fronting Fillmore. Set to complete in Q4 2020, The Fillmore phase 1 will feature 342 units with ground floor retail and amenity space on the SW corner of 4th Ave and Fillmore. The second phase will include 350 apartment units.

ASU-Downtown Phoenix

Arizona State University is fully established in Downtown Phoenix with over \$219 million invested to create the 12,000 student. Nine city blocks accommodate multiple colleges and Civic Space Park. The most recent project is the Arizona Center for Law and Society, that 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. Thunderbird School of Global Management will soon start construction on their new building south of the law school.



ASU School of Law



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 312 apartments for rent and incorporate the building's original glass showroom as a main entry focal point. Project is due for completion in mid-2019.

Arizona Center

A downtown mainstay since the 1990s, the Arizona Center located at 3rd St and Van Buren has undergone a \$25 million make-over. The update includes new retail, landscaping, an iconic shade structure and improved street frontage.



Arizona Center



Hampton Inn

Hampton Inn

The Mortenson Company has completed construction on a new 11-story, 210-room Hampton Inn. This mid-rise building covers a quarter of the block at the southwest corner of Polk and 1st Street, 3 blocks from the Convention Center. Now open.

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



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.