

# Downtown Phoenix Development Activity

Q3 2019



AC Hotel  
by Marriott

## AC Hotel at Arizona Center

The Arizona Center at 5th Street and Van Buren will soon be home to a new 200-key hotel. Marriott will break ground on its 14-story AC Hotel concept in the coming months in partnership with developer LaPour Partners. The completed project will feature business and leisure traveler amenities as well as a rooftop pool and lounge.

## 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 upscale 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 northeast corner of Central and Willetta St. Construction completed in January 2019. Now leasing.



Circa Central Avenue



Punch Bowl Social

## Punch Bowl Social

The popular Denver-based entertainment and restaurant concept will soon open in a renovated building at the NE corner of 2nd Street and Garfield. The project is being developed by True North Studio and is projected to open in Fall 2019.

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

## Kenect Phoenix

Located on the SE 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. Now leasing.



Portrait on Hance Park



The Link PHX

## The Link PHX

CA Ventures is finishing up 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, have broken ground on their X Social product at the corner of 2nd Avenue and Monroe. Phase 1 of this luxury, 20-story apartment project will feature 253 units, a rooftop deck and ground-floor retail.



X Phoenix

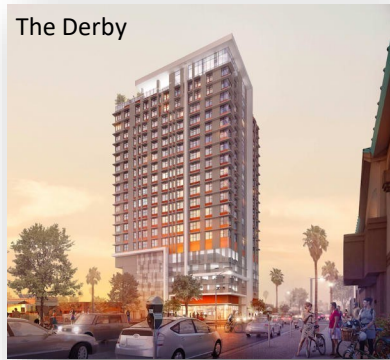


Duo on Fillmore

## Duo on Fillmore

Expected to break ground mid-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 \$5.8 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, and hospitality.



The Derby

### The Derby

Located on the NW corner of McKinley and 2nd Streets, Transwestern Commercial Real Estate is preparing to develop a 21-story, 211 micro-unit apartment project. The completed development will include 210 units averaging 400 square feet each.



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 Thunderbird School of Global Management

### 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.



ECO PHX

### EcoPHX

Habitat Metro will soon break ground on 70 purposefully sustainable apartments on the SW corner of 3rd Avenue and Roosevelt Streets. The completed 5-story project will feature over 3,300 sq ft of retail space, solar energy usage, a car share program, greywater recycling and other traditional residential amenities.

### The Stewart

Empire Group purchased the iconic Stewart Motors/Circles Records building located at Central Avenue and McKinley in February 2016 have completed their 19-story residential tower. The project features 312 apartments for rent and incorporates the building's original glass showroom as a main entry focal point. Now leasing.



The Stewart

### 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.



Arizona Center

### 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, a unique shade structure and improved street frontage.



Wexford PBC1

### 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 mid/late 2019, this development will offer 60 affordable, for-rent units.



609 Housing

### The Battery

This 276-unit mixed-use project is preparing to break ground. Located between 3rd and 4th Streets and Buchanan in the Warehouse District, the development will include for-rent apartments and commercial space. Two historic buildings will be preserved and activated as retail.



The Battery

### Residence at Collier Center

Hines will break ground on a 25-story multifamily project at the NW corner of Jefferson and 3rd Street in the coming months. The completed project will feature 379 luxury apartment units and more than 4,500 sq ft of retail.



Residence at Collier Center

### 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.



Palmcourt Tower

### 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.



The McKinley



Alta Warehouse District

### Alta Warehouse District

Wood Partners have begun work on a 300-unit apartment project on a long-vacant parcel at the NE corner of 7th Avenue and Lincoln. The completed project will feature ground-floor activated working spaces and amenities within the blossoming Warehouse District. Scheduled to open Q2 2020.