



AC Hotel

### 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 broke ground on its 14-story AC Hotel concept in partnership with developer La-Pour Partners. The completed project will feature business and leisure traveler amenities as well as a rooftop pool and lounge.

### The Ellis

Built in 1922, this historic structure located at the corner of 2nd Avenue and Monroe is getting a long-awaited refresh. Equus Capital Partners is currently remodeling the structure to provide over 58,000 sq ft of office space to Downtown tenants. The completed project will also feature restaurants and a speakeasy.

The Ellis



225 W. Madison

### 225 W. Madison

Downtown's largest adaptive reuse project to date has completed. The former Madison Street Jail now provides over 264,000 square feet of office space for the County's attorneys.

### Block 23

Phoenix-based RED Development has completed construction on downtown's Fry's Grocery store. The development also brings 250,000 sq ft of creative office space, a corner restaurant and 330 high-end residential units to the market.

Block 23



The Cambria

### The Cambria Hotel

Recently completed, the Cambria activates a vacant parcel on the NW corner of 3rd Street and Portland. True North Studio LLC is developed the 7-story hotel with a rooftop pool, 127 rooms and restaurant named Poppy. The project is part of a larger group of developments that will add more vibrancy to the area north of Roosevelt Row.

### ASU — Innovation Dorm

Arizona State University's downtown campus continues to expand with an upcoming 16-story residential tower with classroom space on the SW corner of 1st Avenue and McKinley. The completed building will feature over 400 student housing beds, entrepreneurial programming and a vibrant ground-floor. Site work began.

ASU—Innovation Dorm



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 LLC and is projected to open in Q2 2020.

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.

# Downtown Phoenix Development Activity

Q2 2020



### 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 has 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 leasing.

### 2nd Avenue and Fillmore Apartments

Fore Property began work on a midrise multifamily project located at the SW corner of 2nd Avenue and Fillmore in early 2020. The 7-story development will include 323 apartment units and ground-floor retail.

2nd Ave and Fillmore Apartments



The Link PHX Phase II



### The Link PHX Phase II

CA Ventures has begun construction on the second of three residential projects at 3rd Street and Pierce. The entire 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, are well under construction 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

Aspire on Fillmore



### Aspire on Fillmore

Broke ground late 2019, Aspirant Development is building a 17-story, 254-unit apartment complex at 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 2020 YTD, Downtown's 1.7 square mile area was infused with more than \$6.0 billion in investment in the areas of transportation, office, residential, education and research, technology, arts, culture, sports, and hospitality.



### Broadstone Portland

Located on the NE corner of Portland and 3rd St, Alliance Residential is building a 5-story, 162 unit apartment project. It will be completed in early 2021.

### 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.



### 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 400 students in its Allied Health Program. The UA Cancer Center 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 is under construction (850 N 5th Street) at the corner of 5th and Garfield streets.

### The Derby

Transwestern Development Company has begun construction on the Derby, a unique micro-unit project in the heart of Roosevelt Row. The project will be a 21-story high-rise featuring 222 residential units over six stories of above-ground parking. All units will come furnished and will average 350-400 sq ft.



### Portrait at Hance Park Phase III

Transwestern Development Company recently completed construction on 2 phases of a residential development located at 3rd Street and Willetta and have begun construction on Phase 3. The latest project will feature 209 residential units, an attached parking garage and ground-floor retail.

### 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 it. Set for completion Summer 2020.

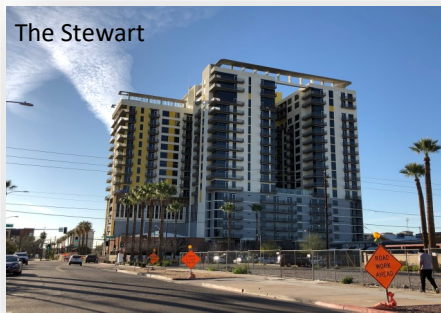


### The Fillmore

Trammel Crowe has broken 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 12,200+ student campus. Nine city blocks accommodate multiple colleges and Civic Space Park. The most recent project is the Arizona Center for Law and Society which 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. The Thunderbird School of Global Management began construction on their new building at 1st Street and Polk.



### The Stewart

Empire Group purchased the iconic Stewart Motors/Circles Records building located at Central Avenue and McKinley in February 2016 and 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.

### Gateway Community College Makerspace

Gateway Community College is bringing a first-to-market makerspace to an historic warehouse building at 5th Avenue and Van Buren. The project is currently under construction and will feature over 16K sq ft of work space for students and community members in metal/wood working, arts and design, etc.



### The Battery

This 276-unit mixed-use project is under construction. 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.

### Adeline at Collier Center

Hines has begun work 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.



### Alta Warehouse District

Wood Partners began construction 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 2020.