



RENAISSANCESQUARE

AT THE CORNER OF CENTRAL & EVERYTHING





RENAISSANCESQUARE

2 N. CENTRAL AVE. & 40 N. CENTRAL AVE.



OAKTREE

Ownership

Oaktree Capital Management is a leading global alternative investment management firm with expertise in credit strategies. The firm's competitive advantages include its experienced team of investment professionals, a global platform and a unifying investment philosophy. Headquartered in Los Angeles, Oaktree comprises over 900 employees worldwide with 35 portfolio managers with over 810 years of investment experience.

CYPRESS
OFFICE PROPERTIES

Cypress Office Properties is a San Diego-based real estate investment and operating company that specializes in acquisitions and asset management of value-add, core plus, and redevelopment office properties in key markets within the Southwest United States. The company's primary geographic focus is San Diego, Orange County, and Phoenix, where there is tremendous upside potential.



Exclusive Leasing Agents

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AT THE CORNER OF CENTRAL & EVERYTHING



WALK
SCORE
95



RESTAURANTS
145 in Downtown



GROCERY STORE
Planned:




SPORTS VENUES
 



HOUSING
5,800 Units



HOTELS
6 Hotels,
1,600 Rooms



EDUCATION
10,000 Students
 



THEATERS
4 Theaters,
10,600 Seats



LIGHT RAIL
Access to Entire
Valley & Sky Harbor

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ABUNDANT AMENITIES

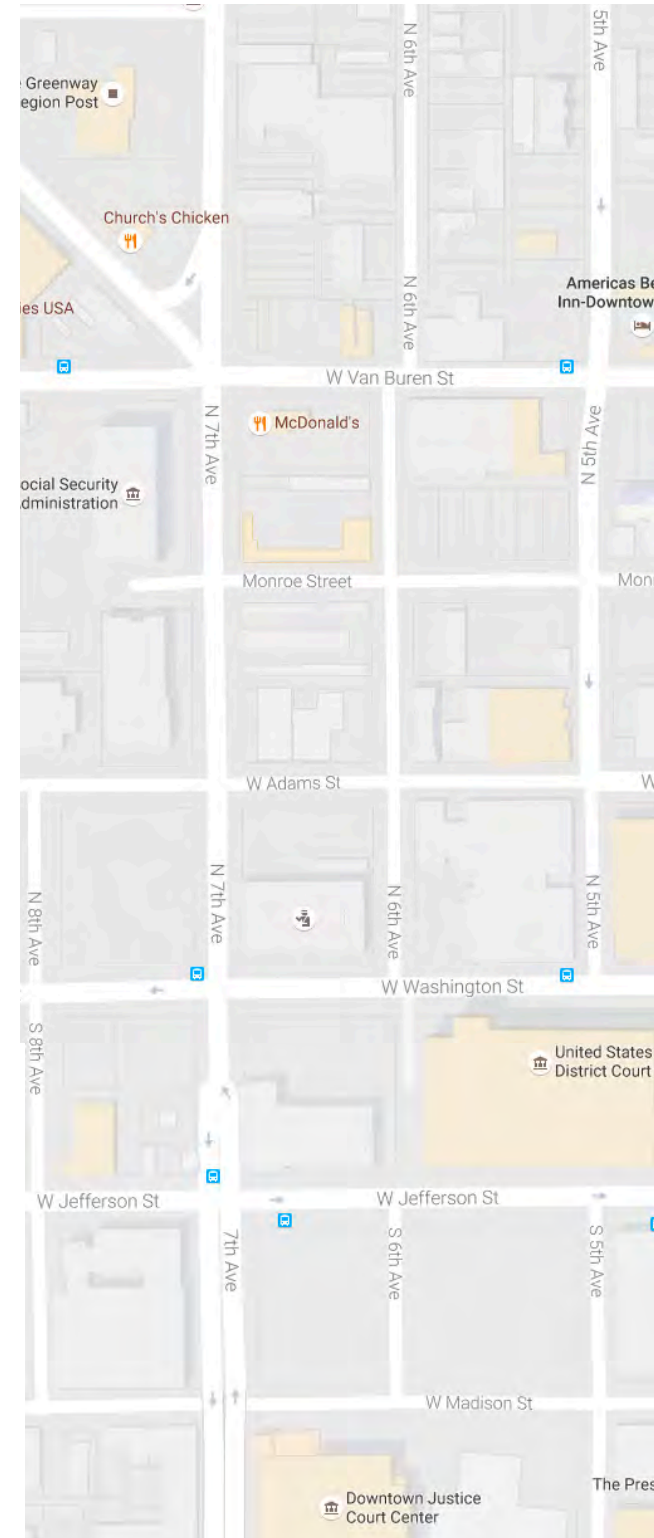
Restaurants

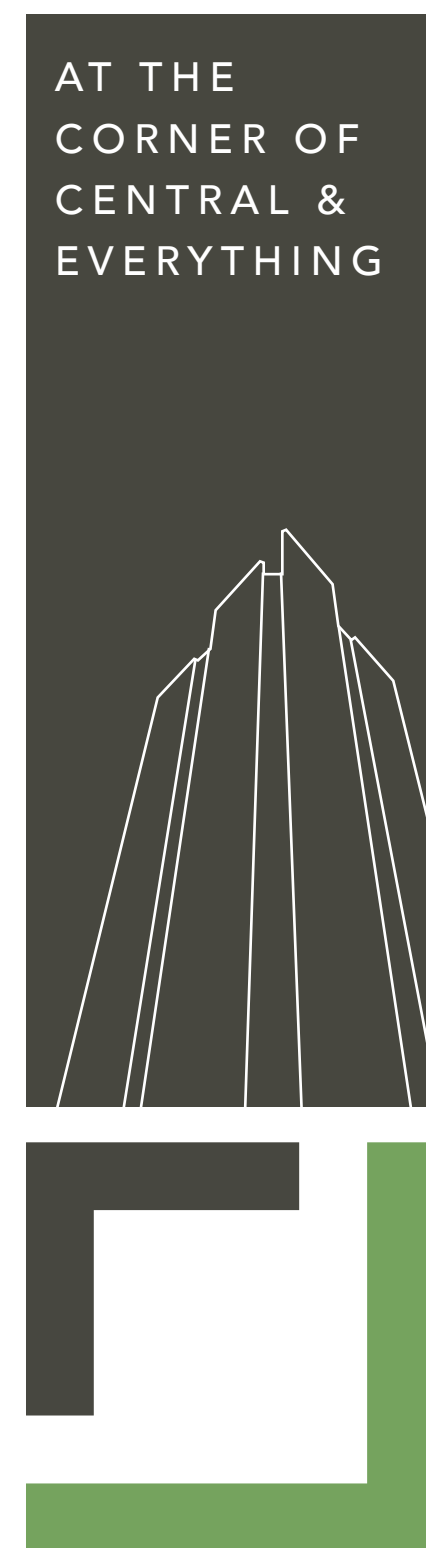


Hotels



Key Venues







ON-SITE FEATURES

FULL SERVICE HEALTH CLUB

AWARD Winning Building



EFFICIENT

Floor-plates to accommodate all size users

MANAGED ON-SITE BY **Hines**

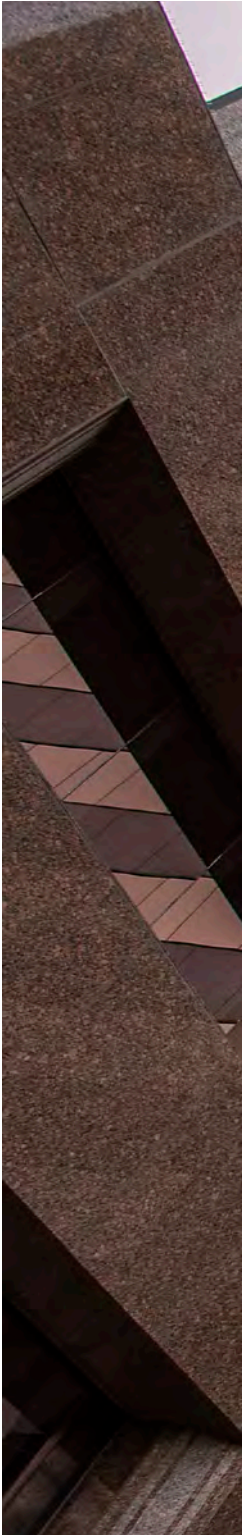
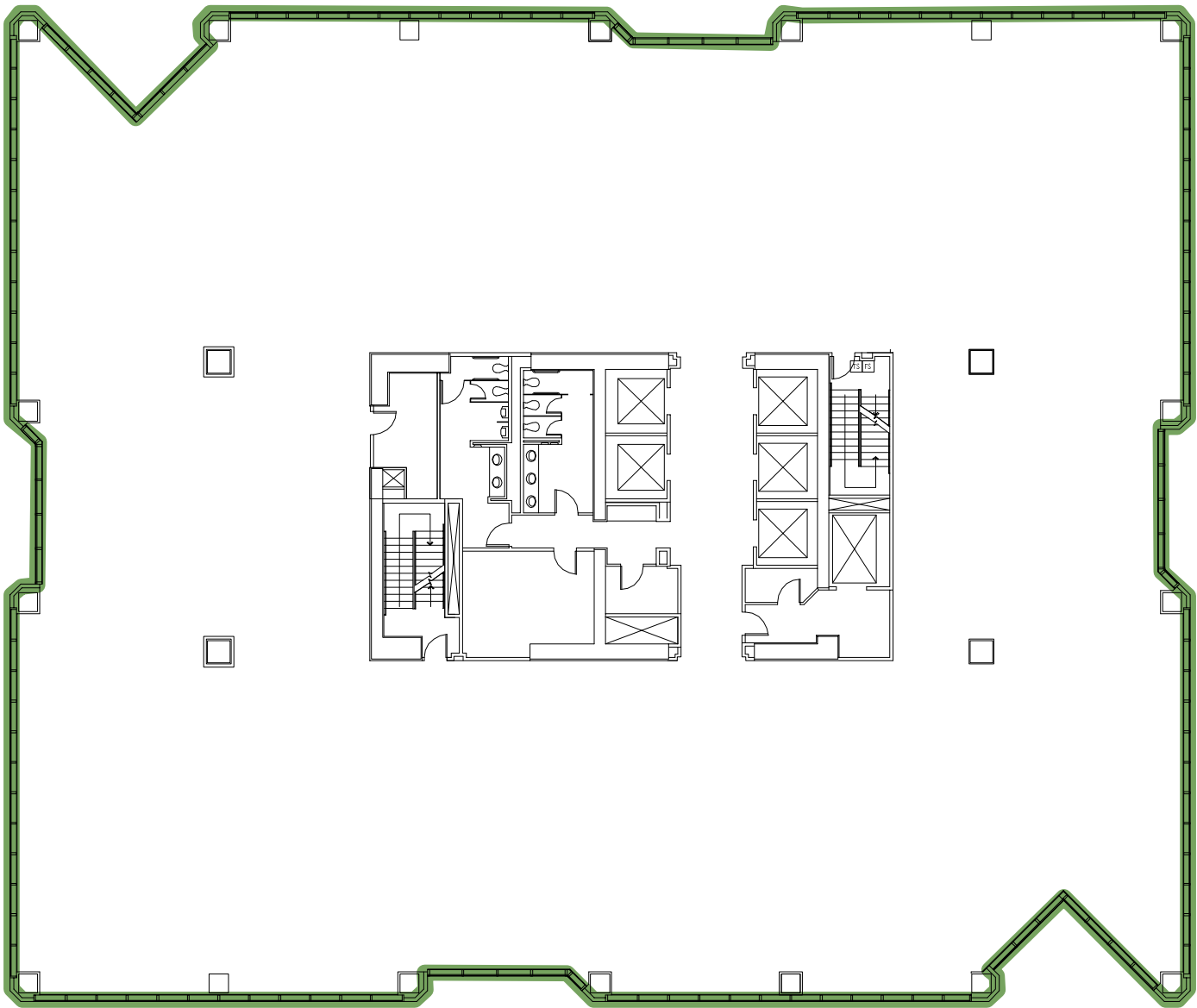
Twenty Four Hour, Seven Days a Week Security



OUTDOOR SPACE

Plenty of space to eat, collaborate and work outside.

TYPICAL FLOOR PLATE DESIGN







PARKING ADVANTAGE

EXCELLENT PARKING AVAILABLE



SUBTERRANEAN PARKING ON SITE

Two Underground Garages with direct access to tenant floors.

2 North Central

Five level structure
892 Spaces

40 North Central

Six level structure
1086 Spaces



PARKING GARAGES NEARBY

Access to 26 garages in Downtown



SURFACE PARKING LOTS WITHIN WALKING DISTANCE

Access to 18 surface lots in Downtown











PHOENIX DEMOGRAPHICS



RESIDENTIAL POPULATION
16,242
In One Mile Radius



COST OF LIVING
\$45,300/YEAR
\$15,000 Lower Than State



**DAYTIME EMPLOYMENT
POPULATION**
66,609
In One Mile Radius



POPULATION AGE
32.9 **400,000+**
Median Age Millennials in Phoenix

PHOENIX RANKINGS



Phoenix Public Market #1 in America
-Daily Meal, 2015
Best State for future Job Growth
-Forbes, 2015

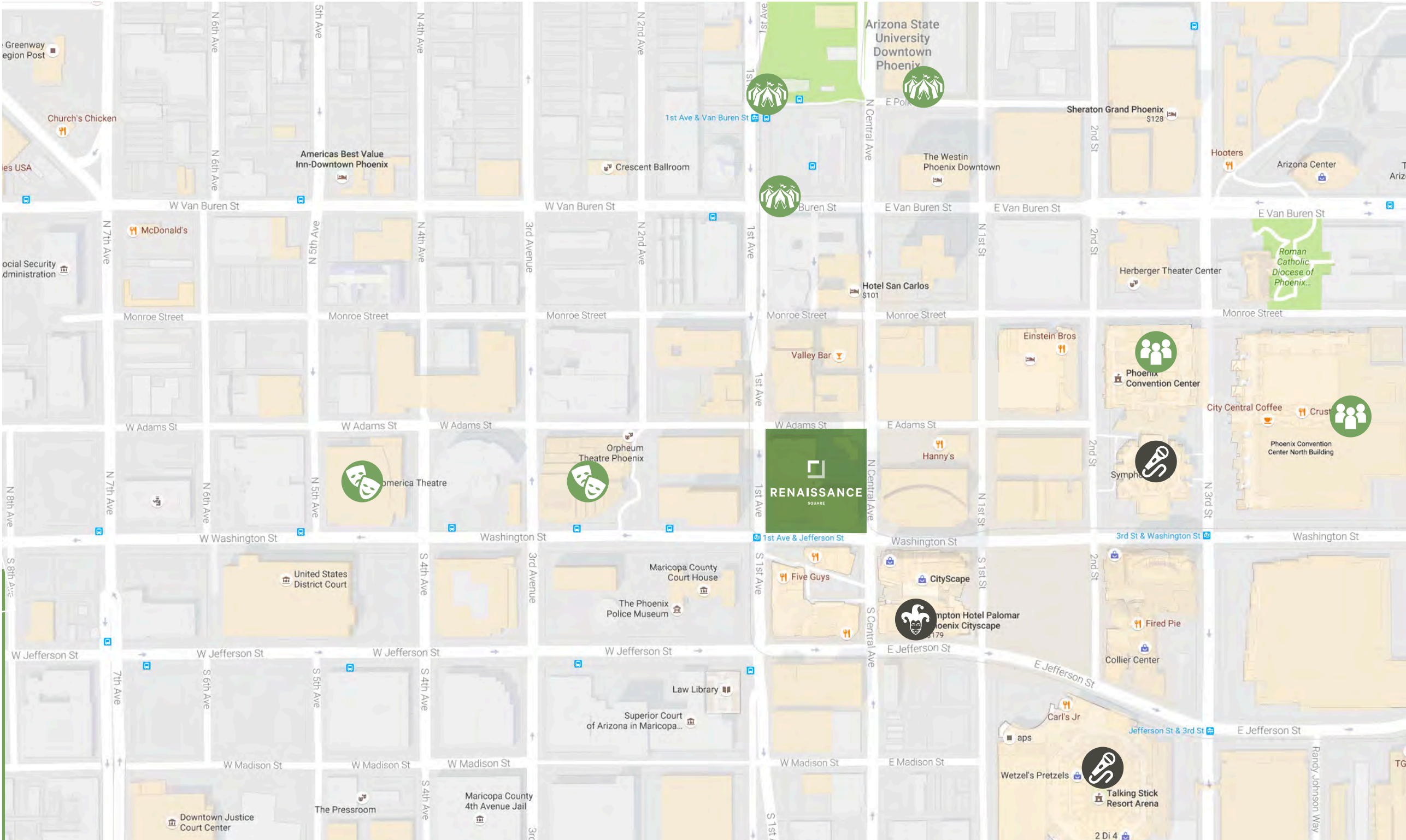
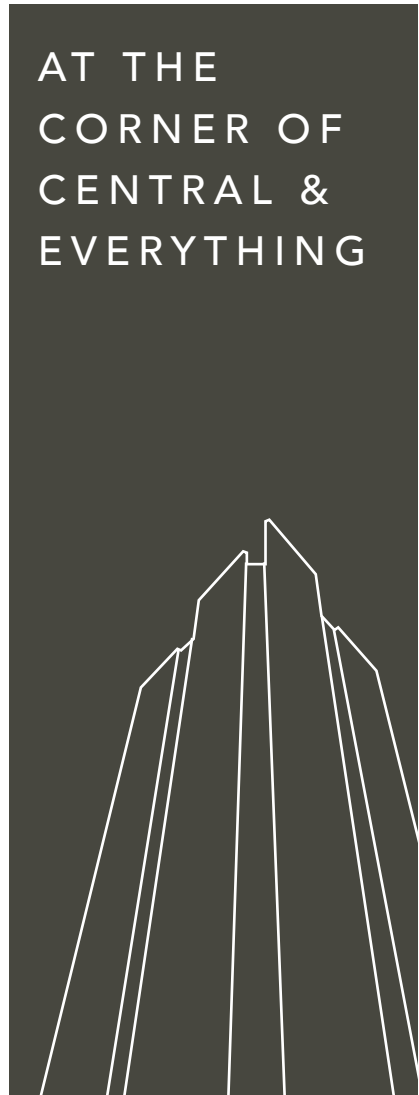


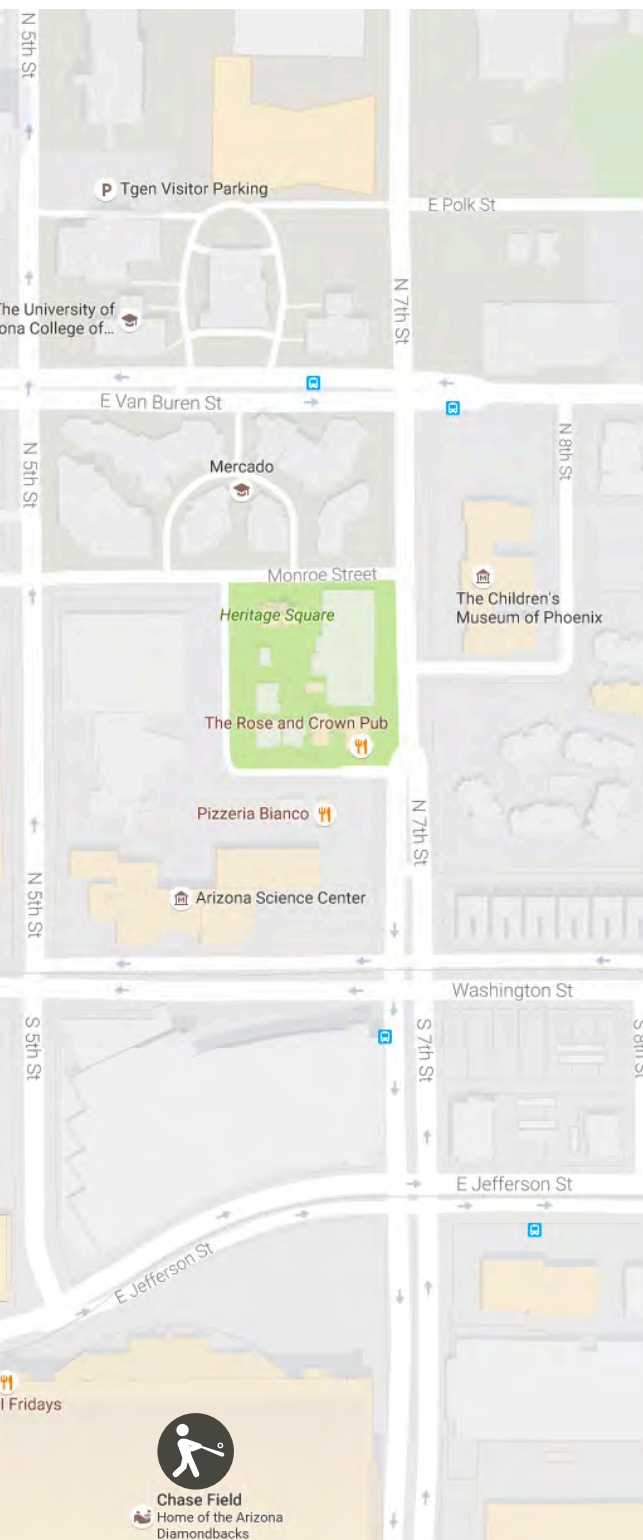
Cities for Small Businesses
-National Federation for Independent Businesses, 2014
States with Largest Job Growth of 2014
-AZ Tech Beat, 2014

Source: City of Phoenix









DOWNTOWN EVENTS

OVER 600 EVENTS IN 2017



THEATERS: 207
Orpheum Theater: **51**
Monarch Theater: **72**
Comerica Theater: **19**
Symphony Hall: **40**



CONCERTS: 27
Talking Stick Resort Arena: **14**
Symphony Hall: **13**



FESTIVALS: 44
Movie Nights in the Park: **24**
Specialty Events: **20+**



SPORTING EVENTS: 174
Chase Field: **81**
Talking Stick Resort Arena: **93**



CONVENTIONS: 66
Phoenix Convention Center: **66**



COMEDY: 96
Stand-Up Live: **96**



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