



THE NEW  
PARK  CENTRAL



The Modern Office Experience

P A R K ✖ C E N T R A



# The Modern Office Experience

Park Central is a place where **OFFICE**, **RETAIL**,  
**ART** and **COMMUNITY** come together.

Exclusively represented by:

**Andrew Cheney**  
CCIM, CRE, SIOR  
Lee & Associates  
602.954.3769  
acheney@leearizona.com

**Craig Coppola,**  
CCIM, CRE, SIOR  
Lee & Associates  
602.954.3762  
ccoppola@leearizona.com

**Gregg Kafka,**  
CCIM  
Lee & Associates  
602.954.3777  
gkafka@leearizona.com

**Bill Cook**  
Plaza Companies  
602.616.8177  
bill.cook@theplazaco.com

**Margaret Lloyd**  
Plaza Companies  
602.828.7214  
margaret.lloyd@theplazaco.com





# PARK X CENTRAL

WEST CATALINA DRIVE

WEST OSBORN ROAD

3RD AVENUE

2ND AVENUE

WEST MONTEREY WAY

CENTRAL AVENUE

Dignity Health.

Creighton UNIVERSITY

GRAHAM BUILDING  
15,500 SF

STRAUS BUILDING  
30,300 SF

PERFORMING ARTS CENTER  
GEARE BUILDING  
11,500 SF

BURGBACHER BUILDING  
225,000 SF

SANDS BUILDING  
6,100 SF

LIEB BUILDING  
43,000 SF

DIAMOND BUILDING  
71,000 SF

GOLDWATER BUILDING  
118,350 SF

[\*±2,000 SF CONFERENCE CENTER]

PARKING GARAGE

AVAILABLE  
Suite 100  
17,877 RSF  
Suite 150  
7,500 RSF  
Suite 200  
40,500 RSF

AVAILABLE  
30,300 RSF  
(Contiguous)

AVAILABLE  
Suite 200  
80,000 RSF

AVAILABLE  
Suite L190  
3,876 RSF  
Suite L130  
7,500 RSF

AVAILABLE  
Suite 180: 8,852 RSF  
Suite 150: 18,449 RSF  
(Spec Suite)  
Suite 160: 20,910 RSF  
(Contiguous to ±48,000 RSF)

2,000  
Stall Parking Garage  
DELIVERS  
SEPTEMBER 2020

APARTMENTS  
278 Units  
DELIVERS  
MAY 2021

DELIVERS DEC 2020

HOTEL





# PARK X CENTRAL

**KEY**

- FREEWAY
- LIGHT RAIL



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**ASU**  
±14,000 STUDENTS

DOWNTOWN  
PHOENIX  
10 MIN

**2** within  
**MILES**  
of the  
I-17, I-10 and SR-51

143  
51

10

10

10

1899

EMBASSY SUITES  
HOTELS

**Deloitte**

Panera  
BREAD

**Duane's**

aven+vine

**2.6 M**  
people within  
30 minutes

ocotillo

BANK OF ARIZONA  
BBVA Compass

BANK OF ARIZONA

WELLS FARGO

FAIRFIELD  
HOTELS & SUITES  
Walmart

ST. JOSEPH  
HOSPITAL

China Chili  
FINE CHINESE CUISINE

Jack  
in the box

PHOENIX METRO LIGHT RAIL

STARBUCKS  
COFFEE

Hampton  
Inn

KOBALT

ZIPP

FIRED  
PIE

THOMY JOHNS  
JJ

Jamba Juice

FIRST WATCH

Shi Bao

**22**  
RESTAURANTS  
within 1 mile

**PARK X CENTRAL**

CENTRAL AVE  
Walgreens

extended  
STAY AMERICA

RAMADA

OSBORN RD.

3RD AVE.

Parking  
Ratio  
**5**:1,000

**2** Light  
Rail  
Stops  
ON-SITE

AP  
JUNC



**9** ON-SITE RESTAURANTS WITH MORE TO COME!







**FUTURE 2,000 STALL PARKING GARAGE**



**OUTDOOR COLLABORATION AREAS**



**9 ON-SITE RESTAURANTS**



**5:1000 PARKING (GARAGE & SURFACE)**



**FUTURE HOTEL**



**FUTURE APARTMENTS**

PERFORMING ARTS CENTER

GEARE BUILDING

GRAHAM BUILDING

STRAUS BUILDING

SANDS BUILDING

BURGBACHER BUILDING

LIEB

DIAMOND BUILDING

GOLDWATER BUILDING

PARKING GARAGE AND SURFACE

HOTEL



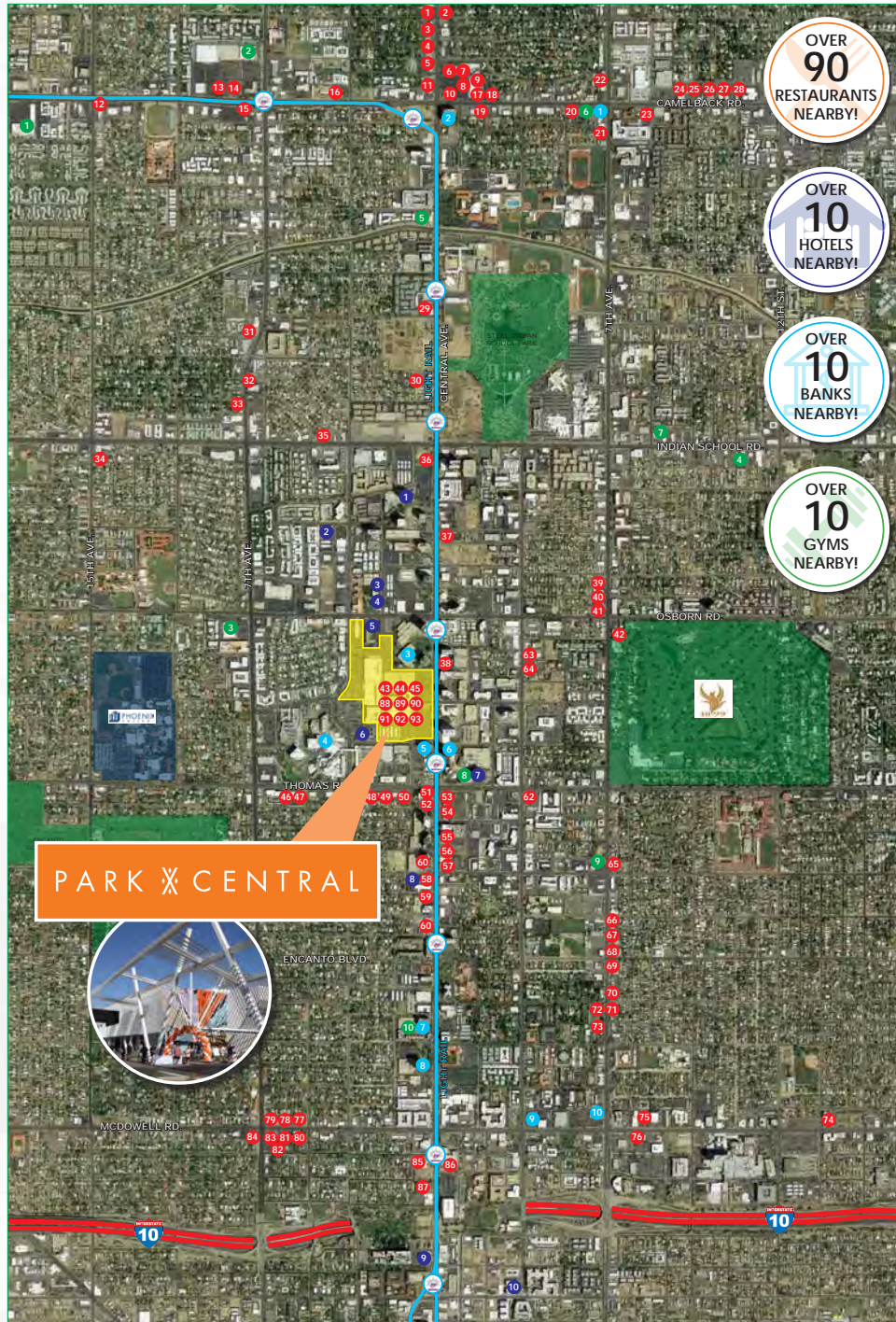
**LOCATED ALONG LIGHT RAIL**

**CENTRAL AVENUE**

**PHOENIX METRO LIGHT RAIL**



# LOCAL AMENITIES



## Restaurants:

1. Federal Pizza
2. Windsor
3. Postino Central
4. Blaze Pizza
5. Lou Malnati's
6. Shake Shack
7. Flower Child
8. Chipotle
9. Huss Brewing Co.
10. Applebee's Bar & Grill
11. Dairy Queen
12. Rally's
13. McDonald's
14. Starbucks
15. Taqueria Los Yaqis
16. Southern Rail Restaurant
17. Streets of New York
18. SunUp Brewing Co.
19. St. Francis
20. Two Hippies Beach House
21. Segal's Oasis Grill
22. Robertos
23. Culver's
24. Tokyo Express
25. Cherryblossom Noodle Cafe
26. Oregano's Pizza Bistro
27. Los Dos Molinos
28. Original Gravity
29. Pane Bianco
30. Clever Koi
31. Restaurant Progress
32. Short Leash Hotdogs
33. Phoenix Burrito House
34. Crazy Jim's 15th Avenue
35. Whataburger
36. Yoshi's Restaurant
37. Burger Rush Central
38. Jack in the Box
39. Urban Beans
40. Starbucks
41. Taco Guild
42. Gadzooks Enchiladas & Soup
43. Fired Pie
44. Jimmy John's
45. First Watch - Park Central
46. La Paloma Mexican Food
47. Hamburger Haven
48. Pinos Pizza
49. zpizza
50. Pink Spot Coffee
51. Honey Bear's BBQ
52. Best of Philly
53. Subway
54. Ichi Ban
55. Wild Thaiger
56. Switch Restaurant & Wine
57. Durant's
58. Burger King
59. IHOP Restaurant
60. Central Cafe
61. Lenny's Burger Shop
62. China Chili
63. Ocotillo Restaurant
64. Del Taco
65. El Chullo
66. The Main Ingredient Ale House
67. Humble Pie
68. MacAlpine's Diner
69. Rice Paper
70. The Coronado Phoenix
71. America's Taco Shop
72. Coco's Bakery
73. Green New American Vegetarian
74. Jack in the Box
75. Sonic Drive-In
76. Whataburger
77. Rubio's Coastal Grill
78. The Habit Burger
79. Zoes Kitchen
80. Chipotle
81. Wingstop
82. Ahipoki Bowl
83. Five Guys
84. Pei Wei
85. The Old Spaghetti Factory
86. Blue Fin
87. Pizza People Pub
88. Zipp's
89. Starbucks
90. Thai Basil
91. Pita Bistro
92. Jamba Juice
93. Kobalt Bar



## Hotels:

1. Hilton Garden Inn
2. The Clarendon Hotel
3. Wyndham Garden
4. Ramada by Wyndham
5. Extended Stay America
6. Hampton Inn Midtown
7. Fairfield Inn & Suites
8. Embassy Suites by Hilton
9. Found: RE Phoenix Hotel
10. Cambria Hotel



## Banks:

1. Chase Bank
2. BMO Harris Bank
3. Comerica Bank
4. Bank of America
5. National Bank of Arizona
6. Alliance Bank
7. Arizona Central Credit Union
8. BMO Harris Bank
9. SunWest Federal Credit Union
10. Bank of America



## Gyms:

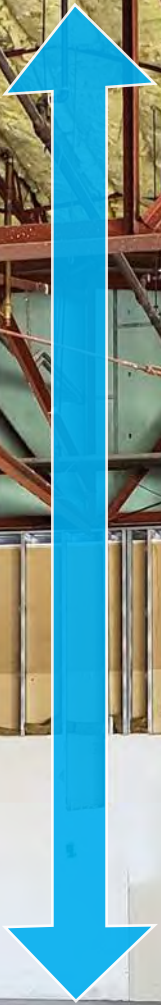
1. Planet Fitness
2. LA Fitness
3. Orangetheory Fitness
4. Pamela Young Fitness
5. Papago Crossfit
6. Camelback Boxing Gym
7. DK Fitness
8. Lifesmart at Phoenix Plaza
9. Profitess Phoenix
10. Central Park Square Athletic



15' High Ceilings



25' High Ceilings





EXCITING  
**OUTDOOR AREAS**



**EXCLUSIVE**  
TENANT PATIOS



INDOOR/OUTDOOR  
**ENVIRONMENTS**



# A PARK WITHIN A PARK

PART OF A COMPREHENSIVE  
PARK SYSTEM





**ART FOCUS AND DRAMATIC PEDESTRIAN CONNECTION**  
TO CENTRAL AVENUE

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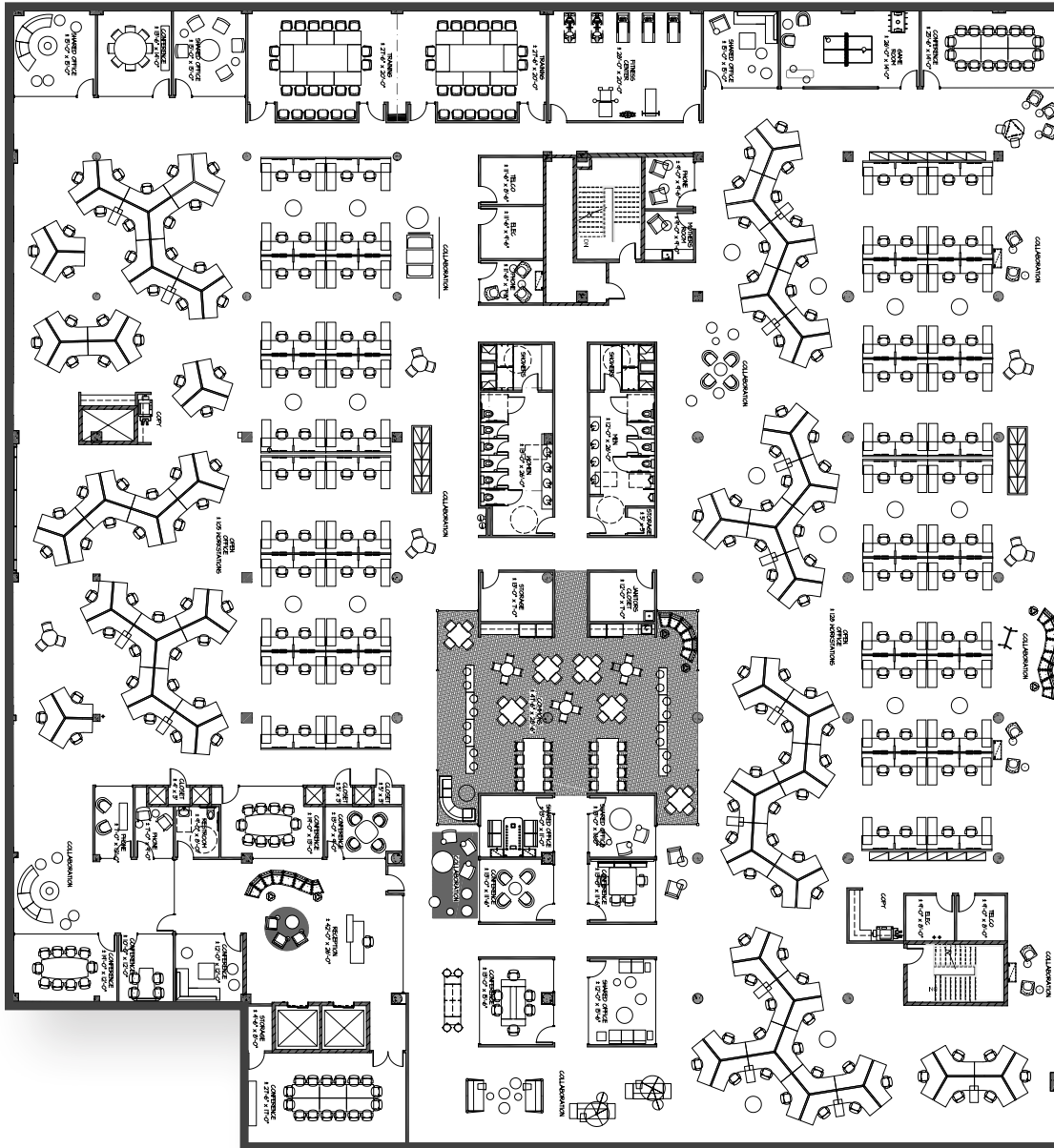
WEST OSBORN ROAD





# GOLDWATER

AVAILABLE: ±40,000 RSF



# Average Office Asking Lease Rate Compared to Other Markets

40%  
Less

## PHOENIX COST OF LIVING \* VS OTHER MAJOR MARKETS



TRANSPORTATION

79%  
Less



ENTERTAINMENT

23%  
Less



FOOD

18%  
Less



HOUSING

30%  
Less

\* San Francisco, Los Angeles, San Diego, Austin, Chicago, New York City

# PARK \* CENTRAL

Central

RETAIL  
PARKING  
ONLY

033

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**Bill Cook**  
Plaza Companies  
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bill.cook@theplazaco.com

**Margaret Lloyd**  
Plaza Companies  
602.828.7214  
margaret.lloyd@theplazaco.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PLAZA**   
COMPANIES