



# THE NEW PARK X CENTRAL



The Modern Office Experience



PARK X CENTER

NING HEATING  
15-154

3110 D

# 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

PERFORMING  
ARTS CENTER

AVAILABLE  
2ND FLOOR  
±80,000 RSF  
DIVISIBLE TO  
±40,000 RSF

3RD AVENUE

WEST OSBORN ROAD

GRAHAM  
BUILDING  
15,500 SF

STRAUS  
BUILDING  
30,300 SF

BURGBACHER  
BUILDING  
225,000 SF

LIEB  
BUILDING  
43,000 SF

AVAILABLE  
SUITE 190  
±3,876 RSF

2ND AVENUE

FIRST  
WATCH

DIAMOND  
BUILDING  
71,000 SF

PARKING  
GARAGE

GOLDWATER  
BUILDING  
118,350 SF

WEST MONTEREY WAY

Creighton  
UNIVERSITY

AVAILABLE  
130/140  
±8,895 RSF

EoS  
FITNESS  
jamba

HOME2  
SUITES BY HILTON

3PL

COWBOY  
SEAFOOD  
Starbucks

CENTRAL AVENUE





**KEY**

- FREEWAY
- LIGHT RAIL



CENTRAL AVE.



PARK X CENTRAL

ASPIRE PARK CENTRAL  
278 UNITS

DOWNTOWN  
PHOENIX



AP,  
JUNC,



DOUBLE TREE  
HOTELS & SUITES

HOLIDAY INN EXPRESS

STAPLES

WALGREENS

STAYAMERICA

HOME 2  
SUITES BY HILTON

China Chili  
FINE CHINESE CUISINE

Ocotillo  
RESTAURANT & BAR

STARBUCKS

COWBOY SEAFOOD

FirstWatch

FIRED  
PIE

JIMMY JOHN'S

Jamba Juice

ZIPPS  
SPORTS GRILL

Green W. Peaches

GO

EoS  
FITNESS

PARK X CENTRAL

3RD AVE.

OSBORN RD.

LIGHT RAIL

CENTRAL AVE.



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





**2,000 STALL  
PARKING  
GARAGE**



**OUTDOOR  
COLLABORATION  
AREAS**

**11 ON-SITE  
RESTAURANTS**



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



**APARTMENTS**

AVAILABLE  
2ND FLOOR  
±80,000 RSF  
DIVISIBLE TO  
±40,000 RSF

PERFORMING  
ARTS CENTER

GRAHAM  
BUILDING  
15,500 SF

STRAUS  
BUILDING  
30,300 SF

**BURGBACHER  
BUILDING**  
225,000 SF

LIEB  
BUILDING  
43,000 SF

AVAILABLE  
SUITE 190  
±3,876 RSF

**FIRST  
WATCH**

**DIAMOND  
BUILDING**  
71,000 SF

**GOLDWATER  
BUILDING**  
118,350 SF

**PARKING  
GARAGE**



**HOTELS**



**LOCATED ALONG  
LIGHT RAIL**

AVAILABLE  
130/140  
±8,895 RSF

**Creighton  
UNIVERSITY**

**Dignity Health**

**E&S  
FITNESS**

**jamba**

**COWBOY  
SEAFOOD**



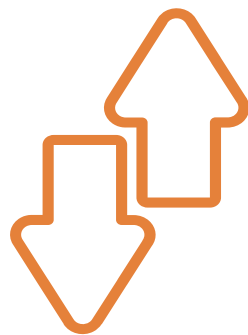
**HOME  
2**  
SUITES BY HILTON



**CENTRAL AVENUE**

**PHOENIX METRO LIGHT RAIL**

15' High Ceilings



Creative Features



EXCITING  
**OUTDOOR AREAS**



**EXCLUSIVE**  
TENANT PATIOS



INDOOR/OUTDOOR  
**ENVIRONMENTS**



# A PARK WITHIN A PARK

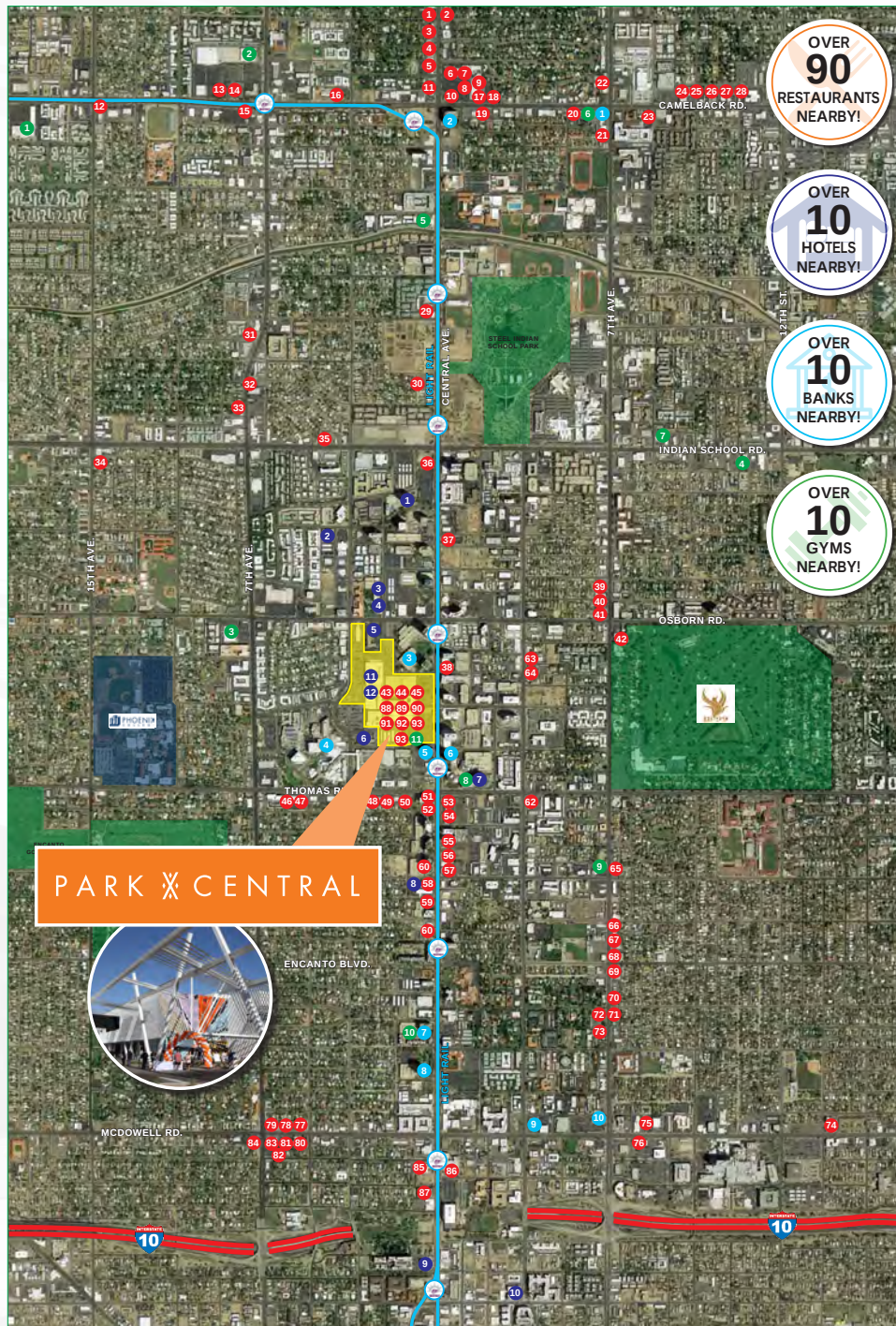
PART OF A COMPREHENSIVE  
PARK SYSTEM





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

# 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 Yaquis
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. Zipps
89. Starbucks
90. Thai Basil
91. The Green Woodpecker
92. Jamba Juice
93. Kobalt Bar
94. West Hut

## 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
11. Tru Hotel
12. Home2

## 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
11. Eos Fitness



# Average Office Asking Lease Rate Compared to Other Markets

40%  
Less

PHOENIX COST OF LIVING <sup>\*</sup> VS OTHER MAJOR MARKETS



TRANSPORTATION

79%  
Less



ENTERTAINMENT

23%  
Less



FOOD

18%  
Less



HOUSING

30%  
Less

<sup>\*</sup> San Francisco, Los Angeles, San Diego, Austin, Chicago, New York City

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