

PARK X CENTRAL

VIBRANT MIXED-USE PROJECT IN PHOENIX, ARIZONA

LIFE SCIENCES OPPORTUNITIES
LAB R&D INFRASTRUCTURE **IN PLACE**

Creighton
UNIVERSITY

BARROW
Neurological Institute

Robert E. Spitzer Neuroscience Tower

At the center of the PHOENIX MEDICAL QUARTER



PARK X CENTRAL

KEY

- FREEWAY
- LIGHT RAIL

LIFE SCIENCES OPPORTUNITIES LAB R&D INFRASTRUCTURE IN PLACE

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

AT THE CORE OF THE PHOENIX MEDICAL QUARTER

"Healthcare and bioscience are important industries in that they have a long-term, positive impact on our communities in many ways. They enable growth in other industries and create the kind of economic impact that has a huge ripple effect on other industries."

Sharon Harper
Plaza Companies

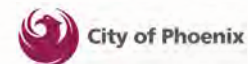


Stan Shafer
Holualoa Companies



"This is the highest density of bioscience healthcare workforce in Arizona, and sits among the West's leaders. "Quality, experienced workforce is one of the first reasons life and bio-science companies are selecting Phoenix."

Christine Mackay
City of Phoenix



"As the fifth-largest city in the country and one with a diverse population, Phoenix is a prime location for both clinical trials and life science innovators,"

Joan Koerber-Walker
President & CEO of Arizona BioIndustry Association



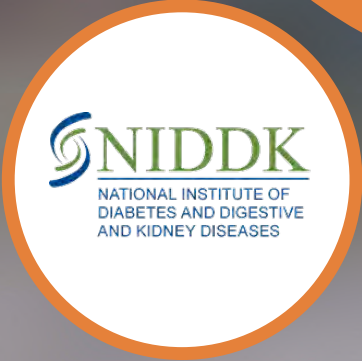
88

APACHE
JUNCTION

The background image shows a modern building with a glass facade and a courtyard area. The entire image is overlaid with a large, semi-transparent orange graphic that features a grid of diagonal lines and a central rectangular area with a dark background and white patterns. The text is centered over this graphic.

A UNIQUE
OPPORTUNITY
IN THE CORE OF
METROPOLITAN PHOENIX'S
BIO SCIENCES
HUB







- **Park Central** is Metropolitan Phoenix's most exciting revitalization project in the last decade. The former iconic outdoor mall has been redeveloped into an exciting mixed use development- where one can live, work, play, *and go to medical school.*
- Located in the heart of the PHOENIX MEDICAL QUARTER, **Park Central** lies in the center of several top universities and medical institutes just minutes away.
- **Park Central** is home to Creighton University's Health Services Campus , as well as Dignity Health's Regional headquarters.
- A major regional life sciences opportunity of 80,000 square feet is now available at **Park Central**, in the Burgbacher building, a former department store.

WITH
ACCESS
TO THE MAJOR
LIFE SCIENCES
PLAYERS

HEALTHCARE VIBRANCY ON CAMPUS

PARK X CENTRAL



PARK X CENTRAL

AVAILABLE
Suite 160
±34,806 RSF

AVAILABLE
2nd Floor
±80,000 RSF
(Divisible to
±40,000 RSF)

PERFORMING
ARTS CENTER

3RD AVENUE

WEST OSBORN ROAD

**BURGBACHER
BUILDING**
225,000 SF

GRAHAM
BUILDING
15,500 SF

STRAUS
BUILDING
30,300 SF

GEARE
BUILDING
11,500 SF
SAN
BUILD
6,100

LIEB
BUILDING
43,000 SF

DIAMOND
BUILDING
71,000 SF

AVAILABLE
12/1/21
Suite 200
±8,050 RSF
Spec Suite

2,000
Stall Parking Garage

APARTMENTS
278 Units

DELIVERS
DECEMBER 2021

Creighton
UNIVERSITY

AVAILABLE
Suite 150
±17,042 RSF
Spec Suite

GOLDWATER
BUILDING
118,350 SF

AVAILABLE
Suite 120-125
±17,172 RSF
Suite 200
±41,450 RSF

PARKING
GARAGE

2ND AVENUE

WEST MONTEREY WAY

HOTEL

CENTRAL AVENUE



BURGBACHER BUILDING SPECIFICATIONS



ELECTRICAL:

- 6000 amp service
- 300 kVA back-up generator
- Adjacent to redundant grid supporting major hospital next door

PLUMBING:

- 4" domestic water line
- Above standard sanitary sewer capacity with 8" sewer line
- Natural gas service to the building

MECHANICAL:

- Hot and chilled cooling system with VAV units
- Freight elevator with 20,000 lbs capacity
- Numerous locations for rooftop penetrations for exhaust hoods

FACILITY:

- Slab to slab height of $\pm 15'$
- Two truck wells with access to freight elevators
- Optimal column spacing
- Various sections with floor to ceiling glass
- Direct access to shaded amenity area
- Five total elevators to the suite

3141 N. CENTRAL AVENUE
PHOENIX, AZ

BURGBACHER
BUILDING

HYPOTHETICAL LAB PLAN
SECOND FLOOR | ±80,000 RSF

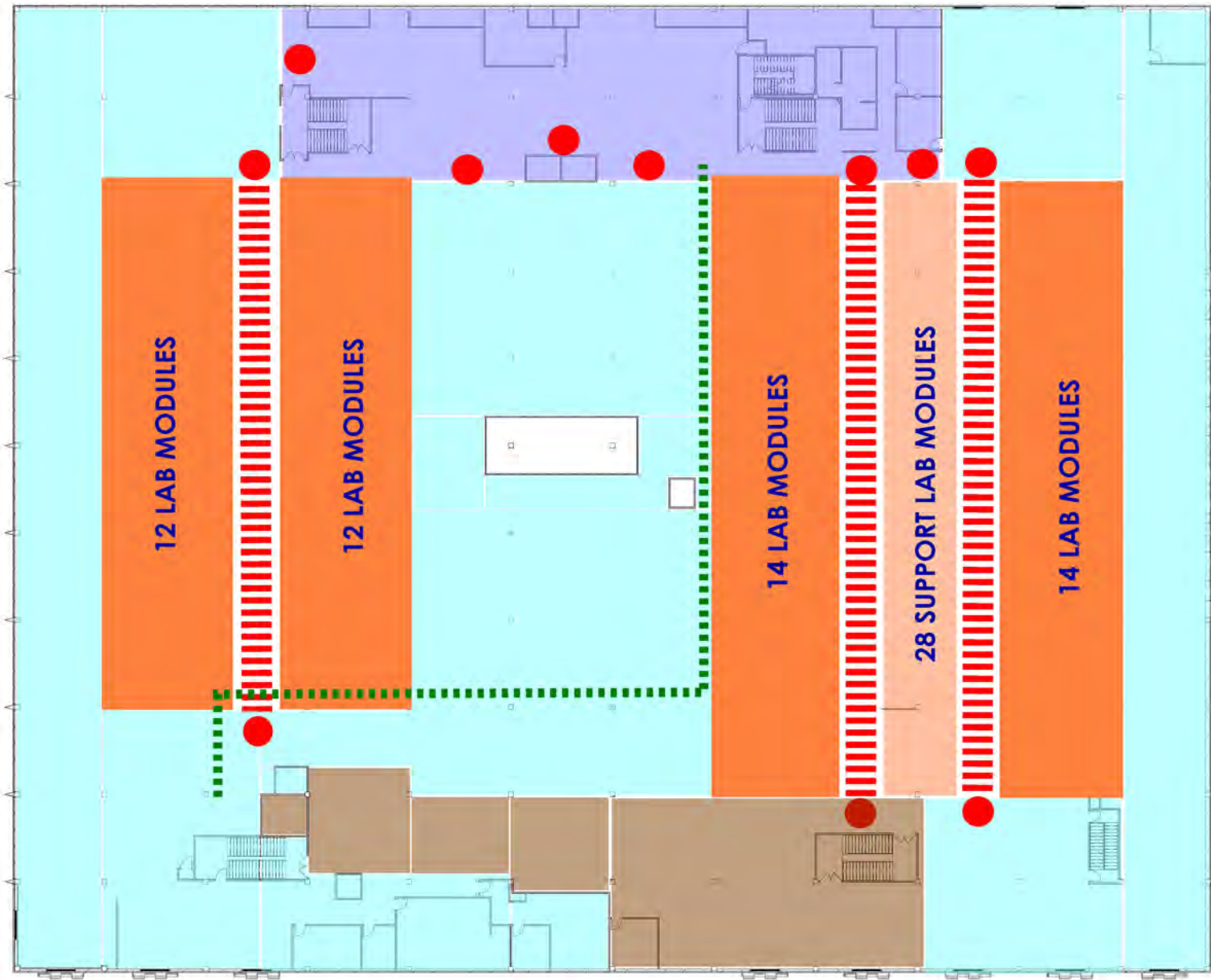


- STAFF AND VISITOR'S WAITING/CONFERENCE
- INVESTIGATOR'S OFFICE/ADMIN
- PRIMARY LABS
- SUPPORT LABS
- UTILITY DISTRIBUTION
- WASTE AND SUPPLIES
- ACCESS CONTROL
- EXISTING BUS DUCT

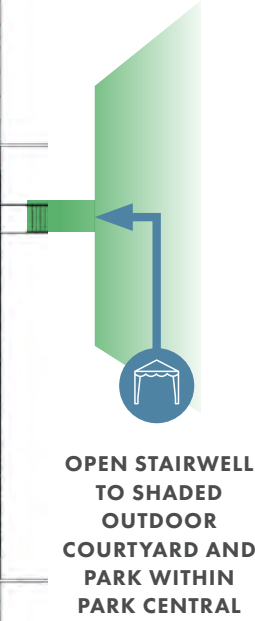
WEST OSBORN ROAD



CENTRAL AVENUE



3RD AVENUE

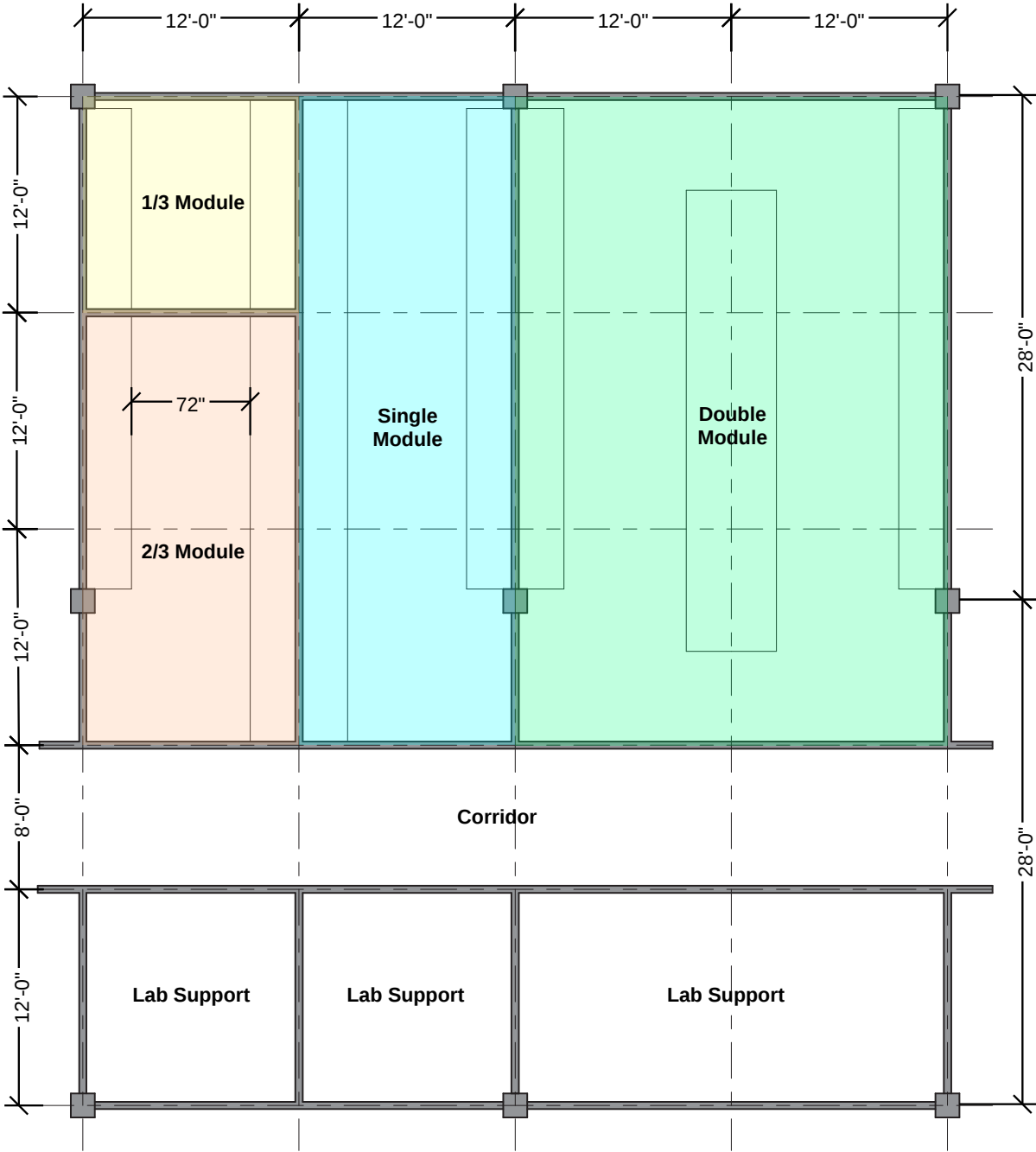


OPEN STAIRWELL
TO SHADED
OUTDOOR
COURTYARD AND
PARK WITHIN
PARK CENTRAL



ADDITIONAL BUILDING FEATURES:

- ±80,000 SF floor plate
- Divisible to 40,000 SF
- Efficient rectangle shaped allows for maximum flexibility and density of lab modules
- Robust air conditioning system with N+1 redundancy available



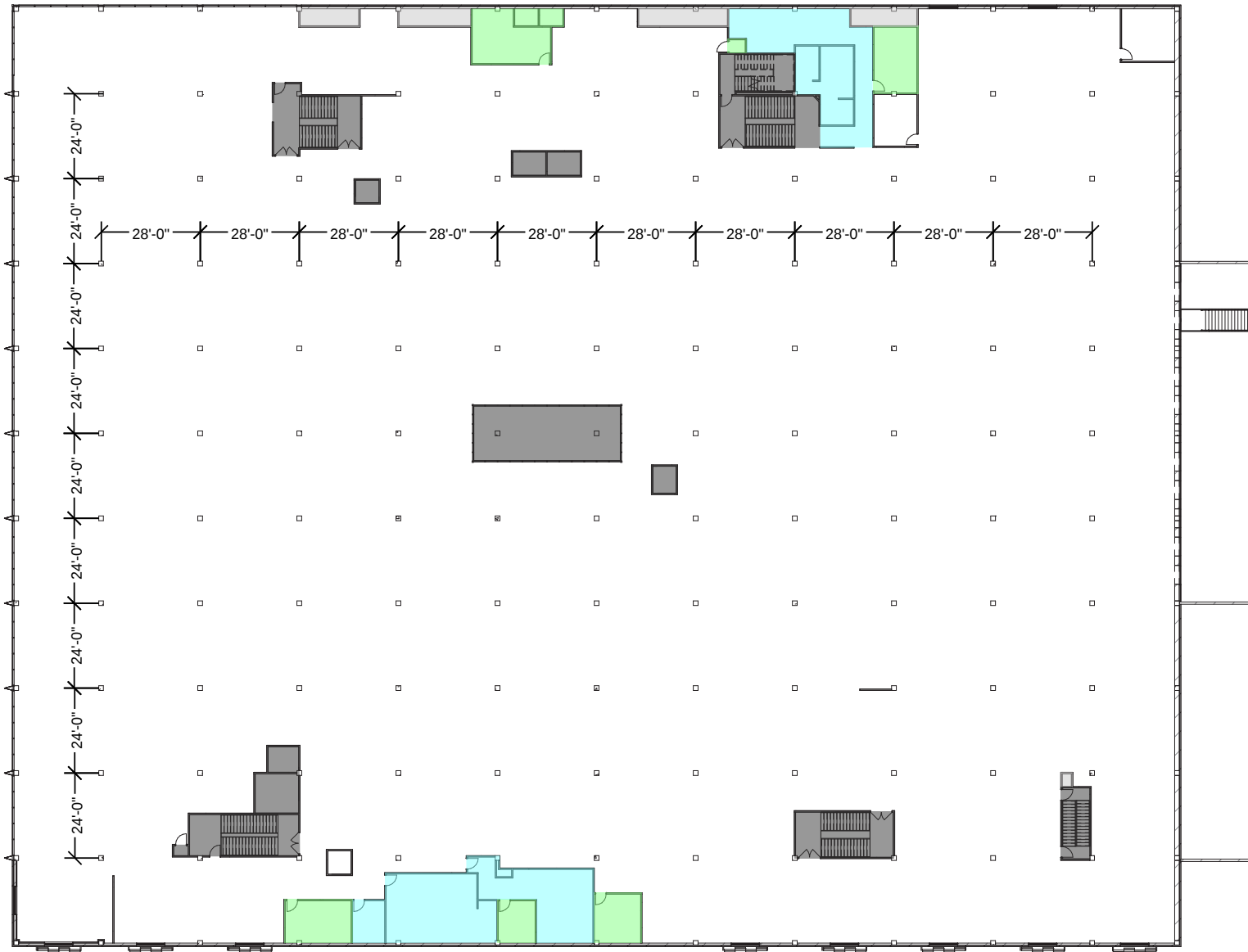
TYPICAL LABORATORY MODULE



3141 N. CENTRAL AVENUE
PHOENIX, AZ

BURGBACHER
BUILDING

SECOND FLOOR
±80,000 RSF

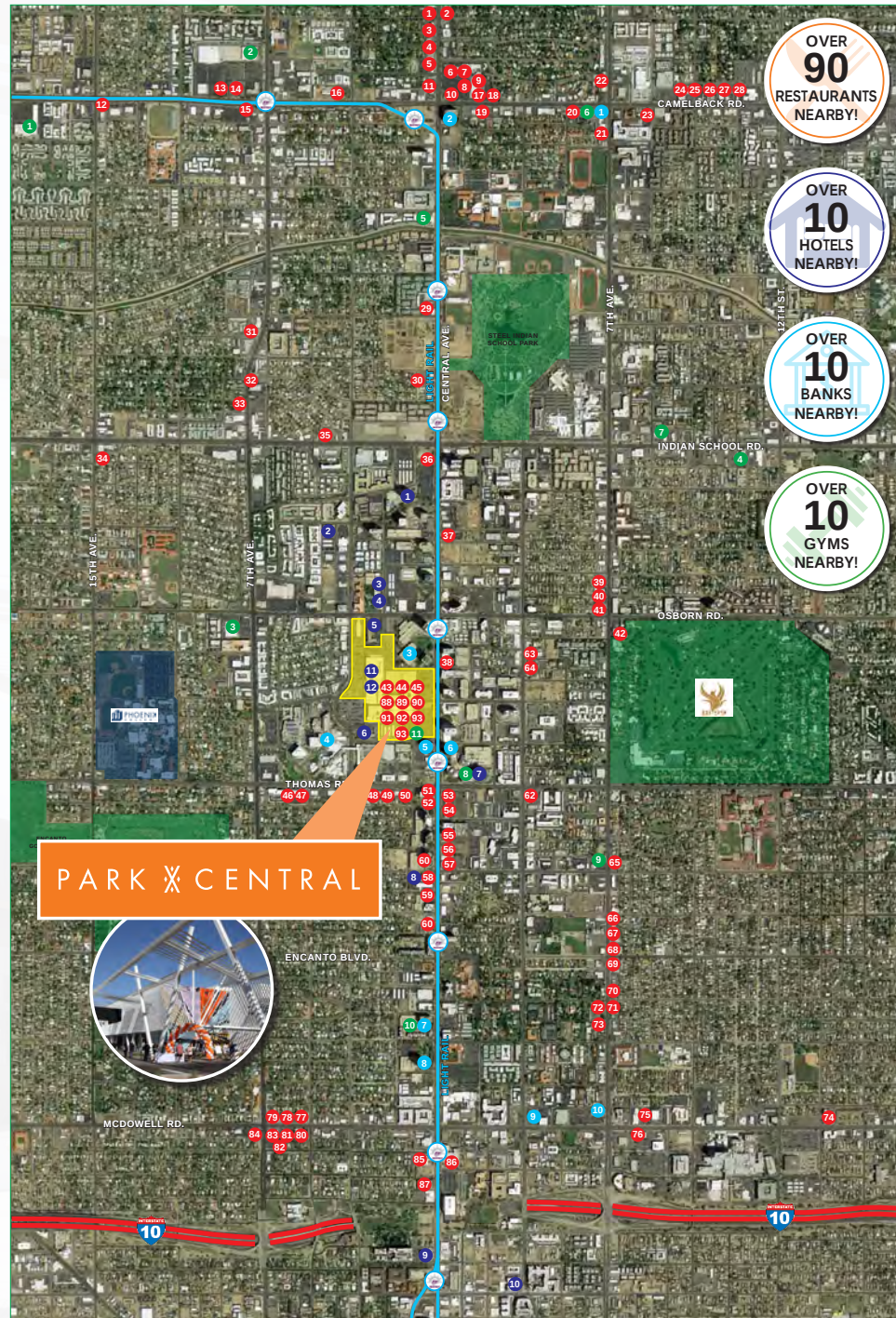


- ENCLOSED CHASE
- VERTICAL CIRCULATION
- ELECTRICAL OR MECHANICAL ROOM
- RESTROOMS





LOCAL AMENITIES



 Restaurants:

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





EXCITING
OUTDOOR AREAS

ADDITIONAL OFFICE OPPORTUNITIES



15' High
Ceilings



Creative
Features



EXCLUSIVE
TENANT PATIOS



INDOOR/OUTDOOR
ENVIRONMENTS



A PARK WITHIN A PARK

PART OF A COMPREHENSIVE
PARK SYSTEM





**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**

Creighton
UNIVERSITY

AVAILABLE
130/140
±8,895 RSF



HOME2
SUITES BY HILTON



CENTRAL AVENUE

PHOENIX METRO LIGHT RAIL

WORKPLACE READINESS ESSENTIALS AT PARK X CENTRAL



RESTROOMS IN
EACH SUITE



ALL
LOW-RISE



PRIVATE
OUTDOOR SPACE



WIDE OPEN
COURTYARD



EASY PICK UP FROM
ON-SITE RESTAURANTS



ROLL-UP DOORS PROVIDE
PLENTY OF FRESH AIR



INDIVIDUAL ENTRANCES
TO EACH SUITE



MULTIPLE POINTS OF INGRESS
AND EGRESS

CENTRAL AVENUE

PHOENIX METRO LIGHT RAIL



PARK X CENTRAL

OSBORN RD.

LIGHT RAIL

CENTRAL AVE.



Phoenix designates Park Central as its newest bioscience hub

BUSINESS NEWS | 13 April, 2023 |

In her State of the City address on April 12, Phoenix Mayor Kate Gallego announced that Park Central and midtown Phoenix have been designated as the newest Bioscience Hub in the community, known as the Phoenix Medical Quarter, Global Advancement of Health and Education.

The designation recognizes the influx of healthcare, bioscience and education into the midtown region in general and Park Central specifically, and along with the city's other two Bioscience Hubs — Phoenix Bioscience Core and Discovery Oasis — forming a "healthcare triangle" of research.

In the past few years, several significant bioscience, healthcare and education initiatives have come to fruition in the central city, including:

- The new Virginia G. Piper Creighton University Health Sciences Campus at Park Central, where more than 900 people annually are educated to become doctors, nurses and healthcare professionals. Creighton's Phoenix campus opened in 2021, offering students almost 200,000 SF of state-of-the-art learning environments including simulation space. In the school's nine labs, learners gain hands-on experience with standardized patients, home care environments and more. The campus includes a medical school, nursing school, a pharmacy, occupational therapy and physical therapy school and separate schools for physician assistants and emergency medical services personnel.

- Significant expansion on the Dignity Health St. Joseph's Hospital and Medical Center campus, by Barrow Neurological Institute. Barrow, one of the top 15 neuroscience hospitals in the world, has officially opened the state-of-the-art Barrow Neuroplex. On the heels of this, they will soon be opening the new global headquarters for the Ivy Brain Tumor Center and are also planning to build an innovative new research laboratory at Park Central.

- An influx of bioscience, healthcare and education entities, including the WearTech Applied Research Center and RadNet imaging clinic at Park Central, Alliant School of Nursing, WCUI Smith Chason, DMG Children's Rehabilitative Services and several others at Park Central.

As part of the designation, the City of Phoenix will be working on a reinvention of 3rd Avenue to pull together Park Central, St. Joseph's Hospital and Medical Center and Barrow Neurological Institute to create a dynamic corridor to promote the well-being of citizens and the advancement of bioscience. Third Avenue will feature shaded walkways, integration of art, and a safe environment for students, faculty, researchers, clinicians, and most importantly patients and their families, while assuring vehicular access to Barrow, St. Joseph's and Park Central.

"I am proud that our City is home to the Phoenix Medical Quarter. Phoenix is an emerging bioscience market and we are consistently number one in life science job growth. This is good news for people who live in our city, who want the best possible health care," said Phoenix Mayor Kate Gallego. "Healthcare education, life sciences and research are crucial and the impact and leadership of the Phoenix Medical Quarter will accelerate the work that is already happening in the region."

"The Phoenix Medical Quarter is exactly what our community needs. There has been tremendous growth at Park Central with the variety of healthcare education, technology development and centers for care and the advancements at Barrow Neurological Center and Dignity that it only seems natural for this area to become a Bioscience Hub that is connected and creates an environment that fosters innovation," said Phoenix City Council District 4 Councilmember Laura Pastor.

"We are very pleased to receive this designation and excited about the impact it will have on healthcare in our community," said Sharon Harper, Chairman and CEO of Plaza Companies, the company spearheading the Park Central revitalization effort alongside Holualoa Companies. "The focus on bioscience will save lives, create jobs and help continue the rapid revitalization we're seeing at Park Central and in midtown Phoenix."

Plaza Companies and Tucson's Holualoa Companies have teamed up to redevelop Park Central into a vibrant destination, which once was the city's first official large-scale shopping mall. Park Central has developed a particular focus on bioscience over the past few years with the addition of Creighton University as well as an influx of bioscience companies to the project.

Additionally, Barrow President and CEO Michael T. Lawton, MD recently announced that the Institute is embarking on another forward-thinking research initiative that will provide renewed hope to patients by exploring the greatest frontier in neuroscience—the mysteries of the mind.

This initiative will include a research-centric building at Park Central as part of the Phoenix Medical Quarter, where clinicians and scientists will focus on "opening minds and saving lives" through regenerative neuroscience, robotics, brain-computer interfaces, and other next-generation technologies.

"The Phoenix Medical Quarter will be known as a place of innovation and advancement of the medical field, and it is the perfect region for Barrow to continue to expand as we look to explore the mysteries of the mind," said Barrow Neurological Institute President and CEO Michael T. Lawton, MD.

"Interprofessional education is a highly valued standard at Creighton University for academic learning and clinical training," said President Rev. Daniel S. Hendrickson, S.J., Ph.D. "The formation of the Phoenix Medical Quarter will spur new opportunities for our students across the various medical disciplines to better educate Arizona's next generation of medical professionals. Creighton is excited to be part of this growth and development and we cannot wait to get to work on new partnerships to advance medical education and care."

"Collaboration is what drives transformation and innovation and Dignity Health St. Joseph's is proud to be part of



this collaboration at the Phoenix Medical Quarter. The research and healthcare education that will take place in this region will advance the future of healthcare services and elevate care for our community,” said Chief Executive Officer, Dignity Health Arizona Central and West Valley Market, Gabrielle Finley-Hazle.

The new Park Central includes 500,000 square feet of Class A creative office and retail space available for lease with the ability to accommodate tenants ranging from 3,500 square feet to more than 100,000 square feet in size. It features exclusive tenant patios, on-site restaurants and amenities, a stunning mid-century modern design, 15- to 25-foot ceilings, convenient bike path and light rail access and ample parking. For more information on the project, visit www.parkcentralphoenix.com.

About Plaza Companies

With offices in Peoria, Scottsdale and Tucson, Plaza Companies is a full-service real estate firm specializing in the management, leasing and development of medical office and commercial office properties, technology and bioscience facilities, mixed-use properties and senior housing communities. Since 1982, Plaza Companies has established a proud track record as a competitive, connected and conscientious real estate firm with partnerships throughout the industries it serves. For more information, visit www.theplazaco.com.

About Holualoa Companies

Holualoa Companies is a real estate investment firm focused on the successful acquisition, repositioning, redevelopment and disposition of real estate assets. Headquartered in Tucson, Arizona, with offices in Phoenix, Santa Monica, Hawaii and Paris, its investments span the United States and Europe and include office, retail, industrial, multi-family, hotel and mixed-use investment properties. Holualoa is an experienced investor for its own account and on behalf of a select group of private investors. For more information, visit www.holualoa.com.

About Creighton University

Creighton University, based in Omaha, Nebraska, is one of 28 Jesuit colleges and universities in the U.S. It enrolls 4,446 undergraduates and 4,464 graduate and professional students among nine schools and colleges. No other university its size offers students such a comprehensive academic environment with personal attention from faculty-mentors. Visit: www.creighton.edu

About Barrow Neurological Institute

Since our doors opened as a regional specialty center in 1962, we have grown into one of the premier destinations in the world for neurology and neurosurgery. Our experienced, highly skilled, and comprehensive team of neurological specialists can provide you with a complete spectrum of care—from diagnosis through outpatient neurorehabilitation—under one roof.

About Dignity Health in Arizona

Dignity Health in Arizona is anchored by 8 outstanding hospitals in Arizona: St. Joseph’s Hospital and Medical Center, Chandler Regional Medical Center, Mercy Gilbert Medical Center, St. Joseph’s Westgate Medical Center, Arizona General Hospital – Laveen, Arizona General Hospital – Mesa, Yavapai Regional Medical Center – East, and Yavapai Regional Medical Center – West.

From this foundation, Dignity Health in Arizona has expanded into a comprehensive health care system, which includes clinics, specialty hospitals, urgent cares, freestanding emergency departments, insurance providers, an accountable care organization and other clinical partnerships. The Dignity Health Medical Group includes hundreds of physicians in Arizona and a wide range of specialties. Dignity Health is part of CommonSpirit, one of the nation’s largest health care systems.

<https://azbigmedia.com/business/phoenix-designates-park-central-as-its-newest-bioscience-hub/>

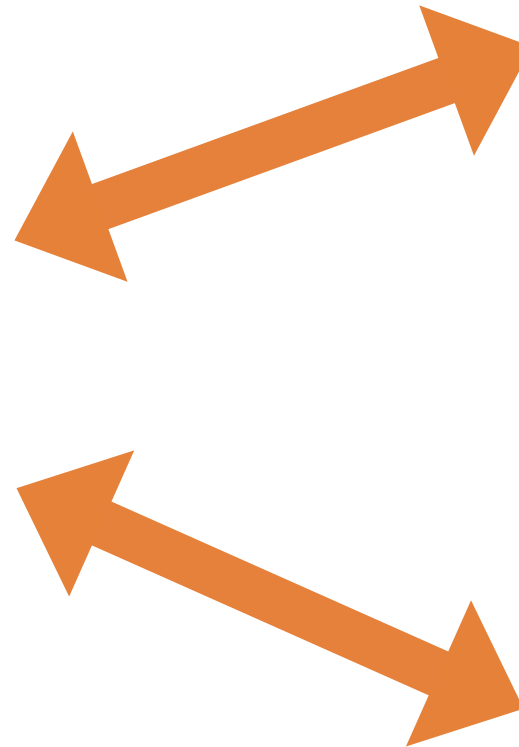


KEY ALLIANCES

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UNIVERSITY

BARROW
Neurological Institute

 **Dignity Health™**
St. Joseph's Medical Center







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 **LEE &
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PLAZA
COMPANIES 