



# WAREHOUSE DISTRICT

BY COWLEY





**COWLEY**

## COMPANY DESCRIPTION

• EST. 1963 •

Cowley Companies is a diversified family real estate business focusing on raw land (primarily in Arizona, Colorado, New Mexico and Texas), industrial buildings throughout the Phoenix metro area, adaptive re-use projects in the Phoenix warehouse district and asset-based lending.

Cowley put their roots down in The Warehouse District 13 years ago and since has been revitalizing warehouse buildings bringing new life to pieces of Phoenix's history.

# COWLEY PORTFOLIO

S CENTRAL AVE

S 7TH ST

E WAS

E JEF

E JA

CHASE FIELD

TALKING STICK RESORT ARENA

E BUCHANAN ST

E LINCOLN ST

E GRANT ST

1. 515 E GRANT ST

2. 920-926 E JACKSON ST

3. 1340 E JACKSON ST

4. 1242 E JACKSON ST

5. 920 E MADISON ST

6. 917-919 E JACKSON ST

7. 625 S 5TH ST



HINGTON ST

FERSON ST

CKSON ST

N 16TH ST



 AVAILABLE

 FULLY LEASED

AIRPORT - ±3.8 MILES ▶



# THE LAWRENCE BUILDING

## 515 E GRANT ST

EST. <b>1946</b>	RENOVATED <b>2017</b>	
<b>NOTES</b> The Lawrence Building epitomizes creative office space in the Warehouse District. With high-ceiling heights, warm red-brick walls and a buzzing energy coming from the on-site restaurant The Larry, The Lawrence Building offers an inspired workplace for its tenants. Suite features include roll-up garage doors, polished concrete floors and open ceilings.		
	SIZE <b>±122,220 SF</b>	





THE LARRY



GALVANIZE

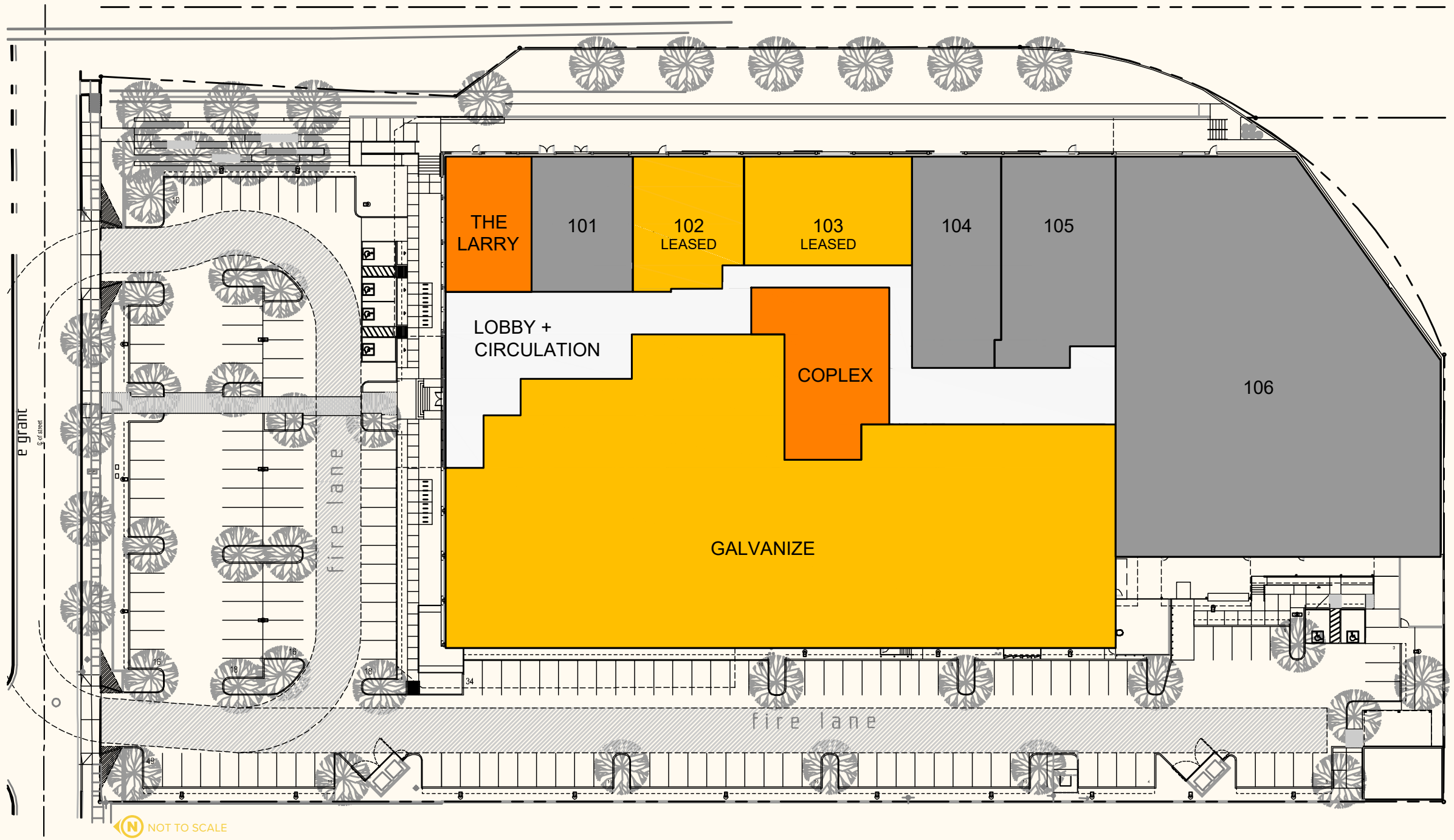


GALVANIZE



SPEC SUITE

# 515 E GRANT ST SITE PLAN









# ITULE NORTH 920-926 E JACKSON ST

EST.  
**1940**


RENOVATED  
**2019**

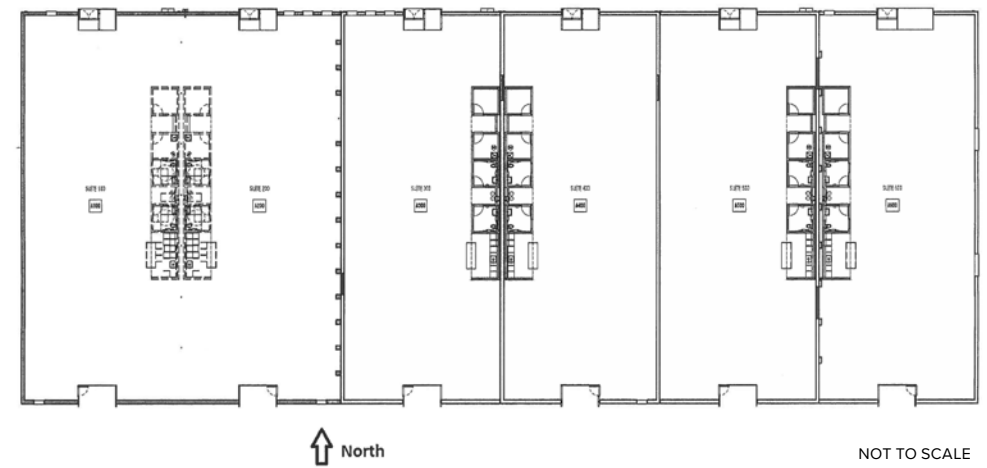
## NOTES

Located at the western end of Produce Row, 920 E Jackson is a single-story red-brick creative office building. New glass windows, sky lights and exposed wood beams draw energy into the building from the outside. Itule North, offers parking on-site for tenants with direct access to each suite. 920 E Jackson is just a short walk to Chase Field and the Valley Metro Light Rail.

SIZE  
**±36,000 SF**



 NOT TO SCALE





# PEDDLER'S 1340 E. JACKSON ST

EST. <b>1951</b>	RENOVATIONS <b>2020</b>	
<b>NOTES</b> A former produce warehouse, that has tremendous potential for creative office space. In addition to the high-ceiling heights, there is excess land for creating usable outdoor space. New glass, updated landscaping and on-site parking will complete the renovation at Peddler's.		
	AVAILABLE <b>7/2020</b> .....	







# 1242 E. JACKSON ST

EST.  
**1947**

RENOVATED  
**2010**

## NOTES

1242 E Jackson is move-in ready, high-end creative office space in the middle of Produce Row. Currently occupied by Cowley Companies, the building showcases the painstaking detail that was put in during the adaptive re-use renovation. There is secure on-site parking, open ceilings, exposed brick walls and tons of natural light.

SIZE  
**±8,963 SF**



 NOT TO SCALE



# CORPORATE NEIGHBORS



**WebPT**<sup>®</sup>

**Zillow**<sup>®</sup>



PARTNERS

**INTEGRATE**

**galvanize**

**gouldevans**



**EQUALITY  
HEALTH**

**ASU**<sup>®</sup>





UBER



WEB PT



SCIENTIFIC TECHNOLOGIES CORPORATION



TUFT & NEEDLE

# PORTFOLIO

Being located in the Warehouse District by Cowley puts Downtown Phoenix's greatest amenities at your doorstep. Imagine walking to Chase Field for a game, getting food and drinks at The Duce or using the bike share program to get to one of Downtown's newest restaurants. This amenities base will help you recruit the talent you need and will make your current employees proud to call the Warehouse District home.



THE LARRY



MOUNTAIN



THE DUCE

BIKE SHARE



INSIDE FITNESS @ CHASE FIELD

GALVANIZE CONFERENCE CENTER

LIGHT RAIL

# SOCIAL

Downtown Phoenix is home to many of the Valley's most popular nightlife destinations and also some hidden gems.



STANDUP LIVE



CRESCENT BALLROOM



VALLEY BAR



THE ORPHEUM

# CULTURE

Downtown is home to many of Phoenix's premier cultural destinations. From America's pastime to theater or just an evening walk through the galleries on Roosevelt Row, there's never a dull day in Downtown.



FIRST FRIDAY ART WALK



DTPHX EVENTS



DEVOUR CULINARY CLASSIC



FARMER'S MARKET



CHASE FIELD



## WAREHOUSE DISTRICT BY COWLEY

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