



LUHRS BUILDING

11 W. JEFFERSON ST.
PHOENIX, AZ 85003

DAVE CARDER
Managing Director
602.224.4436
dave.carder@cushwake.com

SCOTT BOARDMAN
Senior Director
602.224.4446
scott.boardman@cushwake.com

LINCOLN
PROPERTY
COMPANY



CUSHMAN &
WAKEFIELD



±72,834
SQUARE
FEET
AVAILABLE!



LOBBY
RENOVATIONS
FORTHCOMING

HISTORIC LUHRS BUILDING

Built in 1924, the Luhrs Building is a 10-story, neoclassical masterpiece and was Phoenix's first 10-story high-rise. At the time of construction, it was the tallest building between El Paso and Los Angeles.

A unique building set amongst the Phoenix skyline, the building features a L-shaped design to include a striking brown brick facade, elaborate marble ornamentation on the uppermost two floors and a prominent rooftop cornice.

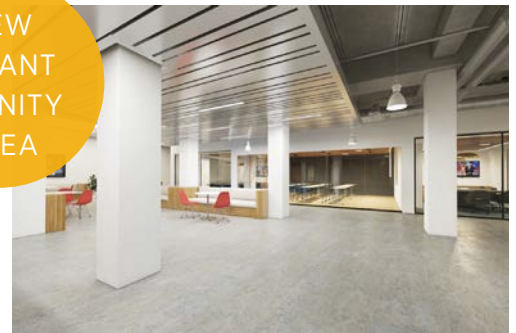
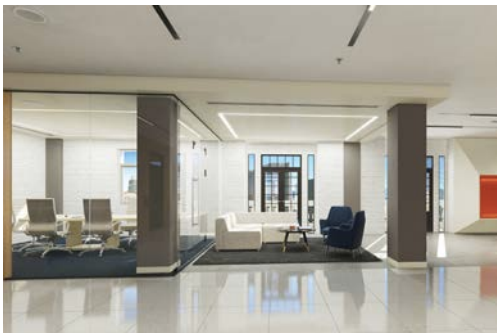
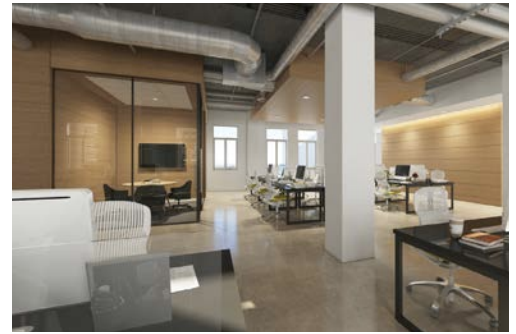
Up until 1971, the top four floors of the Luhrs Building served as the home to the prestigious Arizona Club. The 10th floor penthouse features a 22-foot-tall arched ceiling, crystal chandeliers and Valley views.

Now listed on the Phoenix Historic Property Register, the Luhrs Building has been completely restored to its former glory and offers a modern sophistication with classic charm.

MODERN IMPROVEMENTS

Located on the southwest corner of 1st Avenue and Jefferson Street (just south of CityScape) the center has been restored, thanks to a decade-long revitalization between Central and First Avenues and Jefferson and Madison Streets. Setting the tone for Downtown Phoenix's historic modernization efforts, the center boasts quintessential 1920's charm with new amenities, courtesy of \$10M+ in capital improvements.

A select number of flexible, built-to-suit office suites are now available. See fact sheet for details.



NEW
TENANT
AMENITY
AREA

ONSITE PARKING



ONSITE AMENITIES

- Four Onsite restaurants
 - La Madeleine Country French Café
 - Serafina Coffee Bar
 - Monroe's Hot Chicken
 - Bitter & Twisted Cocktail Parlour
- Newly Renovated Onsite Parking Garage
- Cox Fiber Available

AREA AMENITIES

Walk Score

95/100 **76,322** Daytime population within one-mile

Adjacent to

METRO LIGHT RAIL

Adjacent to

CITYSCAPE a 1.2 million square foot mixed-use project

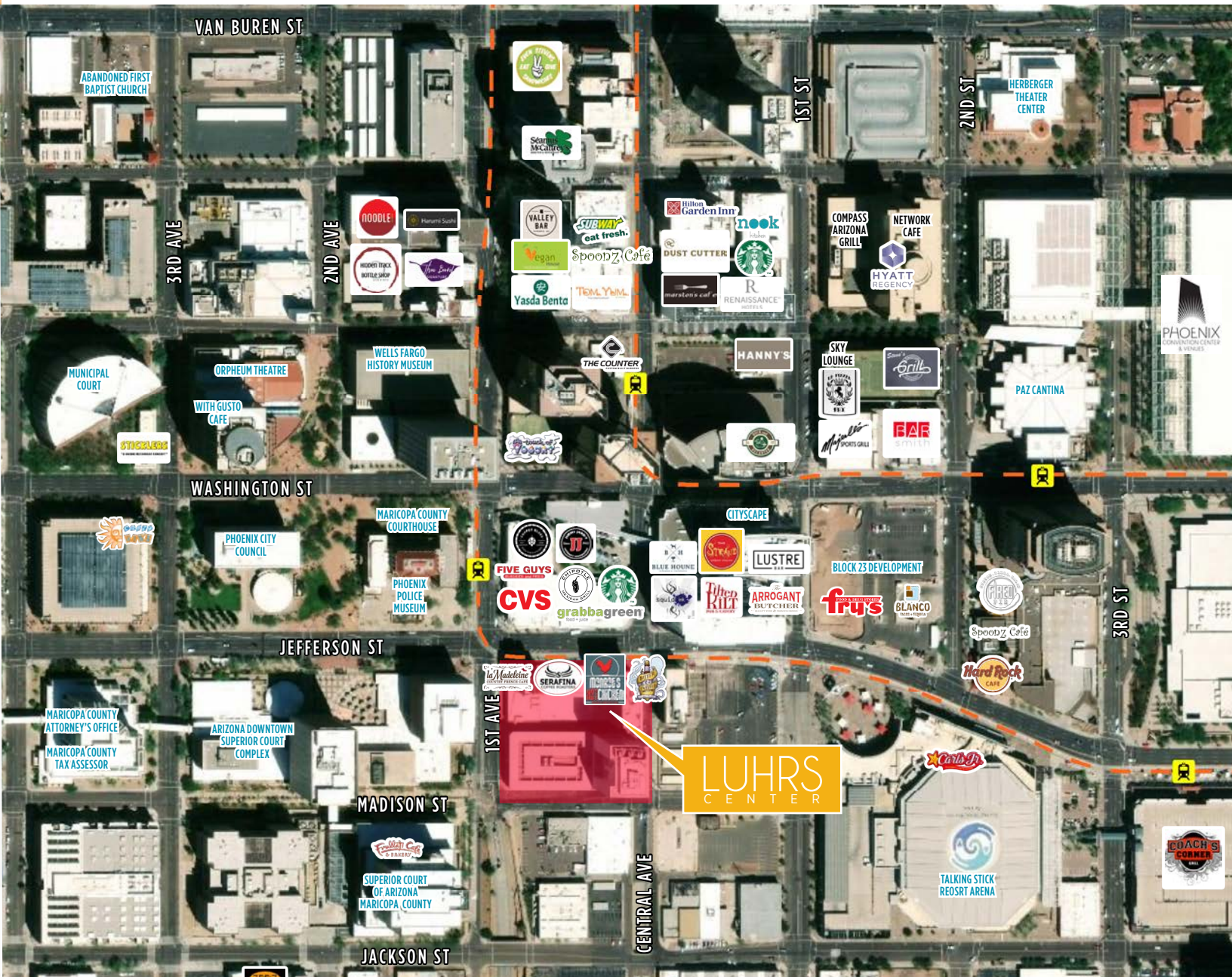
Approximately

30 RESTAURANTS within a 2 block radius

Adjacent to **320-room Marriott Hotel**, and close proximity to Sheraton Hotel, the Westin Downtown Phoenix, The Hyatt Regency, the Renaissance Phoenix Downtown and Hotel Palomar

Within 2 blocks from **Talking Stick Resort Arena** - home to the Phoenix Suns, and **Chase Field** - home to the Arizona Diamondbacks

Entertainment within walking distance - **Phoenix Symphony Hall, Herberger Theater, Dodge Theater and Orpheum Theater**



LUHRS
BUILDING

CENTRAL AVENUE

3RD STREET

JEFFERSON STREET

WASHINGTON STREET

5TH STREET





MONROE STREET

7TH STREET



DOWNTOWN PHOENIX AT A GLANCE

RETAIL

-  800,000 SF OF RETAIL
-  55,000 SQ FT GROCERY OPENING 2019
-  97 NET NEW BARS/RESTAURANTS OPENED SINCE 2009
-  185 BARS/RESTAURANTS TOTAL





OFFICE

-  280 TECH COMPANIES IN PAST 10 YEARS
-  79 EDUCATION COMPANIES
-  153 HEALTHCARE COMPANIES
-  214 FINANCE COMPANIES
-  196 LEGAL COMPANIES



RESIDENTIAL

- 6,787** TOTAL UNITS BUILT SINCE 2000
- 1,861** UNDER CONSTRUCTION
- 3,333** PREDEVELOPMENT/RFP


TRANSPORTATION

-  10 MINUTES FROM SKY HARBOR
-  OVER 31,000 PARKING SPACES
-  3.3 MILLION LIGHT RAIL BOARDINGS IN DOWNTOWN FY2016
- ADDITIONAL 8 MILES LIGHT RAIL COMPLETED BY 2023
-  DOWNTOWN GRID BIKE STATIONS

ARTS, CULTURE & SPORTS

-  **3,000,000** ANNUAL SPORTS VENUE ATTENDANCE
-  **1,100,000** THEATER ATTENDANCE (2016)
-  **6,000,000** YEARLY VISITORS TO DOWNTOWN PHOENIX
-  **14** LIVE MUSIC VENUES IN DOWNTOWN

EDUCATION

- 12,000** STUDENTS AT **ASU** DOWNTOWN
-  **1,284** ASU STUDENT HOUSING BEDS
- 321** STUDENTS AT **U OF A** PHOENIX COLLEGE OF MEDICINE
- 259** STUDENTS AT **NAU**

HOSPITALITY

-  880,000 SF OF SPACE IN PHOENIX CONVENTION CENTER
-  100,000 SF OF MEETING SPACE
-  3,847 HOTEL ROOMS
- 700 ROOMS IN PREDEVELOPMENT



DAVE CARDER
Managing Director
602.224.4436
dave.carder@cushwake.com

SCOTT BOARDMAN
Senior Director
602.224.4446
scott.boardman@cushwake.com

LINCOLN
PROPERTY
COMPANY



CUSHMAN &
WAKEFIELD