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NORTH
CENTRAL



BUILDING SIZE:

±189,868 SF

TYPICAL FLOOR SIZE:

±13,562 SF

AMENITIES:

**ON-SITE DELI &
CONVENIENCE
STORE**

STORIES:

14

PARKING:

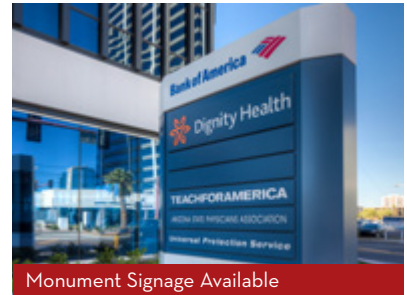
4/1,000



Across the street from light rail stop



Covered parking



Monument Signage Available

FEATURES

Recently renovated building with high-end finishes including the lobby, all common areas, restrooms and building exterior

Prominent Uptown Location with Great City Views

Property Management and Leasing Office On-Site

Close Proximity to Many Retail Amenities (Including Restaurants and Hotels)

On-Site Deli & Convenience Store

Covered Parking Available

Excellent Freeway Access to I-10 and the Piastewa Freeway

Directly Across the Street from a Light Rail Stop

CenturyLink, Cox and L3 Communications Fiber Optics to the Building

Bank of America Branch ATM Located on Ground Floor

DETAILS

Building Size: 189,868 SF

Building Class: B

Year Built: 1974

Lot Size: 1.59 AC

Property Type: Office

Zoning Description: C-2

Property Sub-type: Office Building

APN / Parcel ID: 118-36-18

RECENTLY COMPLETED RENOVATIONS

- Exterior transformation with LED light panels
- Lobby renovation with modern, high-end finishes
- Newly installed digital directory
- Upgraded all restrooms on each floor
- Renovated building entrance & cafe





PARK CENTRAL

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COMING SOON!

PARK CENTRAL REDEVELOPMENT

The Park Central Redevelopment project is focused on returning the property to its rightful position as the heart of Midtown Phoenix. This location represents the potential for a tectonic shift in the City's fabric and Midtown's capacity for commerce, entertainment, and urban living.





The Phase I vision for the project includes:

Strengthening the Park Central presence & brand along Central Avenue:

the LINK

Establishing a shaded civic connection between Central Avenue and Park Central:

the MARKET

Adapting existing spaces into flexible office opportunities with a strong visual presence:

the ANCHOR

Supporting tenants & the community with spaces to socialize around food + drink:

the PORCH



Inventing opportunities for disruptive spaces that support Phoenix's best and brightest:

the HUB

Designing authentic workspaces celebrating the original history of these buildings:

the office LOFTS

Providing tempered outdoor social spaces which leverage our unique climate for opportunities to work and play outdoors:

the YARD

Promoting a culture of health and sustainability and reconnecting the urban fabric:

the LANE



LOCAL AMENITIES



DINING



BANKS



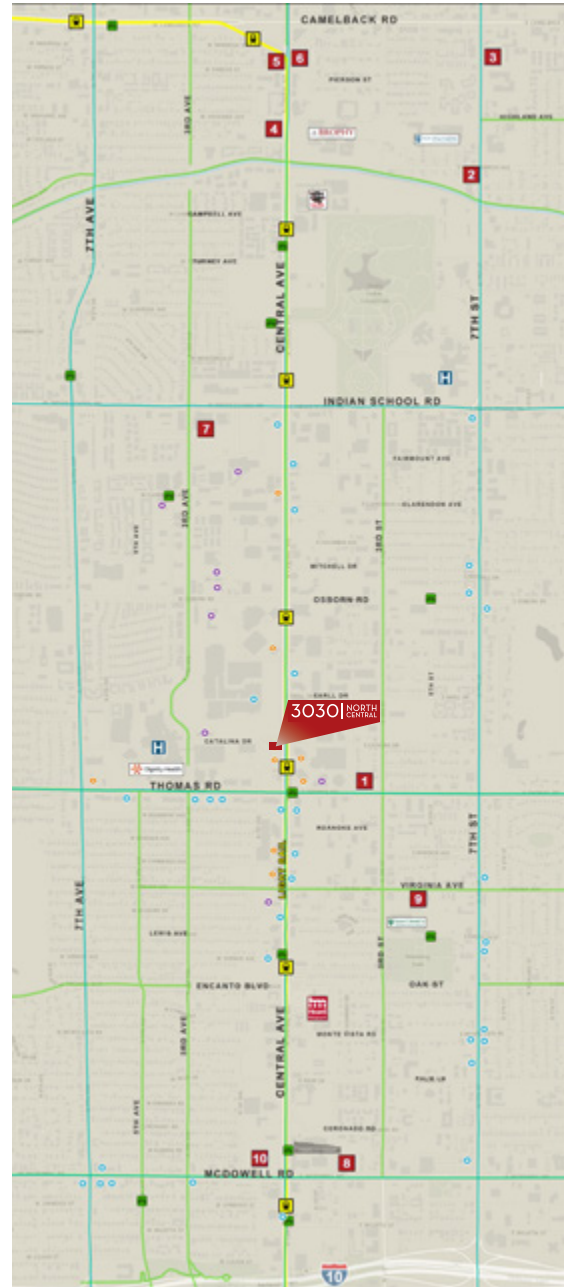
HOTELS



MULTI-FAMILY HOUSING

PROPOSED CONSTRUCTION + NEW 2015

BUILDING NAME	BUILDING ADDRESS	BUILDING STATUS	UNITS
1 ALTA THOMAS	2902 N 3RD ST	UNDER CONSTRUCTION	225
2 THE CURVE AT MELROSE	4544 N 7TH ST	PROPOSED	204
3 ALTA CAMELBACK	4811 N 7TH ST	PROPOSED	230
4 ELEVATION ON CENTRAL	4650 N CENTRAL AVE	BUILT: SEPT 2015	266
5 OMNINET WEST	4800 N CENTRAL AVE	PROPOSED	286
6 OMNINET EAST	4801 N CENTRAL AVE	PROPOSED	181
7 PARC MIDTOWN	225 W INDIAN SCHOOL RD	PROPOSED	306
8 BROADSTONE ARTS LOFTS	202 E MCDOWELL RD	UNDER CONSTRUCTION	280
9 CEDAR CROSSING	333 E VIRGINIA AVE	UNDER CONSTRUCTION	74
10 THE MUSE	1602-1626 N CENTRAL AVE	UNDER CONSTRUCTION	367



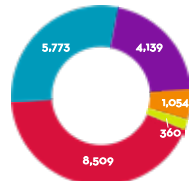


TOP EMPLOYERS

EMPLOYER	EMPLOYEES
U HAUL	3,944
ST JOSEPHS HOSPITAL	3,757
CARL T HAYDEN VA MEDICAL CENTER	3,124
STATE OF ARIZONA	2,435
CENTURYLINK COMMUNICATIONS	1,054
VETERANS ADMINISTRATION HEALTH SYSTEMS	860
BANNER HEALTH SYSTEMS	800
DIGNITY HEALTH	796
IBM CORPORATION	509
UNIVERSAL SERVICES OF AMERICA LP	500
UNITED STATE FEDERAL GOVERNMENT	488
UNITEDHEALTH GROUP	482
XEROX CORP	360
COUNTY OF MARICOPA	356
SOUTHWEST CATHOLIC HEALTH NETWORK CORP	350

TOP EMPLOYERS BY INDUSTRY

- Health Care Services
- Business Services
- Government, Social & Advocacy Services
- Telecommunications
- Retail



TECH COMPANIES



WALKABILITY



WALK SCORE

69



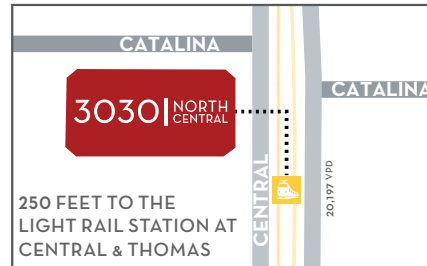
TRANSIT SCORE

57



BIKE SCORE

89



WALKABLE AMENITIES

WITHIN A 7 MINUTE WALK



DINING

39

- | | | | | |
|--------------|------------------|--------------|-------------------|--------------|
| JASMINE THAI | FIRST WATCH | PANERA | CITY MARKET DELI | LONG WONGS |
| MIKA'S GREEK | PINO'S PIZZA | WILD THAIGER | STARBUCKS | KFC |
| SUBWAY | HONEY BEAR'S BBQ | DURANT'S | FIREPPE | OVEN + VINE |
| LENNY BURGER | BEST OF PHILLY | SWITCH | PARK CENTRAL DELI | PAPA JOHN'S |
| 5TH AVE CAFE | ICHI BAN | CORDUROY | THAI BASIL | DOMINOS |
| D'LISH | SMOOTHIE KING | BURGER KING | JIMMY JOHN'S | CENTRAL CAFE |
| ZPIZZA | JAMBA JUICE | IHOP | KOBALT | |
| SACKS | SIU WOK | DEL TACO | JACK IN THE BOX | |



HOTELS

3

- FAIRFIELD INN
HILTON SUITES
HAMPTON INN & SUITES



BANKS

7

- ALLIANCE BANK
BANK OF AMERICA
BBVA COMPASS
COMERICA BANK (ATM)
NATIONAL BANK OF ARIZONA
UMB BANK
WELLS FARGO

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NORTH CENTRAL

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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