

E. WASHINGTON

201 EAST WASHINGTON STREET | PHOENIX, ARIZONA

201 E. WASHINGTON

Welcome to the destination workplace built to match every Tenant's lifestyle. 201 E. Washington is a market leading, class A mixed-use office and retail development ideally located in the heart of Downtown Phoenix. This 24-story high-rise offers ±612,239 square feet of column-free office space, class A retail amenities, and unobstructed Metro views.



UNMATCHED FEATURES

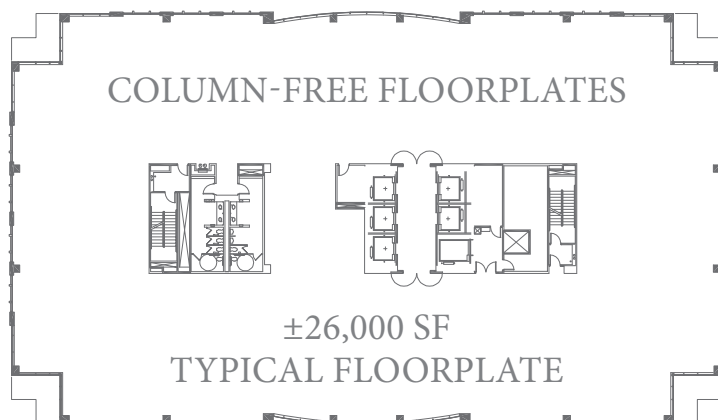
±612,239 SQUARE FOOT MIXED-USE PROJECT

- NEWLY RENOVATED, STATE OF THE ART:
 - » Building and Elevator Lobbies
 - » Tenant Amenity Lounge
 - » Building Conference Center
Library | Meeting Rooms | Event Space | Event Patio
 - » Fitness Center
Open Fitness Area | Group Fitness Room | Locker Rooms
 - » Management Office
 - » Bike Room
- LEED Gold Certified and Energy Star Rated
- BOMA TOBY Award for Operating Efficiency

STAGED FOR CITY LIFE &
THE MODERN COMMUTER



On-site amenities include: an exclusive Tenant lounge, state of the art fitness center, conference center, restaurant, multiple sport bars and fast casual dining option, bike storage, quick-grab café, and a bike storage for the modern commuter. Walking distance to countless entertainment venues including the Talking Stick Arena, Chase Field, Phoenix Convention Center and ASU Downtown.



Total Seats (Offices & Workstations)	131
Total Offices	20
Executive (13x15)	5
Typical Office (10x11'6)	15
Total Workstations	111
Exec Workstations (7x8)	5
Workstations (6x6)	36
Benching (6x3)	54
Work Booths	16
Total Gathering Spaces	24

HYPOTHETICAL FLOORPLATE



ULTIMATE ACCESS

5 minutes to major interstates, 10 minutes to Phoenix Sky Harbor International Airport and direct access to two Valley Metro Rail stops—201 E. Washington provides ultimate access to the entire Phoenix Metro.



WITHIN A 1/2-MILE RADIUS OF 201 E. WASHINGTON



133+
Food
& Drink



14
Hotels



17
Banks



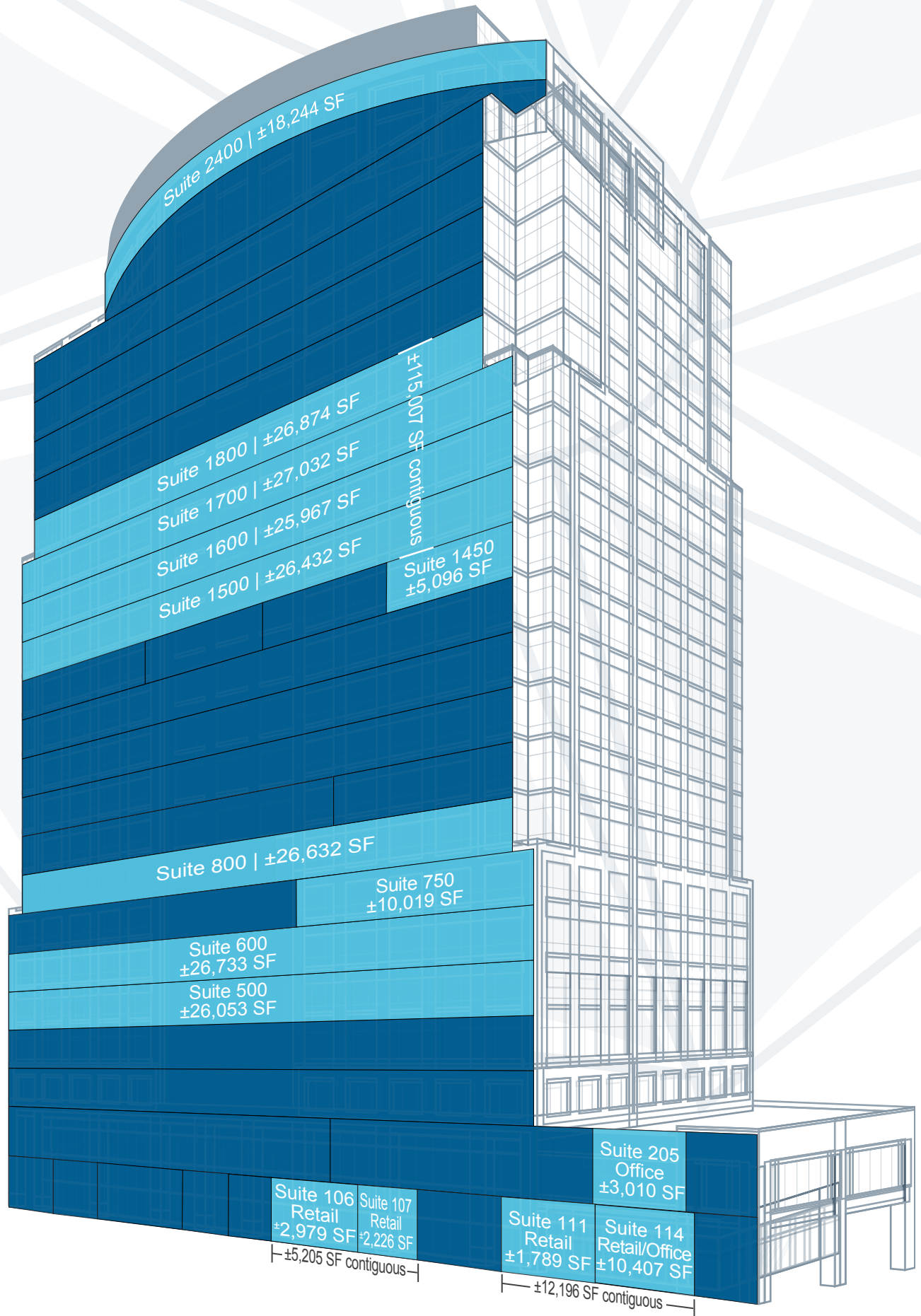
46
Arts &
Entertainment



24
Retail
Stores



13
Food
Stores



AVAILABLE SPACE

WELCOME

A LOBBY UNMATCHED

Floor to ceiling glass combined with natural wood and stone features provide an ultra modern feel complete with contemporary furniture in a calming neutral hue. The statement reception desk is a focal point inviting visitors and guiding them in the right direction.



RECEPTION



LOBBY



MAIN LOBBY ELEVATORS

YOUR SUPERIOR DOWNTOWN SUITE



SUITE ENTRY



WORK AREA





CAFE LOUNGE



BREAKROOM



EXECUTIVE SUITE

THAT'S NOT ALL

REAL WORK-LIFE INTEGRATION

Find balance in your life with 201 E. Washington's newly renovated on-site amenities. State-of-the-art flexible meeting and event spaces have been designed to meet your needs indoors and out. A cozy library and lounge offer a place to decompress or work remotely. Reading nook, conference rooms, on-site concierge—what's not to love. And let's not forget the state-of-the-art fitness center with men's and women's locker rooms and a separate group fitness room for classes to take your stress away. Combine all this with the available restaurants and surrounding retail amenities within walking distance, and you truly have a live, work, play lifestyle at your fingertips.





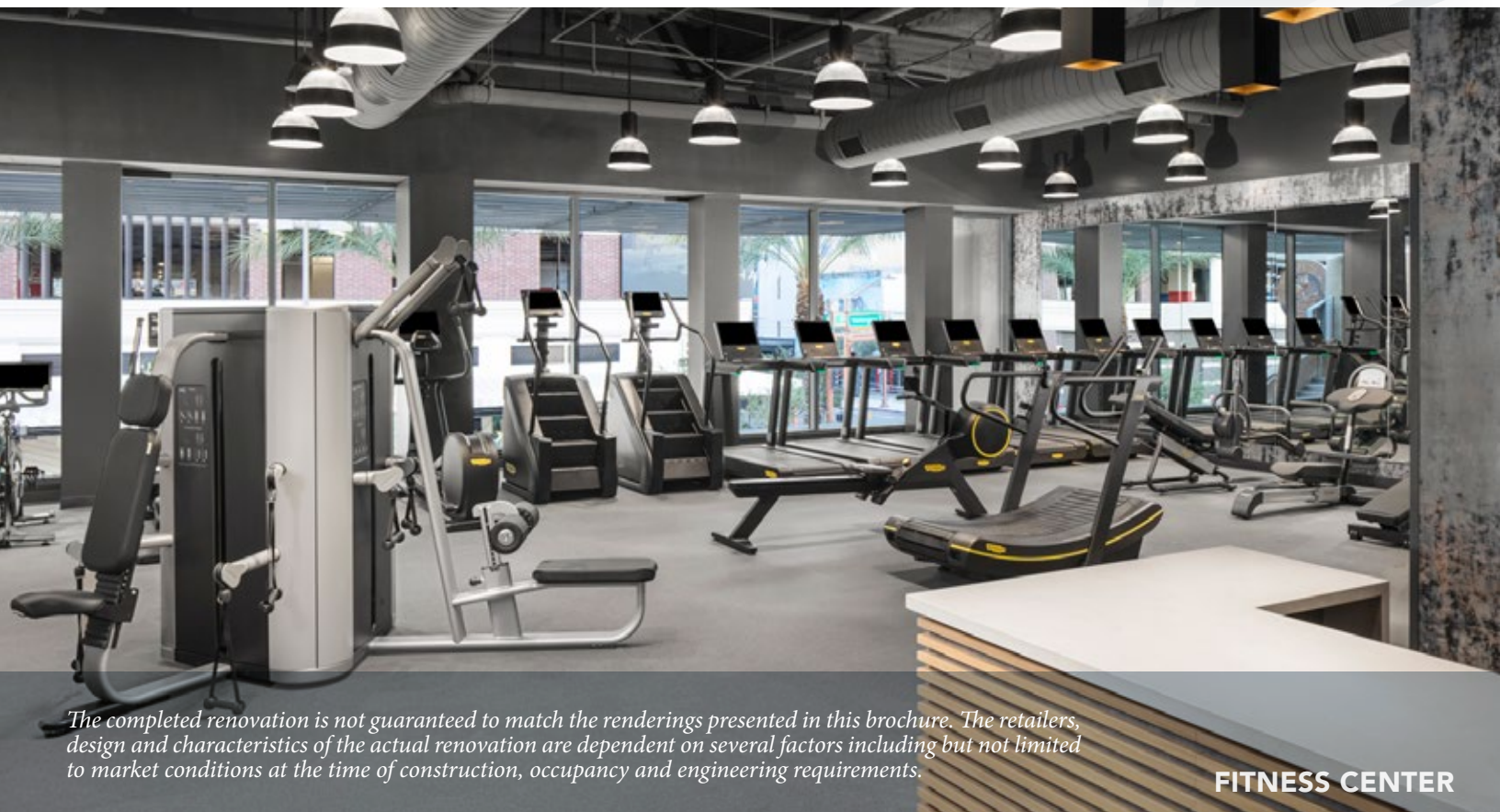
LIBRARY



EVENT SPACE



MANAGEMENT OFFICE



The completed renovation is not guaranteed to match the renderings presented in this brochure. The retailers, design and characteristics of the actual renovation are dependent on several factors including but not limited to market conditions at the time of construction, occupancy and engineering requirements.

FITNESS CENTER

ON-SITE RETAIL

MORE RETAIL COMING SOON...





- 201 E. Washington
- Attractions
- Retail
- Residential
- Hotels
- Education
- Medical

BIZ CENTER OF PHOENIX 2021

DOWNTOWN CORE BUSINESS: 2,670

DOWNTOWN EMPLOYEES: 55,040

URBAN CORE WORKFORCE
W/IN 3 MI RADIUS OF
CENTRAL & WASHINGTON: 183,500

TOTAL INVESTMENT IN DOWNTOWN REDEVELOPMENT AREA

6.76B (2005-2020)



DOWNTOWN RESIDENTIAL POPULATION: **19,500**

SPORTS & ATTRACTIONS

11

RETAIL SPACE

880,000 SF
OF RETAIL

HOTEL ROOMS **4,414**

2,779 RESIDENTIAL UNITS
SINGLE FAMILY-U/C

MULTIFAMILY UNITS **6,650**
U/C **2,892**

RESTAURANTS
BARS & CAFE'S

225
TECH COMPANIES
& START-UPS
CENTRAL PHOENIX:

400 15

Source: dtpbx.org, CoStar



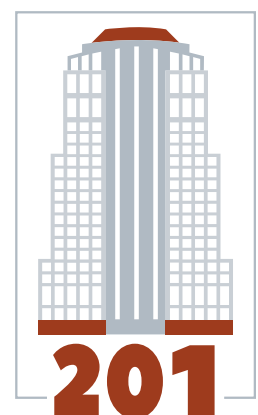
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