



1 E WASHINGTON ST. PHOENIX, AZ 85004





CITYSCAPE

WELCOME TO CITYSCAPE



Urban amenities, desert views — CityScape is an entertainment destination and shopping center in the heart of downtown Phoenix. The dazzling office tower and residential apartments are centered around a lively courtyard, retail shops, bars, and restaurants, a boutique hotel and live stand-up comedy club — perfect for a quick lunch, date night or anything in between.



WHAT IS IN CITYSCAPE?



**Prominent
location** meets
contemporary
design



Downtown
Phoenix's
**entertainment
destination**



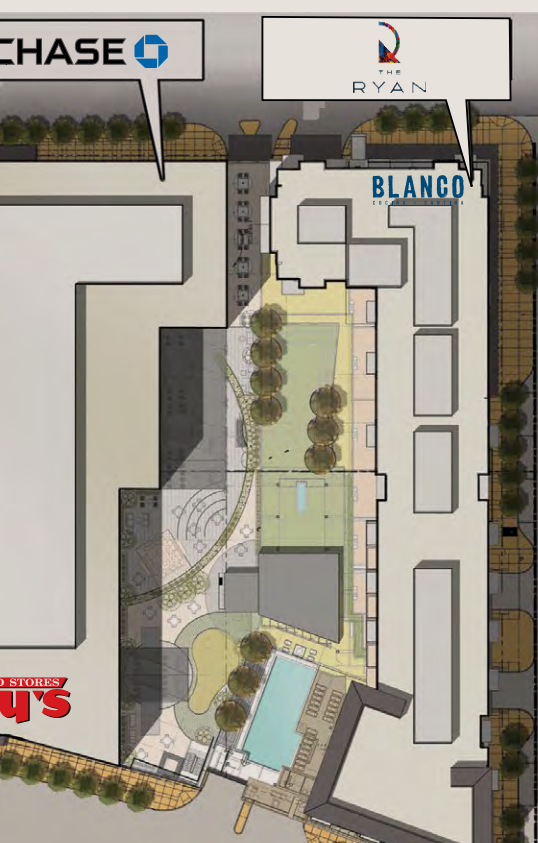
**EAT &
DRINK**



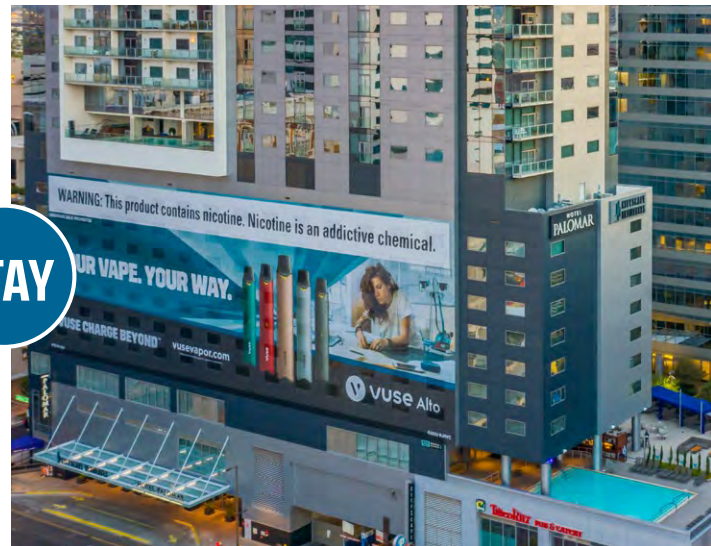
For the
pregame or
the after party



DO



STAY



SHOP





CITYSCAPE OFFICE TOWER

At an ideal location on First Street and Washington, CityScape is perfectly centralized within the vibrant heart of Downtown Phoenix. Offering inspiring views of the Phoenix skyline, the 27-story high-rise is framed by timeless steel and glass design, with abundant light into its common areas. CityScape is a marquee, Class-A office tower with 590,371 total rentable square-feet. Parking Downtown is made even more convenient and safe at CityScape by its 5 levels of dedicated underground parking as well as on-site management and 24/7 security. With its crisp, clean contemporary design and opulent finishes, CityScape will impress the most discerning clientele.



AMENITIES

Conveniences include a state-of-the-art EOS fitness center, 14 restaurant options, an adjacent Fry's grocery store, CVS and an on-site 4-star luxury boutique hotel. Connecting it all is Patriot's Park, an urban park with a splash pad, seating, and entertainment space.



FLOOR PLANS

CityScape offers a highly efficient floorplan that lays out perfectly for open or private office users. A typical floorplate is 24,029 sq. ft.



PROPERTY HIGHLIGHTS



±590,371 RSF
27-story high-rise
office building



Two light rail stops
on-site (North & South)



In the heart of
Downtown
Phoenix



Main & Main location



Two elevator banks



24 hour security



Full time on-
site concierge



Skyline views



On-site Kimpton
Palomar Hotel



Just steps to Block23, Fry's,
Footprint Center, Chase Field,
Phoenix Convention Center,
ASU Downtown & Countless
Entertainment Venue



On-site
subterranean
parking garage



Shared
Conference
Room



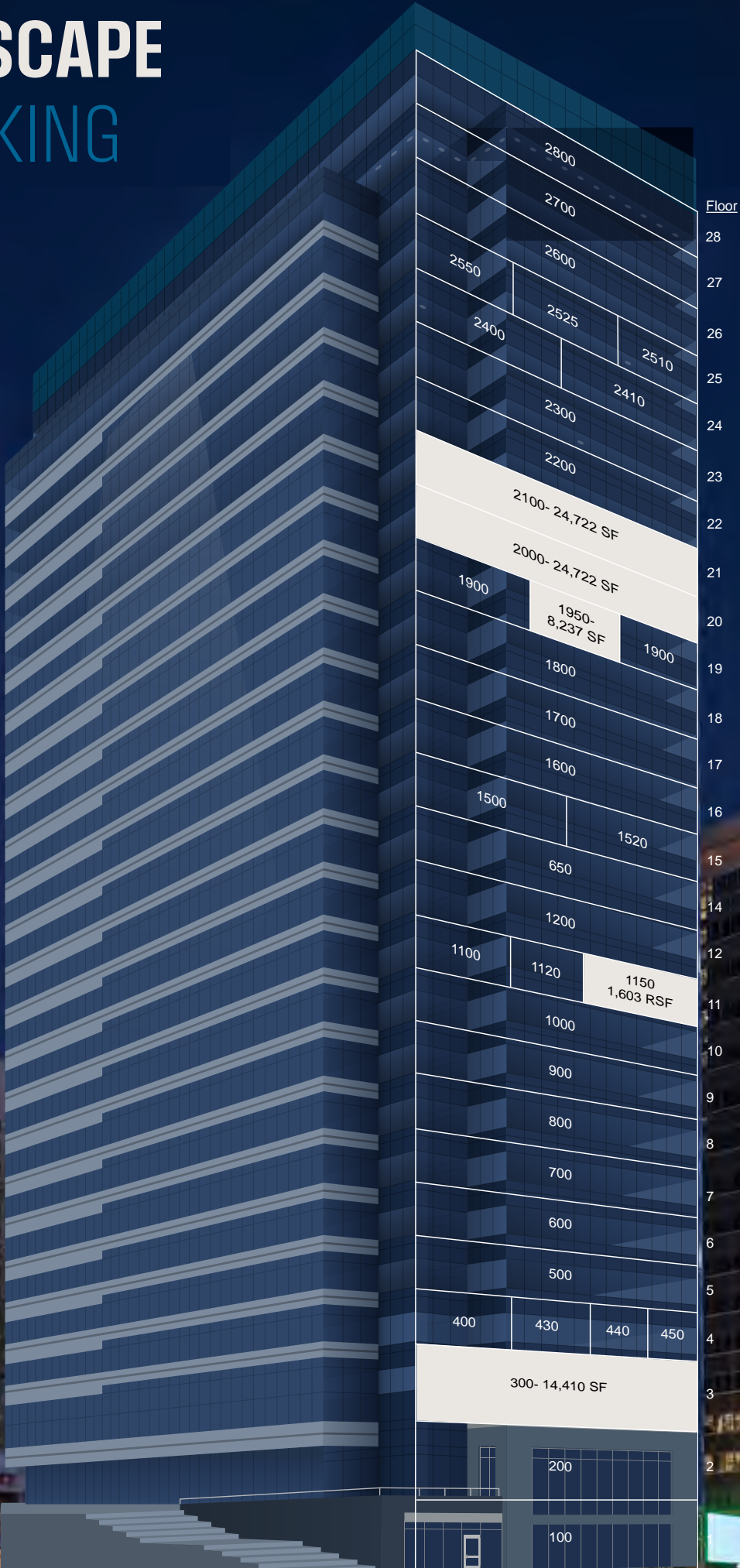
CITYSCAPE

STACKING

PLAN

Vacant

Occupied





200+

Restaurants in Downtown

13,421

Approximate MF units by 2022

3,974

Hotel rooms

40+

Coffee shops in Downtown

880KSF

of meeting and exhibit space in
the Phoenix Convention Center

10 MIN

Travel time to Phoenix Sky
Harbor International Airport

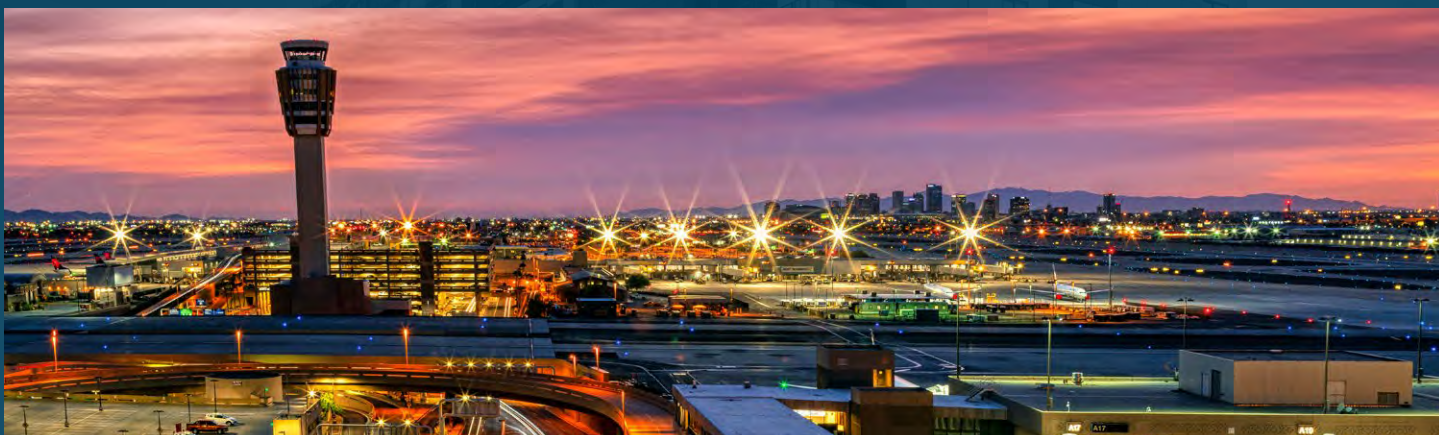
1

Full-service
grocery store

9

Theater stages





4 Easy access to
FREEWAYS

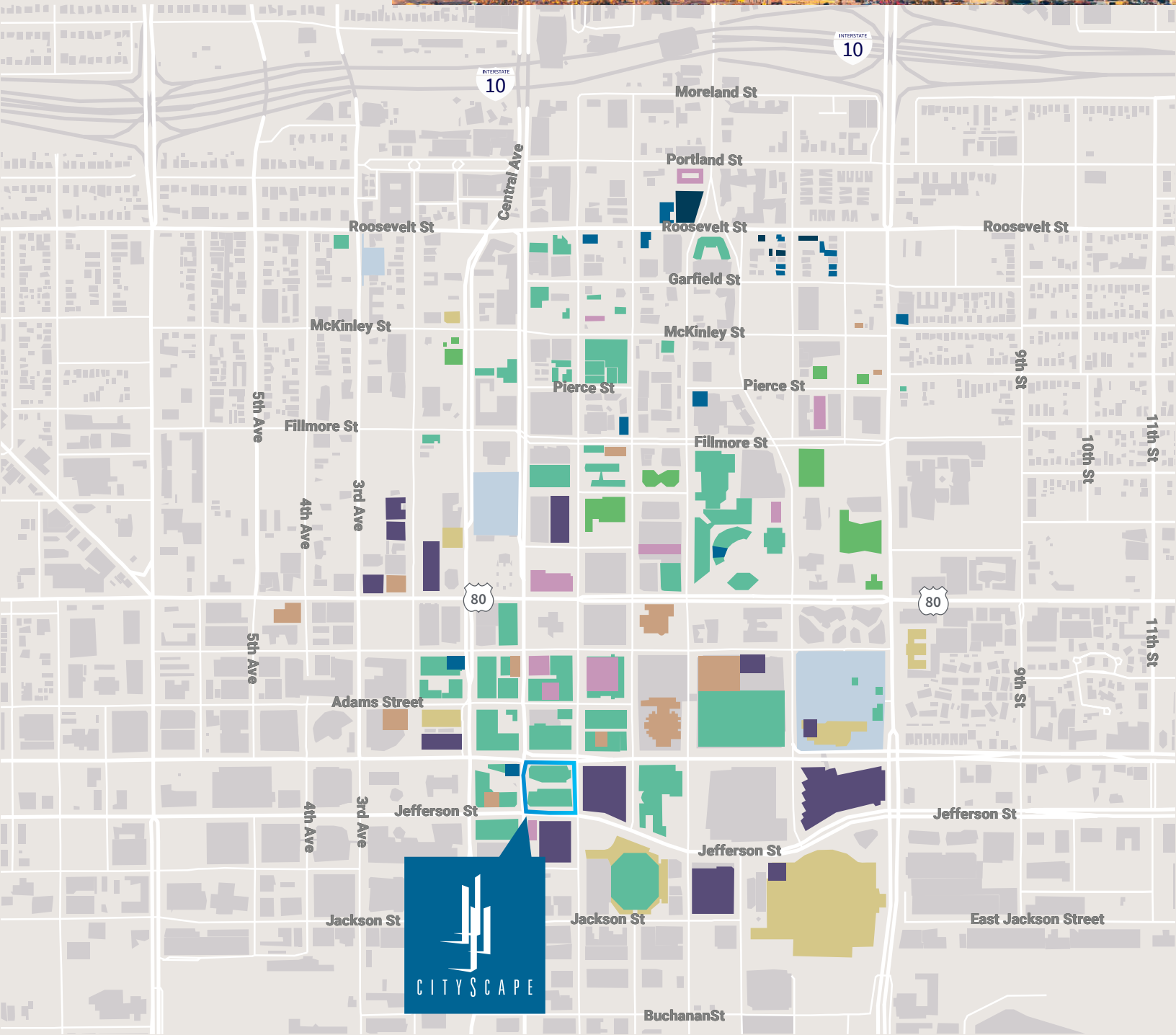
94 Highest walkability
score in the state.

4 Major teams making
their home in
Downtown Phoenix:
Diamondbacks, Phoenix
Suns, Phoenix Mercury,
and Arizona Rattlers

10 Live music venues

24 Movie Screens

DOWNTOWN PHOENIX



109

Restaurants/Bars

34

Parking

13

Venue

12

Retail

11

Hotels

10

Education

7

To do

5

Gallery

3

Parks



RESTAURANTS/BARS

1. Downtown Phoenix Organic Juice Bar
2. Forno 301
3. Radish
4. Desoto Central Market
5. Jobot Coffee & Diner
6. BLISS/reBAR
7. The Lost Leaf
8. Melt
9. Matt's Big Breakfast
10. Angels Trumpet Ale House
11. Film Bar
12. Cobra Arcade Bar
13. Chico Malo
14. Phoenix Public Market Café
15. Pomo Pizzeria
16. La Flor De Calabaza
17. The Breadfruit and Rum Bar
18. MOIRA Sushi Bar & Kitchen
19. Tastybox
20. Hsin Café
21. Sugar Sugar Cake Studio
22. The Grand
23. Club Palazzo

24. Club Dwntrn
25. El Portal Mexican Grill
26. Bowl of Greens
27. Starbucks
28. AFC Sushi at Devil's Green
29. Mi Amigos Mexican Grill
30. Canyon Café
31. Corner Bakery Café
32. 1130 the Restaurant
33. District American Kitchen and Wine Bar
34. Seamus McCaffrey's Irish Pub
35. Crave Sandwich Cafe & Catering
36. Nobuo at Teeter House
37. Pizzeria Bianco
38. Bistro on 3rd
39. Urban Wok
40. Dulcify PHX
41. Einstein Bros. Bagels
42. Compass Arizona Grill
43. Steve's Greenhouse Grill
44. Melinda's Alley
45. Marston's Cafe
46. Hanny's
47. Valley Bar
48. Tom Yum Thai
49. Vegan House
50. Spoonz Café
51. The Counter
52. Thai Basil
53. Noodle Bar
54. Harumi Sushi
55. zPizza
56. Mornin' Moonshine
57. A Touch of Yogurt
58. Chipotle
59. Pizza Studio CityScape
60. Five Guys
61. La Piazza Phx
62. Cartel Coffee Lab
63. Bar Smith
64. Sky Lounge
65. Majerle's Sports Grill
66. Downtown Pizza Lounge
67. Yogurt Time
68. Tommy Pastrami
69. Fired Pie
70. Hard Rock Café
71. Blue Moon Club
72. The Strand
73. The Arrogant Butcher
74. Squid Ink
75. Bitter & Twisted Cocktail Parlour
76. Grabbagreen
77. The Rose and Crown Pub
78. The Whining Pig
79. Freshii
80. Omoide Sushi
81. Copper Blues
82. Bosa Donuts
83. Pigtails
84. Breakfast club
85. AMC Theatres
86. Subway
87. Starbucks
88. Canyon Café
89. Coldstone Creamery
90. Made on Planet Earth
91. 1130 The Restaurant
92. Omoide Sushi
93. Mi Amigo's Mexican Grill
94. Powered Up Nutrition
95. Moriah II Nail & Spa

96. Kwench Juice Cafe
97. Freshii
98. AZ Souvenirs and Sports
99. Bosa Donuts
100. Wren & Wolf
101. Barcoa Agaveria
102. El Zaguán Bistro
103. Garden Bar
104. Jacy and Dakota's
105. Pedal Haus Brewery
106. Sottise
107. Toduken
108. Trappers Sushi
109. Wren and Wolf

PARKING

1. Arizona Center
2. Block 22
3. Parker/Sharon Lot
4. Renaissance
5. Collier Center Tower
6. Collier Center II
7. 111 West Monroe
8. Wells Fargo
9. Wells Fargo 2nd Ave
10. Washington / 2nd St
11. Jefferson Lot - 44 E Madison
12. 324 N 1st Ave
13. 334 N 2nd Ave
14. 345 N 3rd Ave
15. 252 W Van Buren St
16. 350 N 2nd Ave
17. 111 W Monroe II
18. 411 N Central
19. 101 S Central Ave
20. CityScape West Garage
21. Jefferson Street Garage
22. Heritage Park Garage
23. Regency Garage
24. Civic Plaza East Garage
25. 1st Street Lot
26. Phelps Dodge
27. Chase Parking Garage
28. Talking Stick Arena
29. Chase Field
30. Wyndham Hotel
31. Luhrs
32. Auto Ramp
33. US Bank Building
34. Diocese & Pastoral Care

VENUE

1. Iambic Alamo
2. Space 55 Theatre Ensemble
3. Valley Youth Theatre
4. Crescent Ballroom
5. Herberger Theater
6. Arizona Theater Company
7. Orpheum Theatre Phoenix
8. Symphony Hall
9. Convention Center
10. Monarch Theatre
11. Copper Blues
12. Valley Bar
13. The Van Buren

RETAIL

1. Revolver Records
2. The Bosque
3. Made Art Boutique
4. The Roose Parlour & Spa
5. Luv Bridal
6. DWF Phx Wholesale Florist



7. lollyPOP Vintage
8. Pound for Pound
9. AMC Theaters
10. AZ Souvenirs and Sports
11. Hidden Track Bottle Shop
12. Urban Outfitters

GALLERY

1. 515 Arts
2. monOrchid Studios
3. Modified Arts
4. MADE Art Boutique
5. Eye Lounge

HOTELS

1. Coronado Hotel
2. Holiday Inn Express
3. Sheraton Grand
4. The Westin
5. AC Hotel
6. Hilton Garden Inn
7. Hyatt Regency
8. Renaissance
9. Kimpton Hotel Palomar
10. Cambria
11. AC Hotel by Marriott

EDUCATION

1. Phoenix College
2. AZ Women's Education and Entrepreneur Center
3. Bioscience High School
4. Duane Daniel's Actors WorkHouse
5. Walter Cronkite School of Journalism
6. College of Health Solutions
7. Biomedical Campus
8. Northern Arizona University (NAU)
9. Arizona State University (ASU)
10. University of Arizona College of Pharmacy

TO DO

1. The McKinley Club
2. Valley of the Sun YMCA
3. Children's Museum
4. AZ Science Center
5. Wells Fargo History Museum
6. Chase Field
7. Footprint Center

PARKS

1. Roosevelt Park
2. Civic Space Park
3. Heritage Science Park

CITYSCAPE SKYLINE

Downtown Phoenix, Arizona benefits from an extensive network of major highways and efficient public transportation, making it easily accessible to residents and visitors alike. The city is served by Interstate 10 and Interstate 17, both of which connect downtown Phoenix to other major cities in the region. Additionally, State Route 51 and Loop 202 provide convenient access to various neighborhoods and suburban areas. The Valley Metro Rail system offers a reliable and convenient mode of public transportation, with numerous stops throughout downtown Phoenix and connections to bus routes that cover the entire metropolitan area. With these well-connected transportation options, commuting to downtown Phoenix is a breeze.





OWNERSHIP ABOUT RED DEVELOPMENT

A wholly integrated commercial real estate company, RED Development is an innovative mixed-use developer that maximizes asset value and performance for its mixed-use portfolio and high-quality retail properties. Most notably, RED was the developer of the three block, 1.8 million square feet office, retail and residential destination of CityScape and Block 23 in downtown Phoenix, AZ and The Union in Uptown Dallas, TX, which brought the first urban grocery store to Dallas along with over 800,000 square feet of office, retail and residential. Current mixed-use projects underway include the mega, mixed-use redevelopment of the former 100+ acre Paradise Valley Mall in Phoenix, AZ; The Grove at the prestigious corner of 44th and Camelback Road in Phoenix, AZ, home of a first-ever boutique hotel by famous restaurateur Sam Fox, the Phoenix Suns and Mercury training facility, Class AA office space, luxury residences, and unique upscale dining and retail venues; and Tempe Depot in Tempe, AZ, the first multimodal site in Greater Phoenix with connections to the light rail, streetcar and commuter bus stop systems.



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RYAN TIMPANI

Managing Director | JLL
Direct +1 (602) 282 6252
Mobile +1 (602) 740 4119
ryan.timpani@jll.com

BRETT THOMPSON

Senior Vice President | JLL
Direct +1 (602) 282 6367
Mobile +1 (602) 363 2466
brett.thompson1@jll.com



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