



RENAISSANCESQUARE

AT THE CORNER OF CENTRAL & EVERYTHING



RENAISSANCESQUARE

2 N. CENTRAL AVE. & 40 N. CENTRAL AVE.

Ownership



OAKTREE

Oaktree Capital Management is a leading global alternative investment management firm with expertise in credit strategies. The firm's competitive advantages include its experienced team of investment professionals, a global platform and a unifying investment philosophy. Headquartered in Los Angeles, Oaktree comprises over 900 employees worldwide with 35 portfolio managers with over 810 years of investment experience.

CYPRESS
OFFICE PROPERTIES

Cypress Office Properties is a San Diego-based real estate investment and operating company that specializes in acquisitions and asset management of value-add, core plus, and redevelopment office properties in key markets within the Southwest United States. The company's primary geographic focus is San Diego, Orange County and Phoenix, where there is tremendous upside potential.

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Exclusive Leasing Agents

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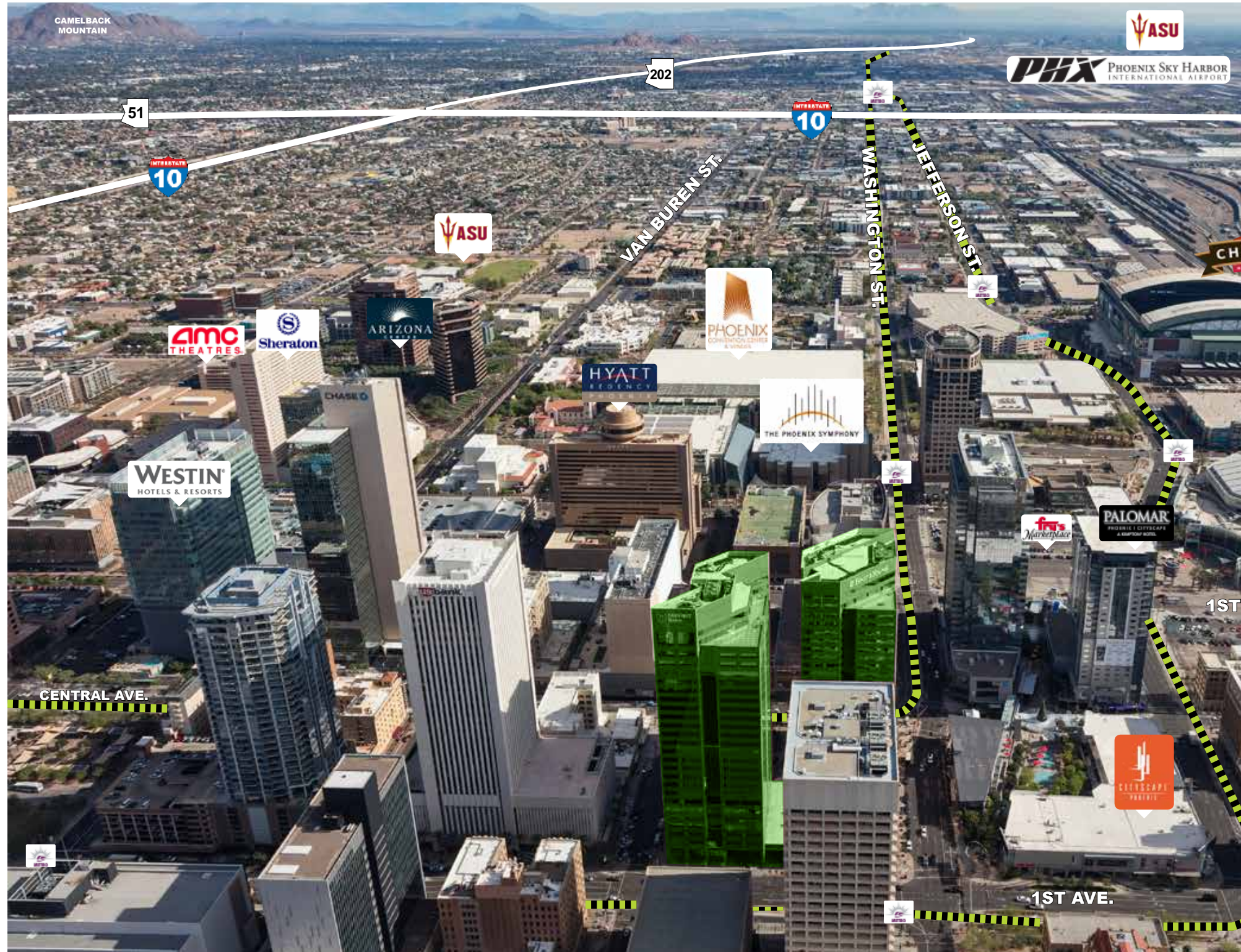
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RENAISSANCESQUARE





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**WALK
SCORE**
95



RESTAURANTS
190+ in Downtown



GROCERY STORE
Under Construction:



SPORTS VENUES



HOUSING
6,471 Units
with Another 5,824 Units
in Construction and/or
Predevelopment



HOTELS
12 Hotels,
3,847 Rooms
with Another 600+ in
Predevelopment



EDUCATION
14,000 Students



THEATERS
4 Theaters,
12,421 Seats



LIGHT RAIL
Access to Entire
Valley & Sky Harbor

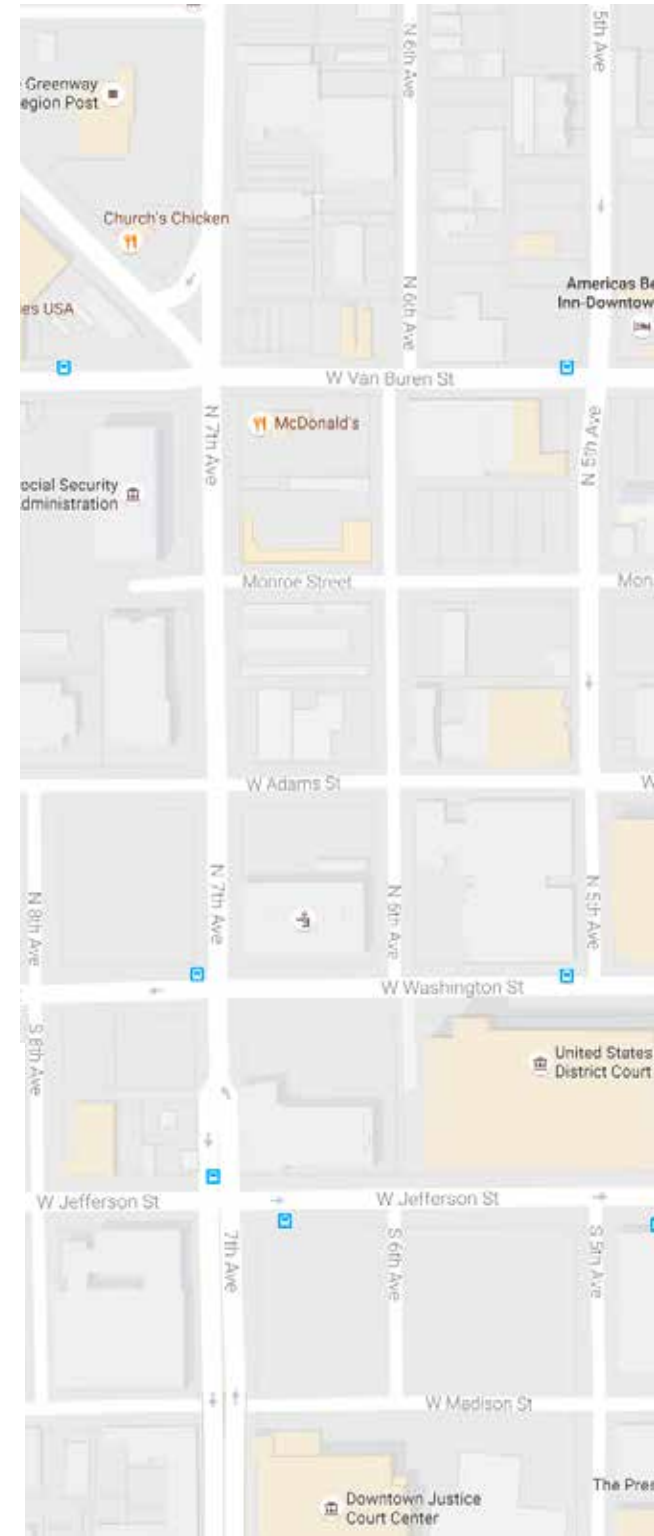


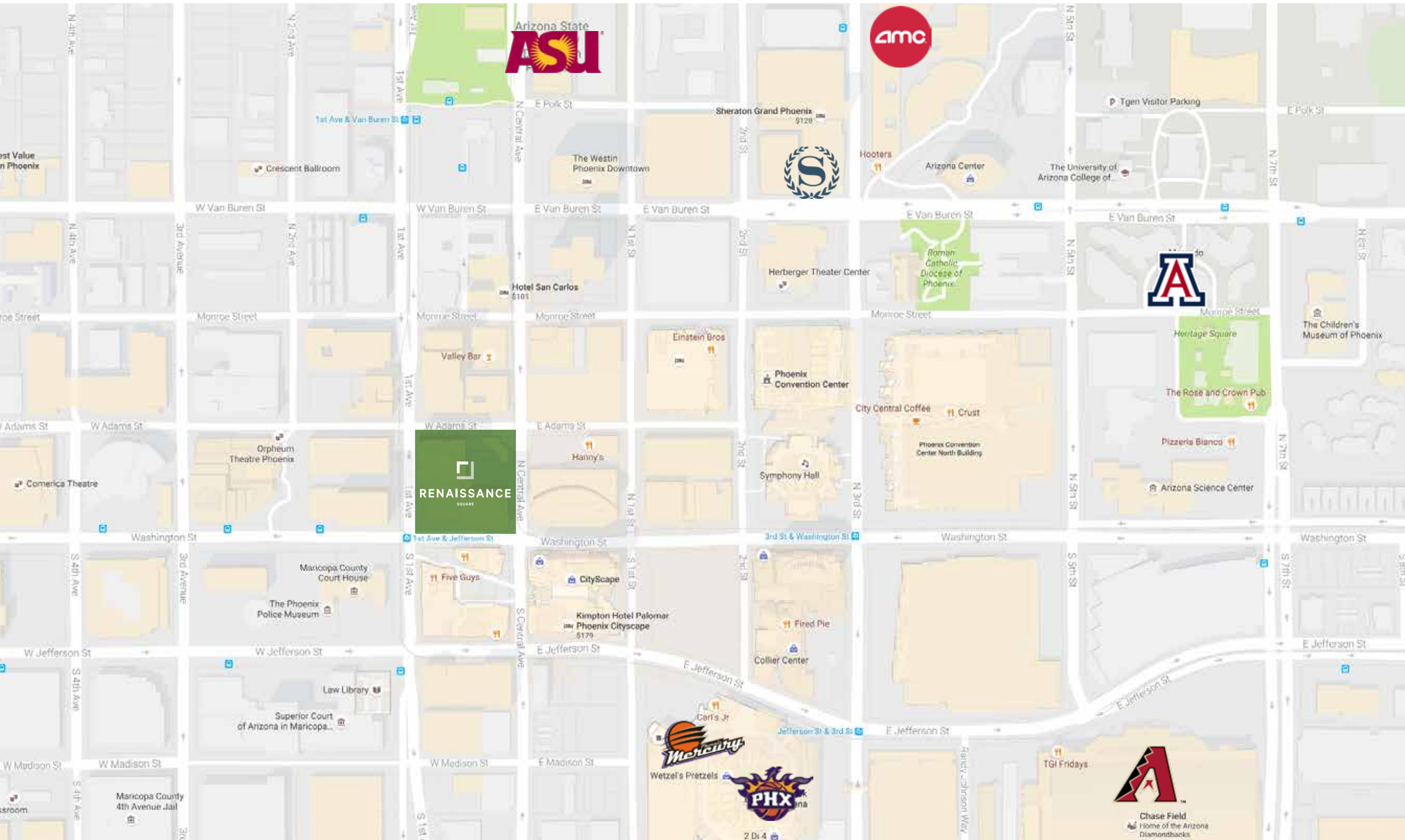
ABUNDANT AMENITIES

Restaurants

Hotels

Key Venues





AT THE
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ON-SITE FEATURES

FULL SERVICE HEALTH CLUB

AWARD Winning Building



EFFICIENT

Floor-plates to accommodate all size users

MANAGED ON-SITE BY **Hines**

Twenty Four Hour, Seven Days a Week Security



Banking



Abundant Parking



Light Rail Stop



6 Restaurants

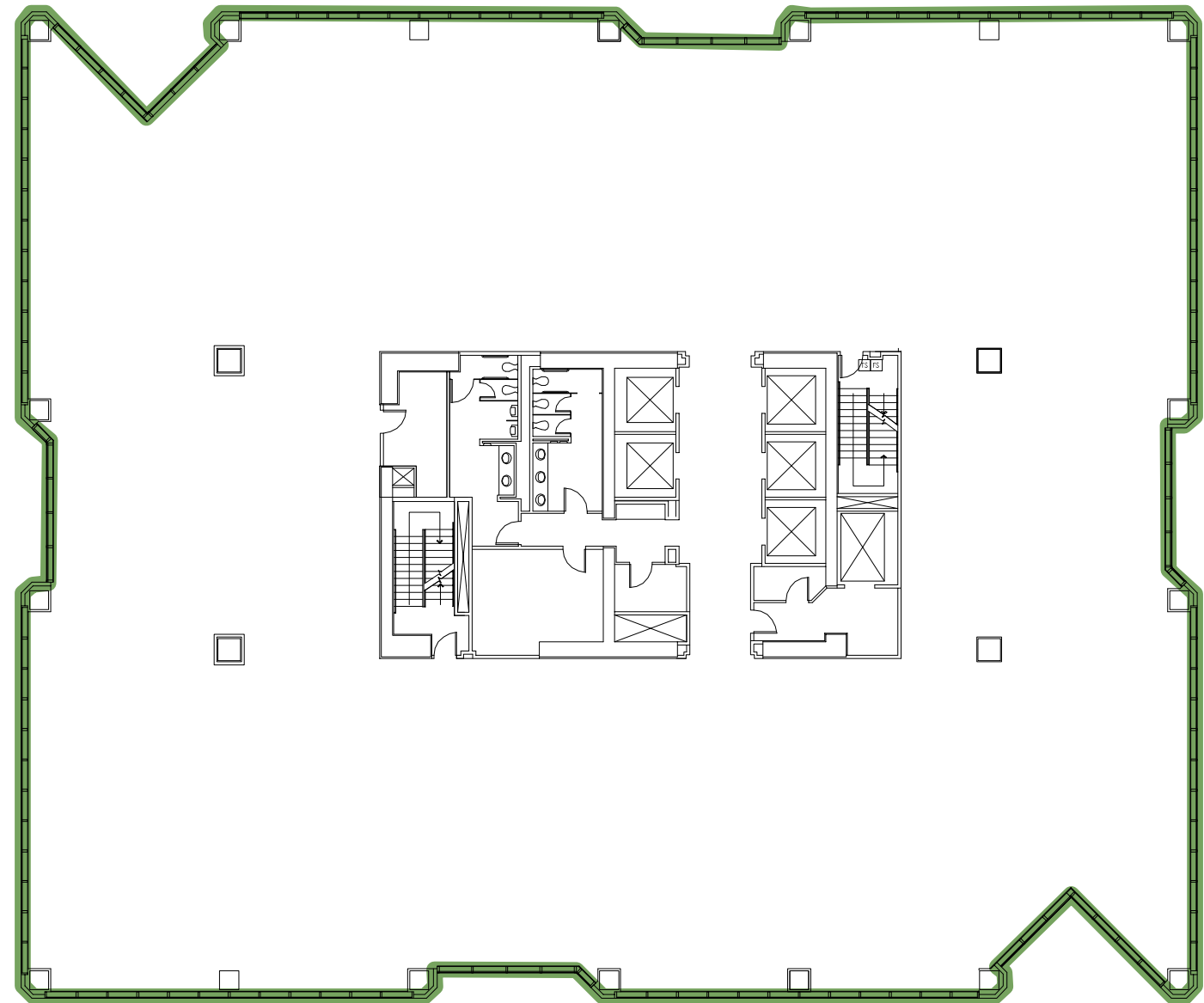


Conference Facilities

OUTDOOR SPACE

Plenty of space to eat, collaborate and work outside.

TYPICAL FLOOR PLATE DESIGN







PARKING ADVANTAGE

EXCELLENT PARKING AVAILABLE

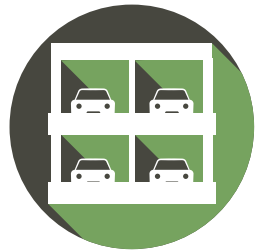


SUBTERRANEAN PARKING ON SITE

Two underground garages with direct access to tenant floors.

2 North Central
Five level structure
892 Spaces

40 North Central
Six level structure
1086 Spaces



PARKING GARAGES NEARBY

Access to 26 garages in Downtown

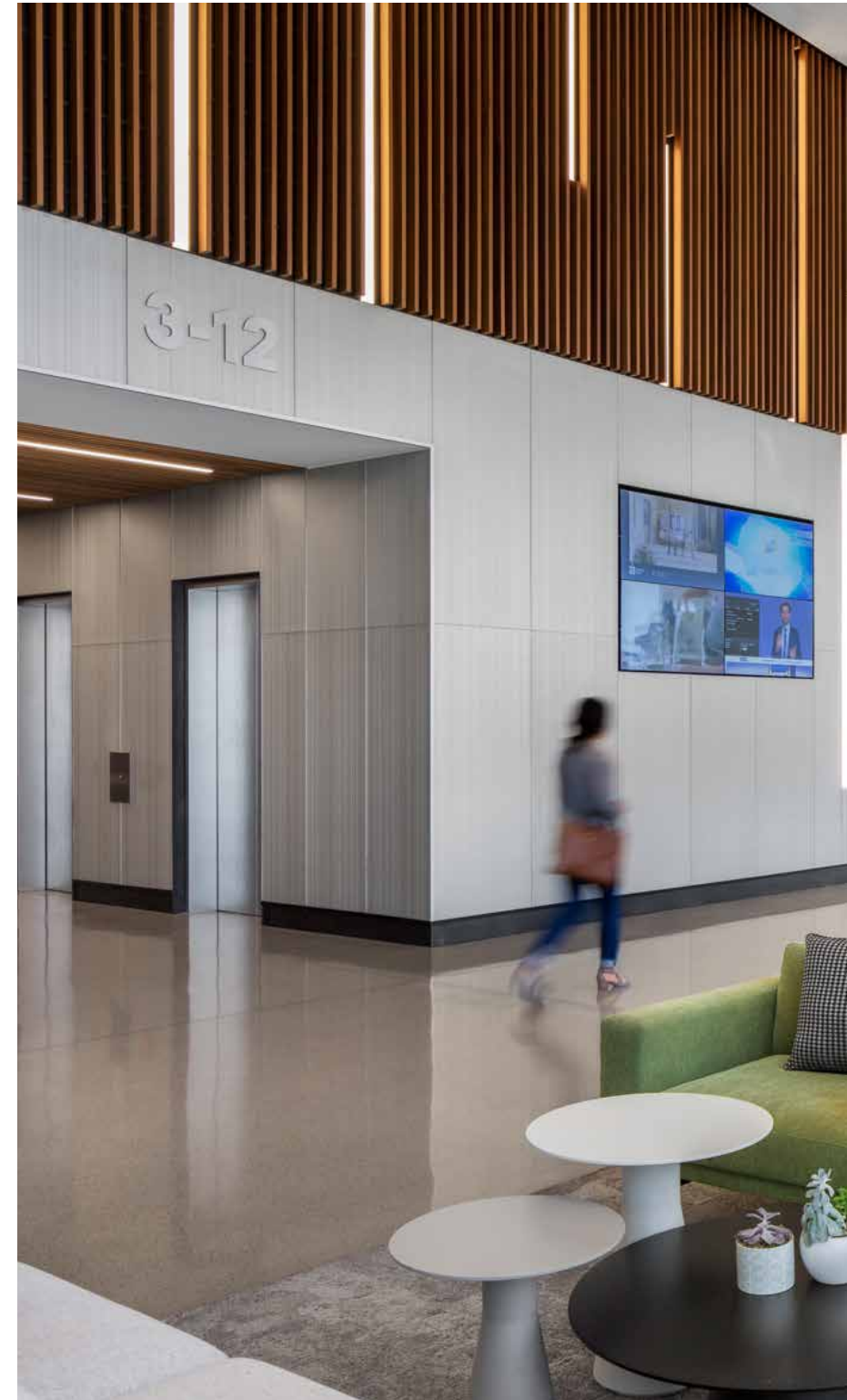


SURFACE PARKING LOTS WITHIN WALKING DISTANCE

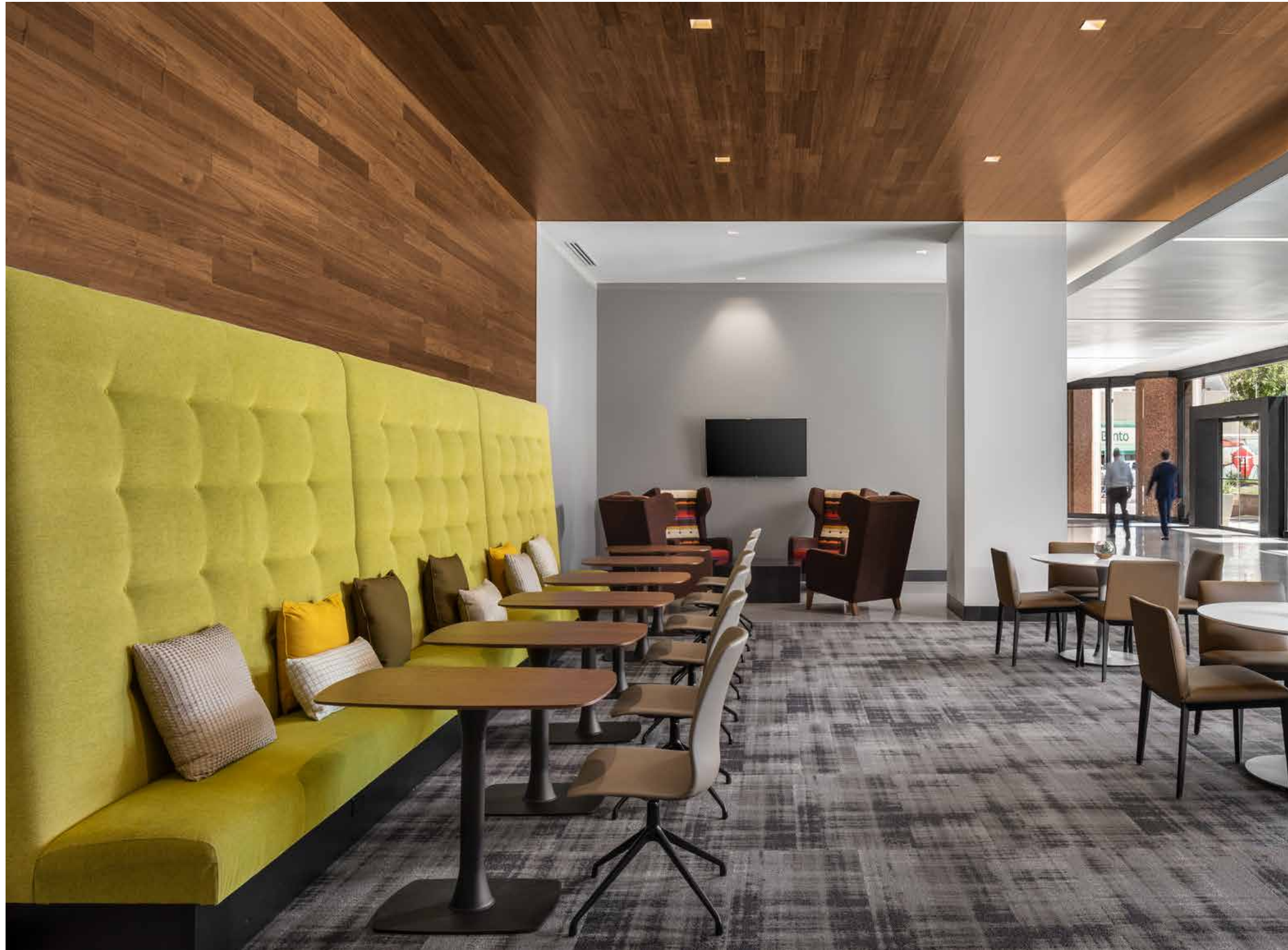
Access to 18 surface lots in Downtown



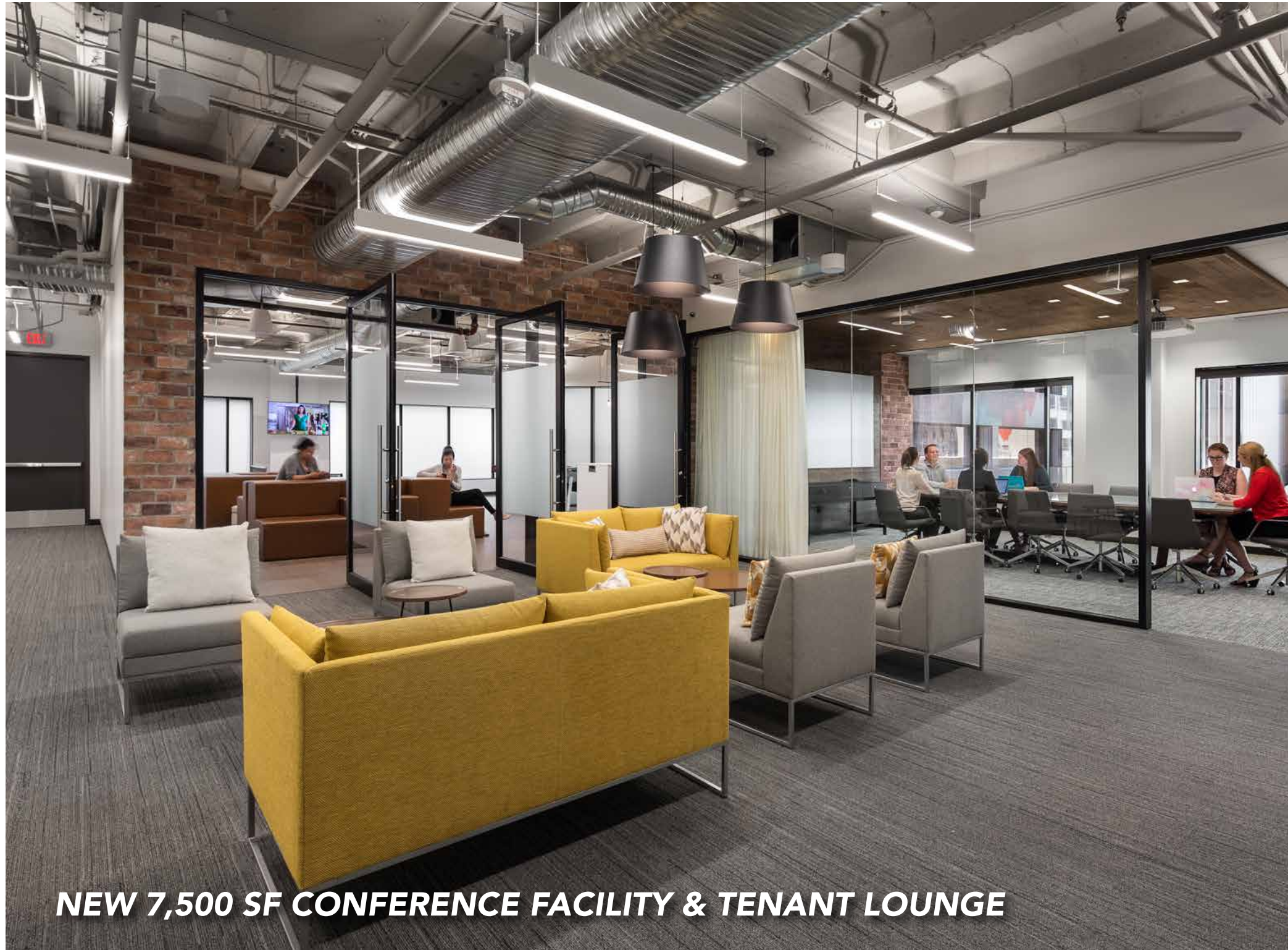




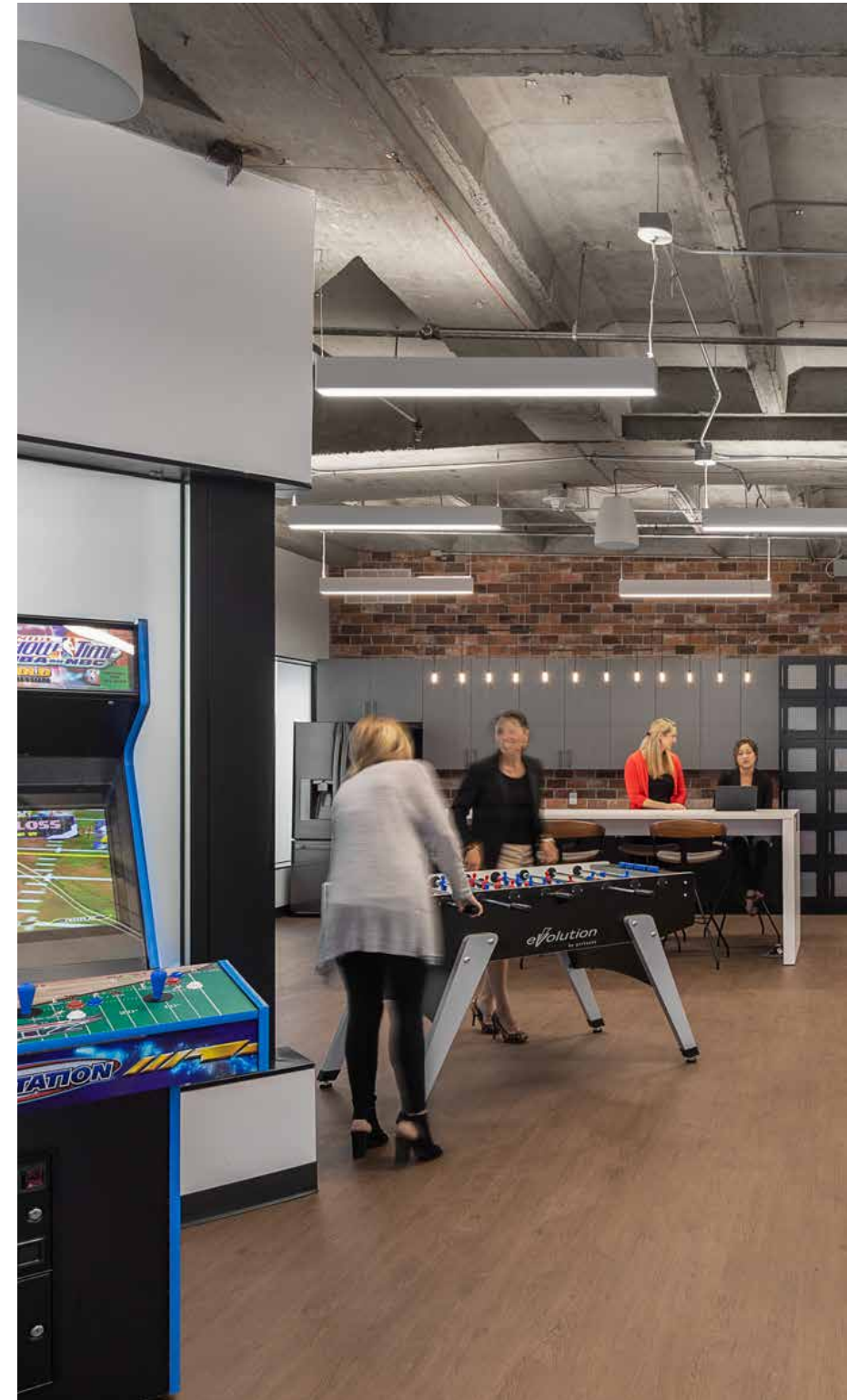








NEW 7,500 SF CONFERENCE FACILITY & TENANT LOUNGE







PHOENIX DEMOGRAPHICS



RESIDENTIAL POPULATION

16,242

In One Mile Radius



COST OF LIVING

\$45,300/YEAR

\$15,000 Lower Than State



DAYTIME EMPLOYMENT POPULATION

66,609

In One Mile Radius



POPULATION AGE

32.9

Median Age

400,000+

Millennials in Phoenix

PHOENIX RANKINGS



Phoenix Public Market #1 in America

-Daily Meal, 2015

Best State for future Job Growth

-Forbes, 2015



Cities for Small Businesses

-National Federation for Independent Businesses, 2014



Hottest City for Tech Jobs in the US

-Zip Recruiter, 2017



States with Largest Job Growth, 2016

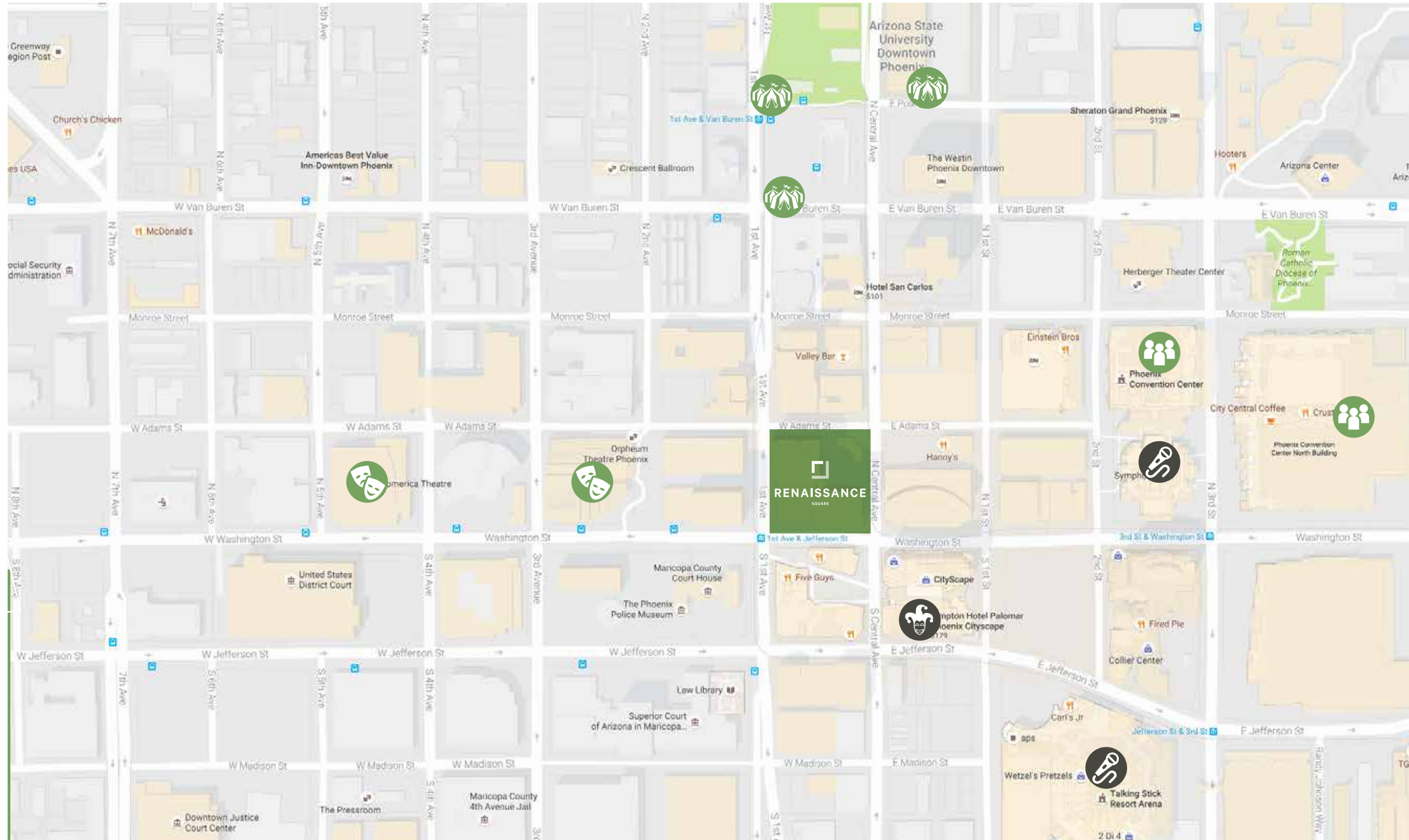
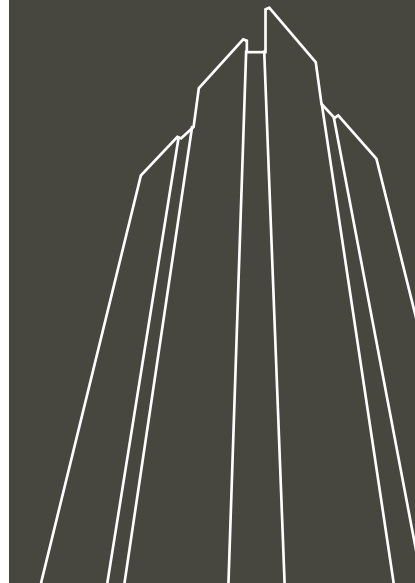
-Kiplingers, 2016

Source: City of Phoenix





AT THE
CORNER OF
CENTRAL &
EVERYTHING





DOWNTOWN EVENTS

OVER 600 EVENTS IN 2017



THEATERS: 207
 Orpheum Theater: **51**
 Monarch Theater: **72**
 Comerica Theater: **19**
 Symphony Hall: **40**



CONCERTS: 27
 Talking Stick Resort Arena: **14**
 Symphony Hall: **13**



FESTIVALS: 44
 Movie Nights in the Park: **24**
 Specialty Events: **20+**



SPORTING EVENTS: 174
 Chase Field: **81**
 Talking Stick Resort Arena: **93**



CONVENTIONS: 66
 Phoenix Convention Center: **66**



COMEDY: 96
 Stand-Up Live: **96**



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