

[EST. 1924]

PRIME RETAIL SPACE AVAILABLE
FOR LEASE IN DOWNTOWN PHOENIX



45 West Jefferson | Phoenix, AZ





MODERN

The intersection of Madison St. & Central Ave. was once the busiest in young Phoenix. A major renovation of two historic high rises has re-energized the block. This architecturally classic property has undergone extensive redevelopment to create a unique and exciting location for office tenants, restaurateurs and retailers. There exists no other location like this in Arizona. This has returned life and added 21st Century urban excitement to the city's "Main & Main."

HISTORY

Luhrs, the city's first two skyscrapers, are established on the Phoenix Historic Property Register - the crown jewels of its downtown. Opened in 1924 as the tallest building in Arizona, the Luhrs Building also represents the first major commercial office in Phoenix. The Luhrs Tower opened a few doors west in 1930 and became the state's tallest high rise and a Phoenix masterpiece.

For additional information, please contact:

SUMMER JACKSON

(602) 229 5840

summer.jackson@cushwake.com

BRIAN KOCOUR

(602) 229 5969

brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO

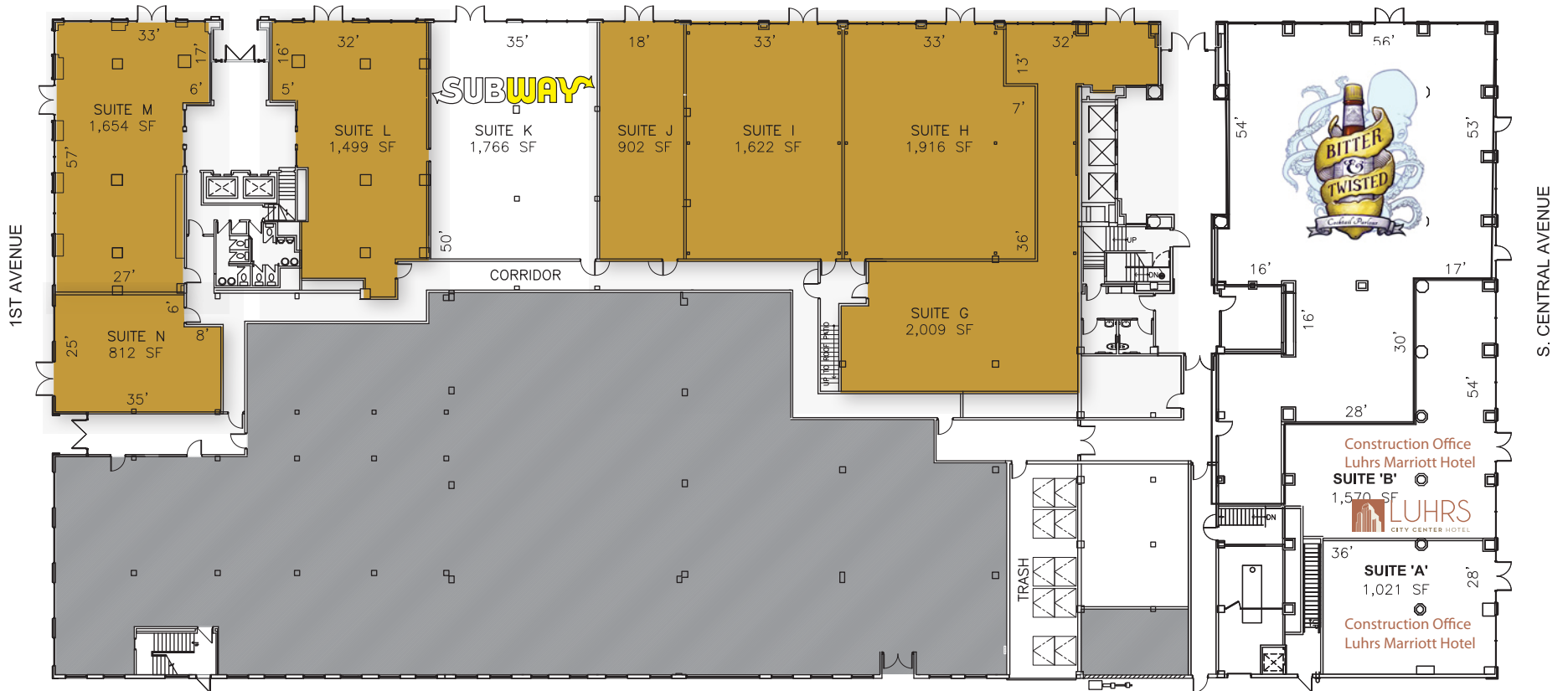
(602) 229 5967

courtney.auther@cushwake.com



AVAILABLE SPACE

W. JEFFERSON STREET



● AVAILABLE SPACE



For additional information, please contact:

SUMMER JACKSON

(602) 229 5840

summer.jackson@cushwake.com

BRIAN KOCOUR

(602) 229 5969

brian.kocour@cushwake.com

COURTNEY AUTHERVAN LOO

(602) 229 5967

courtney.auther@cushwake.com





HIGHLIGHTS

- Daytime population base within one mile of the property is estimated at approximately 76,322.
- Adjacent to CityScape, a 1.2 million square foot mixed use project comprised of 400-foot towers encompassing 640,000 square feet of Class A office space, 150,000 square feet of retail space, 224 residential units and a 242-room boutique hotel.
- Marriott Hotels to be located on-site. Planned construction will begin in the summer 2014.
- The Maricopa County Courthouse, located directly west across 1st Avenue, recently underwent a \$360 million makeover and expansion. Providing approximately 32 courtrooms, this is a tremendous source of traffic to support the retail and restaurants at Luhrs.
- There are currently 37 office properties throughout Downtown Phoenix, totaling 6.3 million square feet.
- Phoenix Symphony Hall, Herberger Theater, Dodge Theater, and the Orpheum Theater combine for over 500,000 visitors annually.
- In 2013, 7 million people visited downtown for sporting and cultural events, conventions, trade shows and other activities.

ESTABLISHED 1924

LUHRS

For additional information, please contact:

SUMMER JACKSON
(602) 229 5840

summer.jackson@cushwake.com

BRIAN KOCOUR
(602) 229 5969

brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO
(602) 229 5967

courtney.auther@cushwake.com



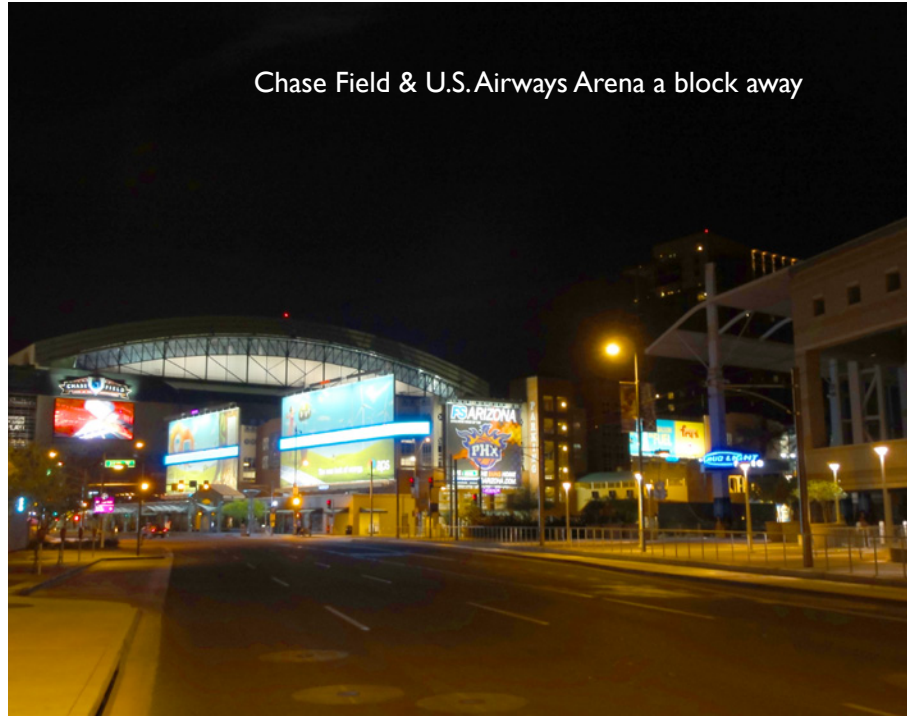
Luhrs Tower with Light Rail



Photo from 9th Floor Luhrs Building Balcony



Chase Field & U.S. Airways Arena a block away



DOWNTOWN PHOENIX

For additional information, please contact:

SUMMER JACKSON

(602) 229 5840

summer.jackson@cushwake.com

BRIAN KOCOUR

(602) 229 5969

brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO

(602) 229 5967

courtney.auther@cushwake.com





NEARBY ATTRACTIONS

- Arizona State University Downtown Campus continues expansion with enrollment at 10,000 students, increasing approximately 15% from Spring 2012 - Spring 2013. Developments include a plan to move the Sandra Day O'Connor College of Law to the Downtown Campus, a lease of an additional 33,500 sf at the Arizona Center and 75,000 sf expansion to the Phoenix YMCA.
- The 24-acre Phoenix Convention Center with over 900,000 sf of meeting and exhibition space.
- METRO Light Rail launched in December 2008 and ridership has far exceeded projections. The Light Rail runs directly in front of the property.
- The 1,000-room Sheraton Hotel, the Westin Downtown Phoenix, The Hyatt Regency, the Renaissance Phoenix Downtown, and the new 242-room Hotel Palomar, located next to the property, offer nearly 3,000 rooms to serve tourists, convention attendees and business travelers.
- Located within two blocks of U.S. Airways Center - home of the Phoenix Suns & Chase Field - home of the Arizona Diamondbacks.

ACCESSIBILITY

- Easy regional and local access via the freeway.
- The 57-mile METRO Light Rail transportation system stops adjacent to property. Estimated ridership on the light rail is 45,000 people per day.
- A six-level 476-space parking garage is located on property. Free parking is available with validation.
- An additional 3,500 parking spaces are available directly across the street at CityScape.

For additional information, please contact:

SUMMER JACKSON
(602) 229 5840

summer.jackson@cushwake.com

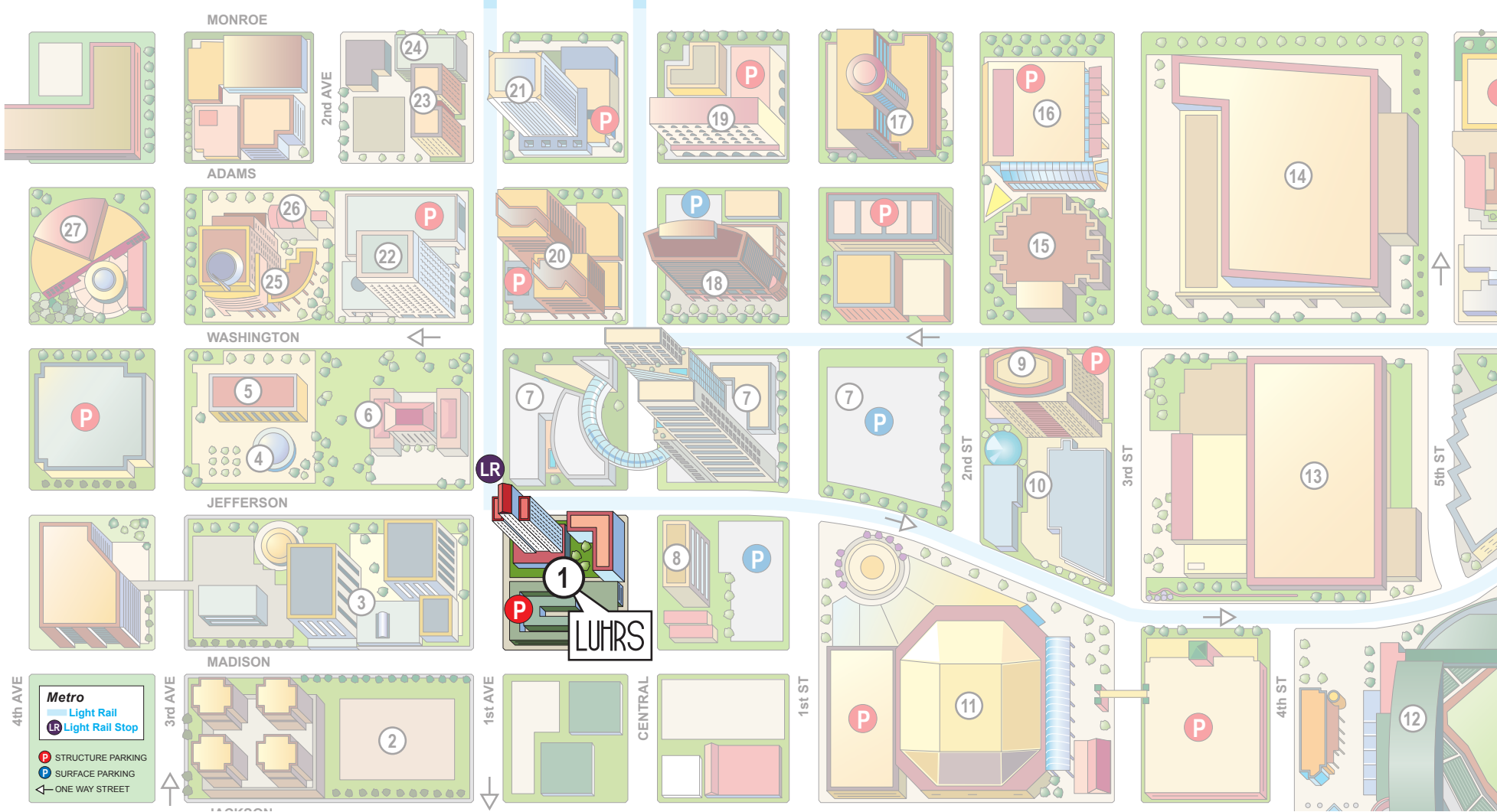
BRIAN KOCOUR
(602) 229 5969

brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO
(602) 229 5967

courtney.auther@cushwake.com





1. Luhrs City Center

- 2. County Courthouse (under construction)
- 3. Superior Court Complex
- 4. City Council Chambers
- 5. Calvin C. Good Municipal Building
- 6. Historic City Hall

7. CityScape

- 8. Barrister Building
- 9. Bank of America
- 10. Collier Center
- 11. US Airways Center
- 12. Chase Field
- 13. Phoenix Convention Center South

14. Phoenix Convention Center North

- 15. Symphony Hall
- 16. Phoenix Convention Center West
- 17. Hyatt Regency
- 18. Freeport McMoRan Tower
- 19. Wyndham Phoenix
- 20. Renaissance Square

21. US Bank Tower

- 22. Wells Fargo
- 23. Orpheum Lofts
- 24. One11 West Monroe
- 25. City Hall
- 26. Orpheum Theatre
- 27. Municipal Court

For additional information, please contact:

SUMMER JACKSON
 (602) 229 5840
 summer.jackson@cushwake.com

BRIAN KOCOUR
 (602) 229 5969
 brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO
 (602) 229 5967
 courtney.auther@cushwake.com





LUHRS

CITY CENTER RETAIL

SUMMER JACKSON
(602) 229 5840
summer.jackson@cushwake.com

BRIAN KOCOUR
(602) 229 5969
brian.kocour@cushwake.com

COURTNEY AUTHER VAN LOO
(602) 229 5967
courtney.auther@cushwake.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.