



**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.



**Prominent location**  
meets contemporary  
design

■ Downtown Phoenix's  
**entertainment**  
**destination**

■ For the **pregame**  
**or the after party**



# WHAT IS IN CITYSCAPE?



# 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.



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



Four light rail stops  
North, South, East,  
and West



In the heart  
of Downtown  
Phoenix



Main & Main location



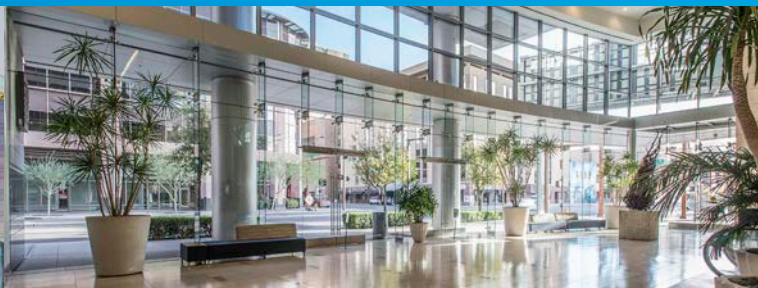
Two elevator banks



24 hour security



# PROPERTY HIGHLIGHTS



Full time on-site  
concierge



Skyline views



On-site Kimpton  
Palomar Hotel



Just steps to Block23,  
Fry's, Talking Stick  
Resort Arena, Chase  
Field, Phoenix  
Convention Center,  
ASU Downtown  
& Countless  
Entertainment Venues

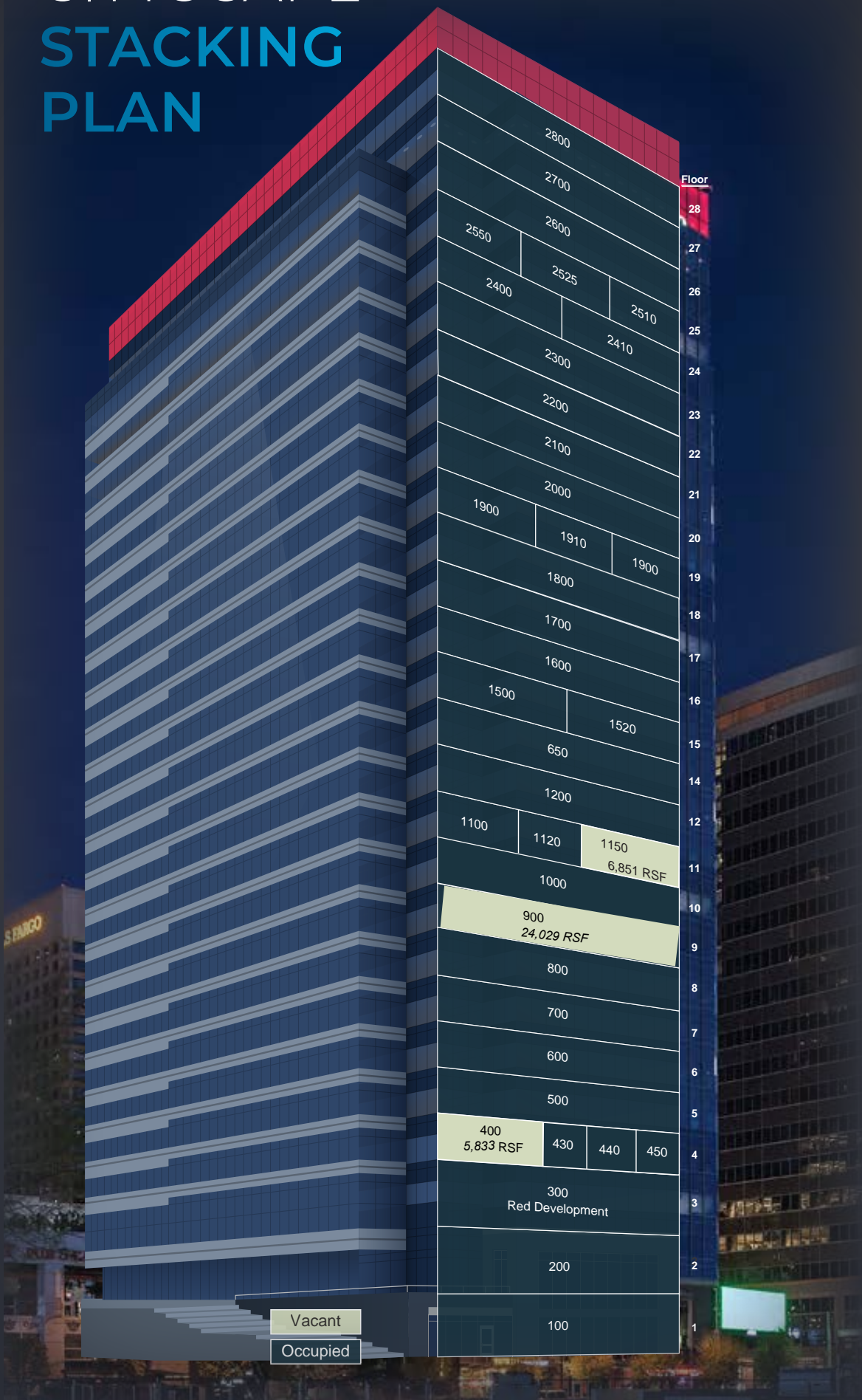


On-site  
subterranean  
parking garage



Shared  
Conference  
Room

# CITYSCAPE STACKING PLAN



# DOWNTOWN PHOENIX OVERVIEW



**200+**

Restaurants in  
Downtown

**40+**

Coffee shops  
in Downtown

**1**

Full-service  
grocery store

**4**

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

**13,421**

Approximate MF  
units by 2022

**880K<sub>SF</sub>**

of meeting and exhibit  
space in the Phoenix  
Convention Center

**9**

Theater stages

**10**

Live music venues

**24**

Movie Screens

**3,974**

Hotel rooms

**10 MIN**

Travel time to Phoenix Sky  
Harbor International Airport

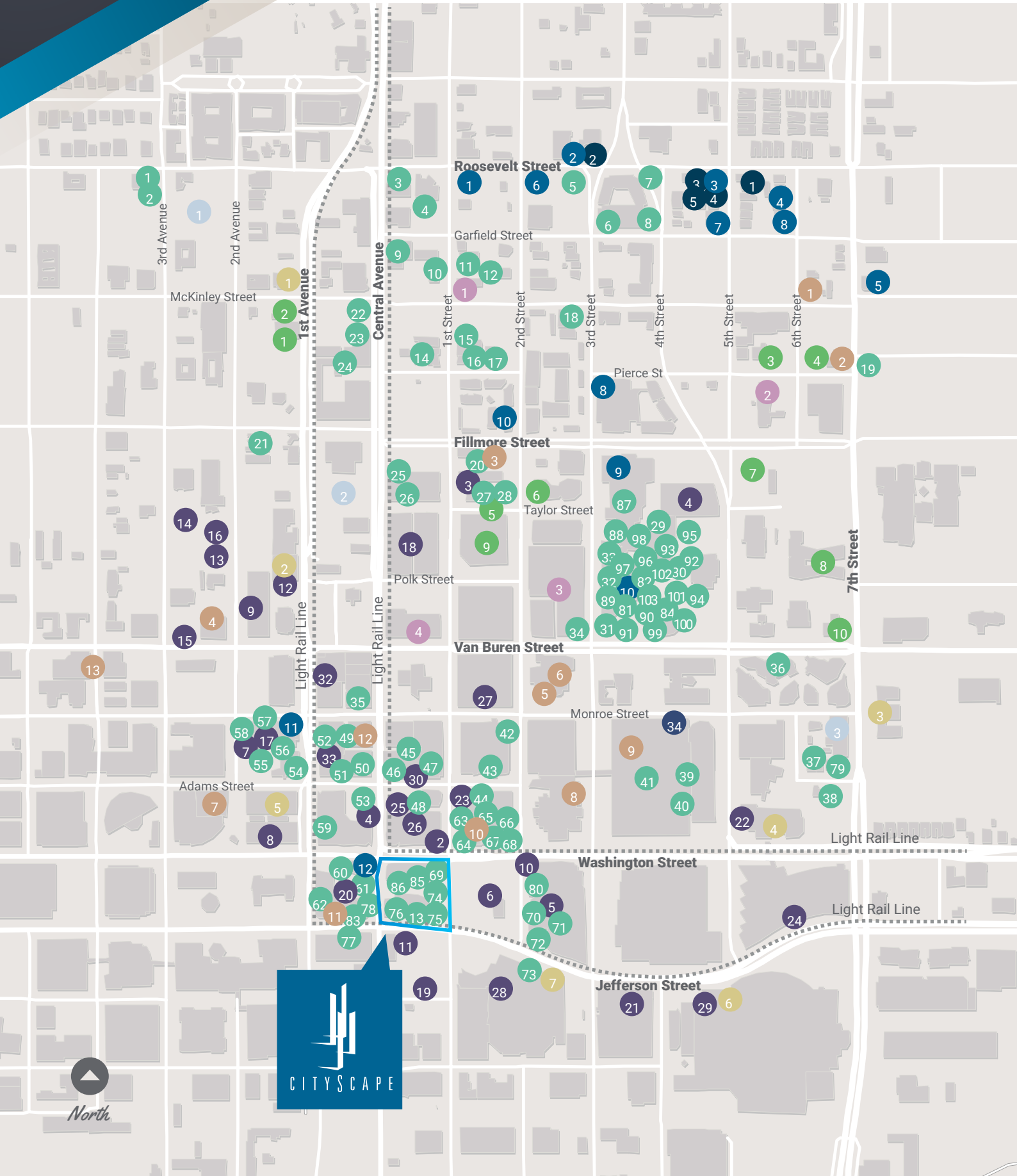
Easy access to:

**4 freeways**

**94**

Highest walkability score  
in the state.

# DOWNTOWN PHOENIX



## Parks

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

## 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
- 14 Stand Up Live

## Hotels

- 1 Coronado Hotel
- 2 Holiday Inn Express
- 3 Sheraton Grand
- 4 The Westin
- 5 Kimpton Hotel Palomar

## Gallery

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

## 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 Dwtwn
- 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 Hooters
- 32 Corner Bakery Café
- 33 1130 the Restaurant
- 34 District American Kitchen and Wine Bar
- 35 Seamus McCaffrey's Irish Pub
- 36 Crave Sandwich Cafe & Catering
- 37 Nobuo at Teeter House
- 38 Pizzeria Bianco
- 39 Bistro on 3rd
- 40 Urban Wok
- 41 Dulcify PHX
- 42 Einstein Bros. Bagels
- 43 Compass Arizona Grill
- 44 Steve's Greenhouse Grill
- 45 Nook Kitchen
- 46 Melinda's Alley
- 47 Marston's Cafe
- 48 Hanny's
- 49 Valley Bar
- 50 Tom Yum Thai
- 51 Vegan House
- 52 Spoonz Café
- 53 The Counter
- 54 Thai Basil
- 55 Noodle Bar
- 56 Harumi Sushi
- 57 zPizza
- 58 Mornin' Moonshine
- 59 A Touch of Yogurt
- 60 Chipotle
- 61 Pizza Studio Cityscape
- 62 Five Guys
- 63 La Piazza Phx
- 64 Cartel Coffee Lab
- 65 Bar Smith
- 66 Sky Lounge
- 67 Majerle's Sports Grill
- 68 Downtown Pizza Lounge
- 69 Everbowl
- 70 Tommy Pastrami
- 71 Fired Pie
- 72 The Ainsworth
- 73 Blue Moon Club
- 74 The Strand
- 75 The Arrogant Butcher
- 76 Squid Ink
- 77 Bitter & Twisted Cocktail Parlour
- 78 The Yard Milkshake Bar
- 79 The Rose and Crown Pub
- 80 The Whining Pig

- 81 Freshii
- 82 Omoide Sushi
- 83 Copper Blues
- 84 Bosa Donuts
- 85 Pigtales
- 86 Breakfast club
- 87 AMC Theatres
- 88 Corner Bakery Cafe
- 89 Subway
- 90 Starbucks
- 91 Hooters
- 92 Canyon Café
- 93 Coldstone Creamery
- 94 Made on Planet Earth
- 95 1130 The Restaurant
- 96 Omoide Sushi
- 97 Mi Amigo's Mexican Grill
- 98 Powered Up Nutrition
- 99 Moriah II Nail & Spa
- 100 Kwench Juice Cafe
- 101 Freshii
- 102 AZ Souvenirs and Sports
- 103 Bosa Donuts
- 104 Phoenix Bourbon Room
- 105 Morning Squeeze

## Retail

- 1 Revolver Records
- 2 The Bosque
- 3 Made Art Boutique
- 4 The Roose Parlour and 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
- 13 810 Bowling

## 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
- 6 Talking Stick Arena

## 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

## 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

# CITYSCAPE SKYLINE



CITYSCAPE

block23  
AT CITYSCAPE

the phoenix  
symphony

PHOENIX  
CONVENTION CENTER  
& VENUES

COLLIER  
CENTER

TALKING STICK  
RESORT ARENA

CHASE  
FIELD

# OWNERSHIP

## About RED Development

A wholly integrated commercial real estate company, RED Development is a mixed-use developer that maximizes asset value and performance for its mixed-use portfolio and high-quality retail properties that total 35 properties with over 19 million square feet in 11 states. Most notably, RED is the developer behind CityScape, the first vertically integrated mixed-use project in downtown Phoenix, AZ, and most recently, The Union Dallas in Uptown Dallas, TX, which brought the first urban grocery store to Dallas and won D CEO's 2019 award for Best Mixed-Use Project.





CITYSCAPE



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