

TEN-ONE
ON ROOSEVELT ROW

1001 N CENTRAL AVE PHOENIX AZ



ARTS DISTRICT BOUTIQUE OFFICE

CUSHMAN & WAKEFIELD

TRUE NORTH
STUDIO

PROPERTY HIGHLIGHTS



TEN-D-ONE ON ROOSEVELT ROW

RENOVATIONS COMPLETE!

- BOUTIQUE OFFICE BUILDING WITH GROUND FLOOR RETAIL LOCATED IN ROOSEVELT ROW ARTS DISTRICT
- MOST UNIQUE ONSITE AMENITIES IN METRO PHOENIX: FOOD, DRINK, SHOPPING & VIBES
- OUTDOOR PATIO & AMENITY SPACE
- ONSITE STRUCTURED PARKING; 3.0 / 1,000 RATIO
- LOCATED ON METRO LIGHT RAIL



CURRENT AVAILABILITY

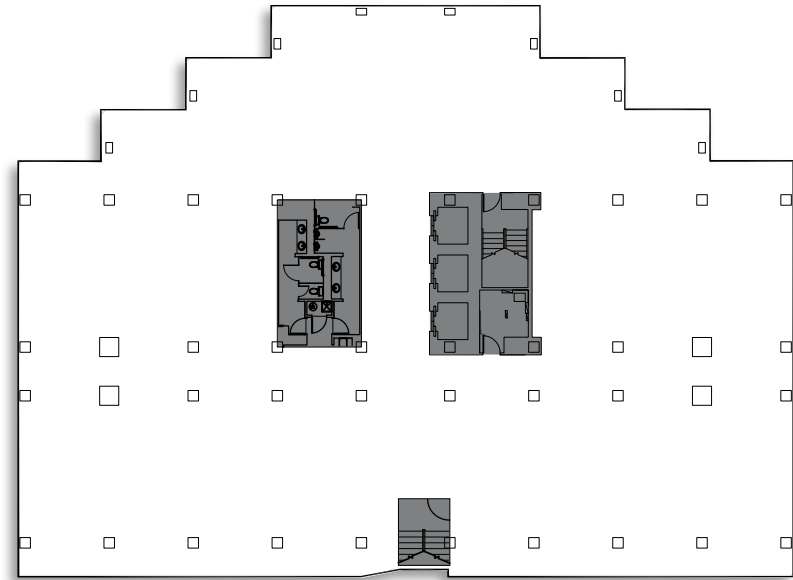


ASKING RATE
\$31.00 PER RSF
FULL SERVICE GROSS

PARKING
3.0 / 1,000 RATIO
\$105.00/STALL/MONTH (RESERVED)
\$75.00/STALL/MONTH (UNRESERVED)

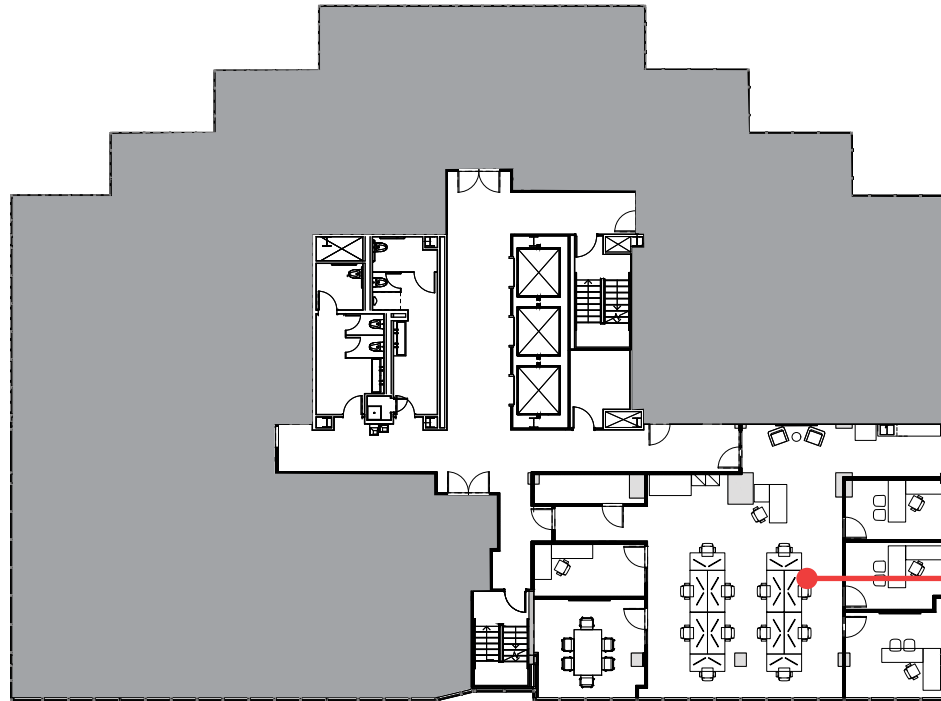
SIGNAGE
OPPORTUNITIES

TYPICAL FLOOR PLATE ±11,516 RSF



| SPACE | SIZE | NOTES |
|-----------|-------------|-------------|
| Suite 300 | ±11,516 RSF | Full Floor |
| Suite 500 | ±11,516 RSF | Full Floor |
| Suite 702 | ±7,566 RSF | Shell Space |
| Suite 801 | ±2,580 RSF | Spec Suite |

8TH FLOOR SPEC SUITES



SUITE 801
±2,580 RSF



THE MOST UNIQUE
ONSITE AMENITIES
IN METRO PHOENIX



ROUGH RIDER **SPEAKEASY**



DIALOG **COFFEE BAR**



NOW OR NEVER BOUTIQUE



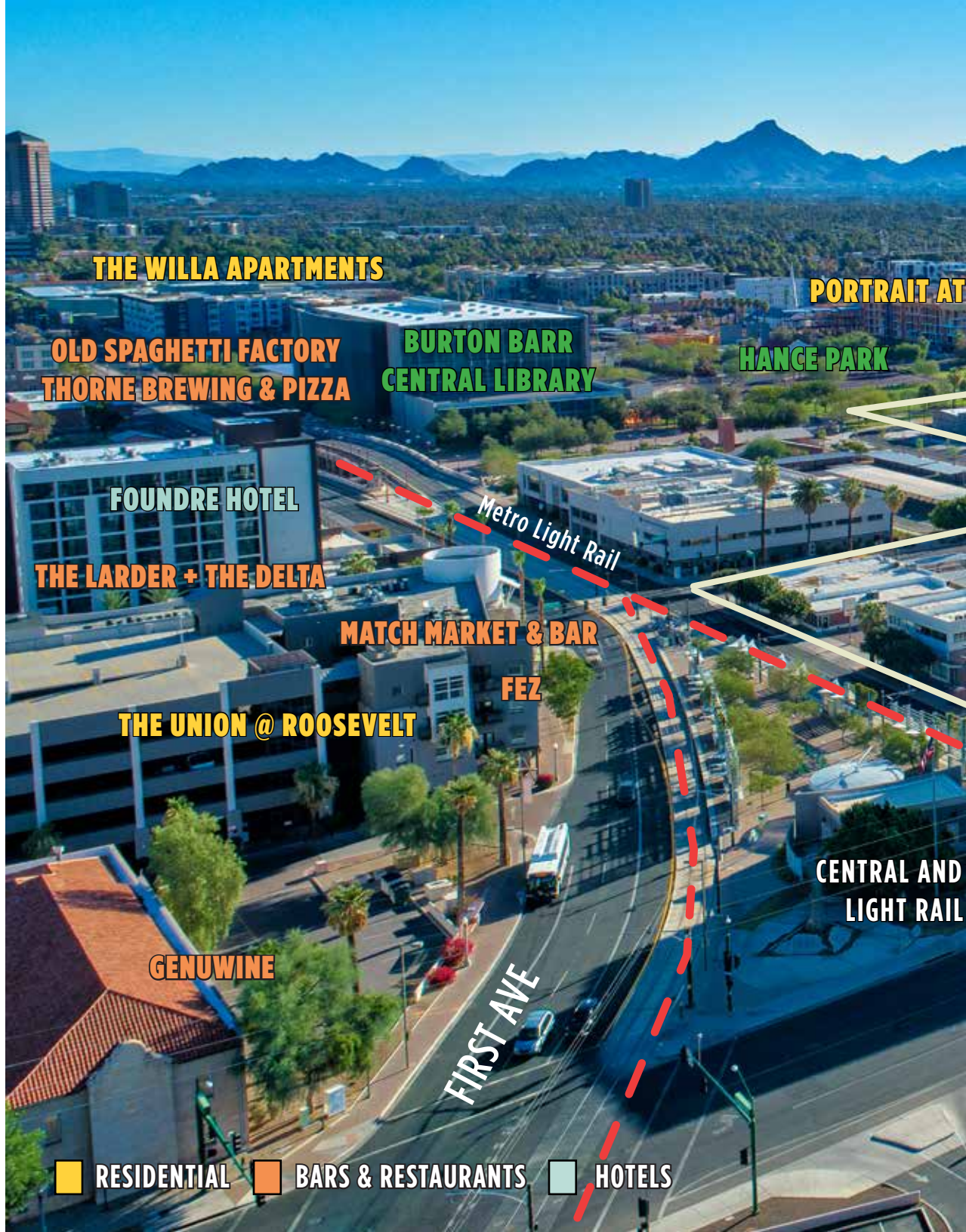
BUNKY BOUTIQUE



TEDDY'S PRESERVE BAR & RESTAURANT



ROOSEVELT ROW NEIGHBORHOOD



THE WILLA APARTMENTS

PORTRAIT AT

OLD SPAGHETTI FACTORY
THORNE BREWING & PIZZA

BURTON BARR
CENTRAL LIBRARY

HANCE PARK

FOUNDRY HOTEL

Metro Light Rail

THE LARDER + THE DELTA

MATCH MARKET & BAR

FEZ

THE UNION @ ROOSEVELT

CENTRAL AND
LIGHT RAIL

GENUWINE

FIRST AVE

RESIDENTIAL BARS & RESTAURANTS HOTELS



LINEAR APARTMENTS

HANCE PARK

ROOSEVELT ROW APARTMENTS

EN HANCE PARK CONDOS

THE PEMBERTON

**CAMBRIA HOTEL
BREAKFAST BITCH**

SOTTISE

THE OSCAR APARTMENTS

ILUMINATE APARTMENTS

MONORCHID

KAHVI COFFEE SAKE HAUS



TEN-ONE
ON ROOSEVELT ROW

**THE NASH
THE THEODORE**

CARLY'S BISTRO

**ARIZONA WILDERNESS
BREWERY**

**OTHER NEARBY BARS & RESTAURANTS
WITHIN ONE MILE**

- LUCKY'S INDOOR OUTDOOR**
- ANGELS TRUMPET ALE HOUSE**
- POMO PIZZERIA**
- MATT'S BIG BREAKFAST**
- CHAMBERS**
- SAZERAC**
- COBRA ARCADE BAR**
- OPEN AIR MARKET**
- MOIRA SUSHI BAR & KITCHEN**
- SONG BIRD COFFEE**
- SNOOZE AM EATERY**
- THE CHURCHILL**

**ROOSEVELT
STATION**

ROOSEVELT STREET

CENTRAL AVE

THE STEWART APARTMENTS

**FLAGSHIP RESTAURANT GROUP:
GHOST DONKEY
CHAM PANG LANES
PALMA**

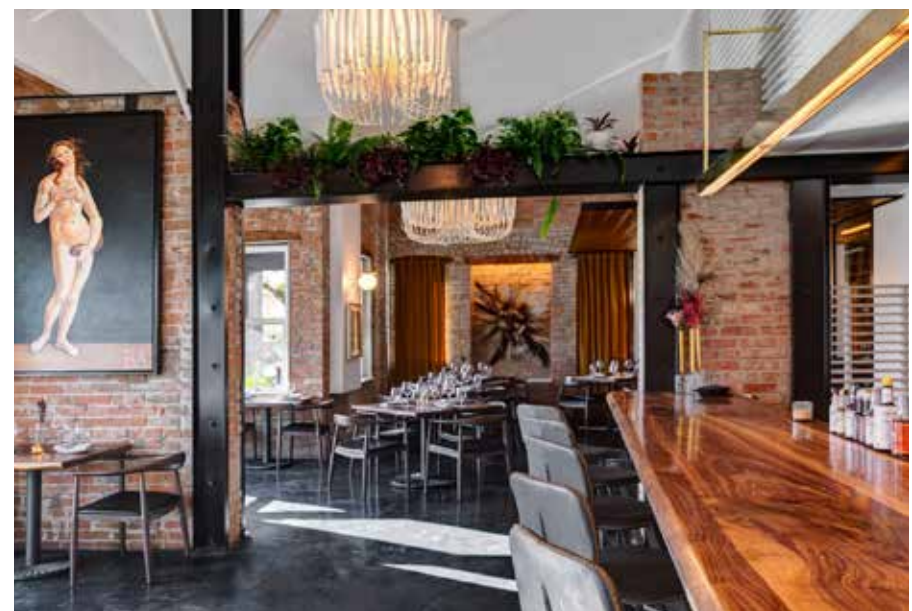
EXPERIENCE AUTHENTIC AMENITIES



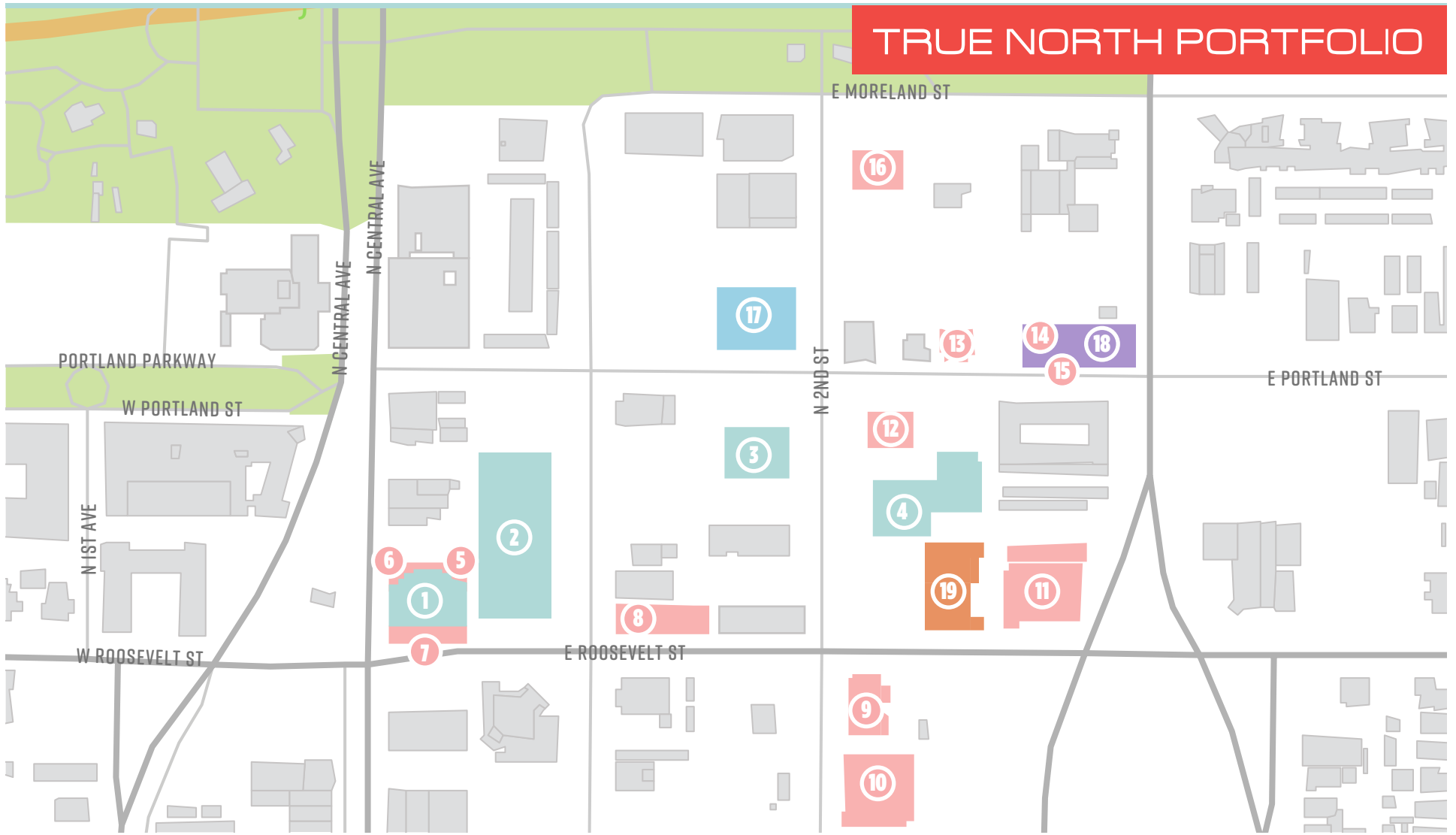
THE
Churchill







TRUE NORTH PORTFOLIO



OFFICE

- 1. TEN-0-ONE OFFICE BUILDING
- 2. TEN-0-ONE PARKING STRUCTURE
- 3. FUTURE OFFICE DEVELOPMENT
- 4. KNIPE VILLAGE (FUTURE OFFICE DEVELOPMENT)

BAR & RESTAURANTS

- 5. TEDDY'S PRESERVE BAR & RESTAURANT
- 6. DIALOG COFFEE BAR
- 7. ROUGH RIDER SPEAKEASY
- 8. THE THEODORE BEER + WINE & THE NASH
- 9. GHOST DONKEY, CHAM PANG LANES, & PALMA
- 10. LUCKY'S INDOOR OUTDOOR
- 11. KAHVI COFFEE & PEDAL HAUS
- 12. THE KNIPE HOUSE
- 13. D'EVILS SUPPER CLUB
- 14. FROM THE ROOFTOP BAR
- 15. BREAKFAST BITCH
- 16. THE PEMBERTON

OTHER

- 17. FUTURE RESIDENTIAL DEVELOPMENT
- 18. CAMBRIA HOTEL
- 19. MONORCHID

TEN-ONE

ON ROOSEVELT ROW

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