

[block23

ATCITYSCAPE

101 E. Washington St.
Phoenix, AZ 85004



PROJECT OVERVIEW

Block 23 is rising to meet the demands of a resurgent, bustling downtown Phoenix. With 230,000 square feet of creative office space, 332 luxury urban apartments, a 67,000 square-foot Fry's Signature Marketplace (Downtown's first and only full-scale grocery store), and 13,000 square feet of additional retail (including the fourth location of Fox Restaurant Concepts' popular Blanco Tacos + Tequila and second location of LGO Hospitality's Ingo's Tasty Food), Block 23 is reinventing the one-stop live-work-play environment.

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THE NEXT GENERATION NEIGHBORHOOD

Block 23 at CityScape is transforming Downtown Phoenix and leads the way in innovation and convenience like no other project has before. With average floorplates of approximately 45,000 SF, the distinct office space offers one of the largest floorplans in the downtown area. Along with a best-in-class sky lounge and amenity deck, contemporary design touches and expansive views provided by 16-foot floor-to-ceiling glass artfully cater to innovative and creative companies seeking a downtown Phoenix address.

PROPERTY HIGHLIGHTS



Onsite Parking Garage



Energy Efficient



Skyline Views



Luxury Finishes



Rooftop Pickle Ball Court



Rooftop Amenity Deck

Block 23 is a live-work-play destination in the heart of downtown Phoenix. Its sleek office tower and luxury apartments are conveniently placed above downtown's only full-scale grocery store and Fox Restaurant Concept's Blanco Tacos & Tequila and LGO Hospitality's Ingo's Tasty Food. Block 23 is centrally located only steps away from downtown dining and entertainment venues at CityScape Phoenix, Footprint Center, and Chase Field.



Floor-to-Ceiling
Glass



Efficient
Layout



Flexible
Meeting Areas



Collaborative
Space



Onsite
Parking Garage



2 Top of Building
Signage Opportunities

WORK

AT BLOCK 23

230,000 SF of Office Space

NEW ON THE BLOCK





DOWNTOWN PHOENIX

AREA PROFILE

AT BLOCK 23

Within minutes of multiple light rail stops and adjacent to the Valley's premier professional sports and entertainment venues, Block 23 is just steps away from CityScape Phoenix, Footprint Center, Chase Field, The Phoenix Convention Center, Arizona State University's downtown campus and city, county, and state government offices.



GROWING PHOENIX

The fastest growing city in the US according to the 2019 US Census Bureau estimates, Phoenix is also home to **300+** tech companies. In addition, downtown Phoenix is a destination for **10,000 daily** Light Rail riders, **289** large-scale annual events, and is minutes from **Phoenix Sky Harbor International Airport**.

More than **\$4 billion has been invested** in office space, retail, restaurants, education facilities, convention space, and hotel rooms in Downtown Phoenix within the past five years. There are nearly **4,500** existing multifamily units in the Downtown Phoenix area and another **3,900** multifamily units currently underway, the most of any Phoenix sub-market.



NEW ON THE BLOCK

fray's

BLANCO
TACOS + TEQUILA

CHASE

INGO'S



INGRESS/ EGRESS

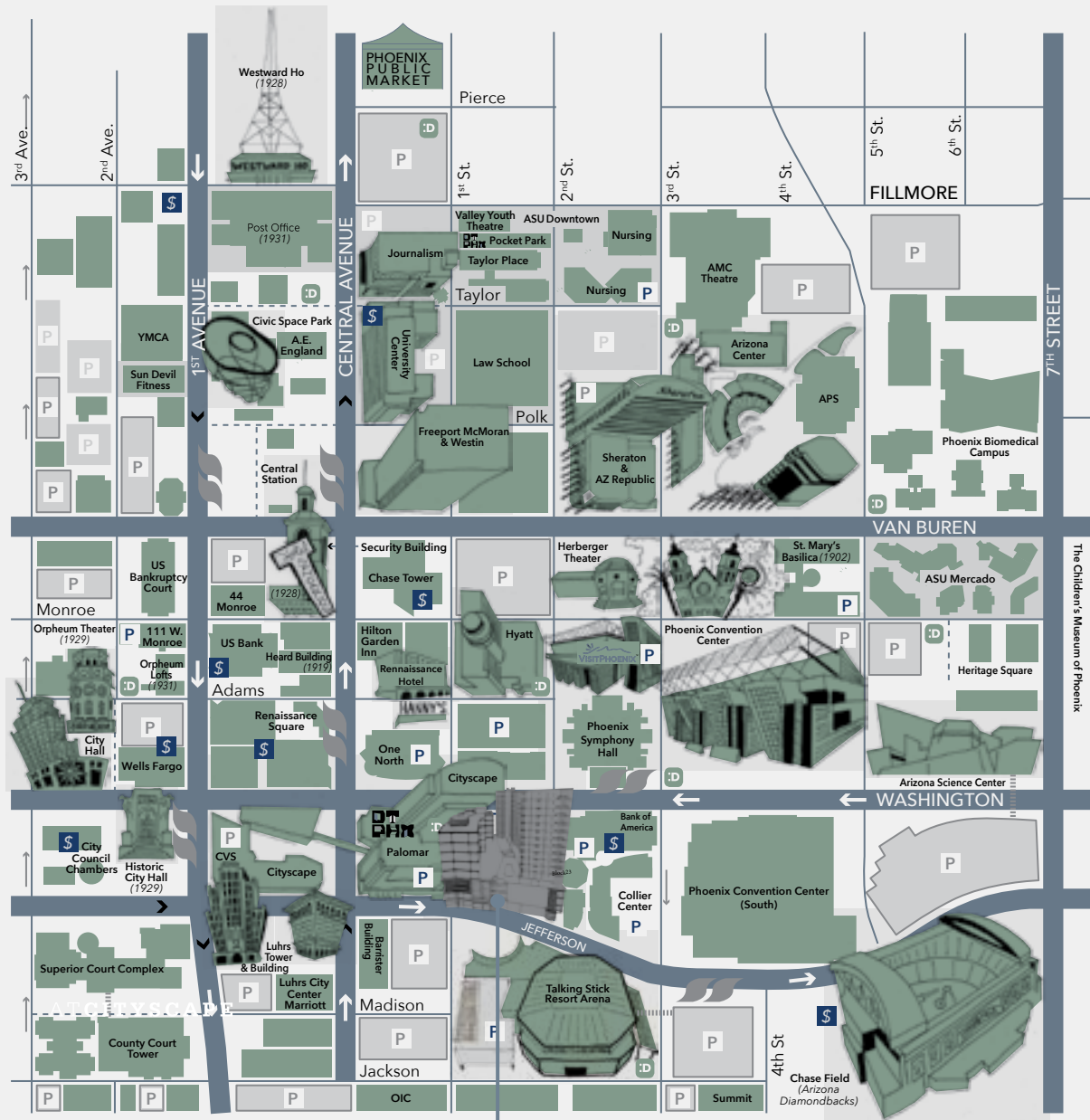
Numerous points of ingress/egress with access off Washington Street & Jefferson Street make Block 23 one of the most accessible buildings in Downtown Phoenix.

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Signage Opportunity

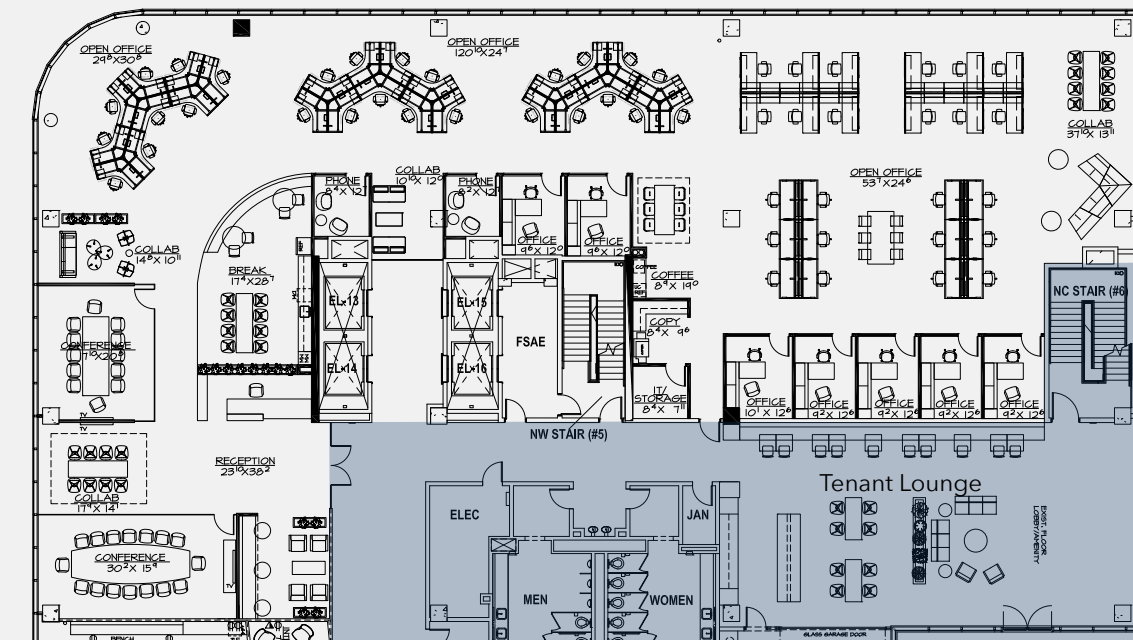
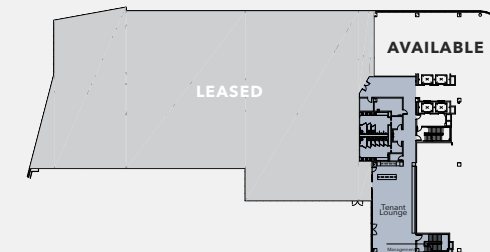
Block 23's exceptional location, in the heart of downtown Phoenix, provides for the one of the best signage opportunities the downtown area has to offer. According to the City of Phoenix, there are 187,430,000 media and visual impressions annually for Downtown signage. With three prominent rooftop signage opportunities, blade and crash-wall signage, along with a state-of-the-art LED digital billboard, Block 23 allows for unparalleled advertising opportunities.



- Pedestrian Walkway
- Pedestrian Bridge
- ASU Downtown
- P Public parking
- P Public parking in building
- P Private parking
- :D Grid Bike Share
- \$ ATM
- Metro Light Rail Station
- DT PHX Downtown Phoenix Information Center
- VISITPHOENIX Visit Phoenix Visitor's Center

DOWNTOWN PHOENIX



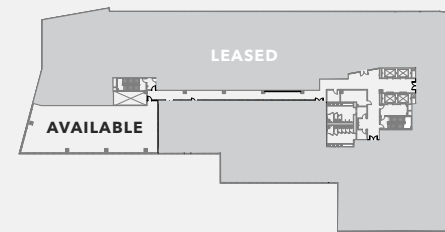


LEVEL 5

Site Plan

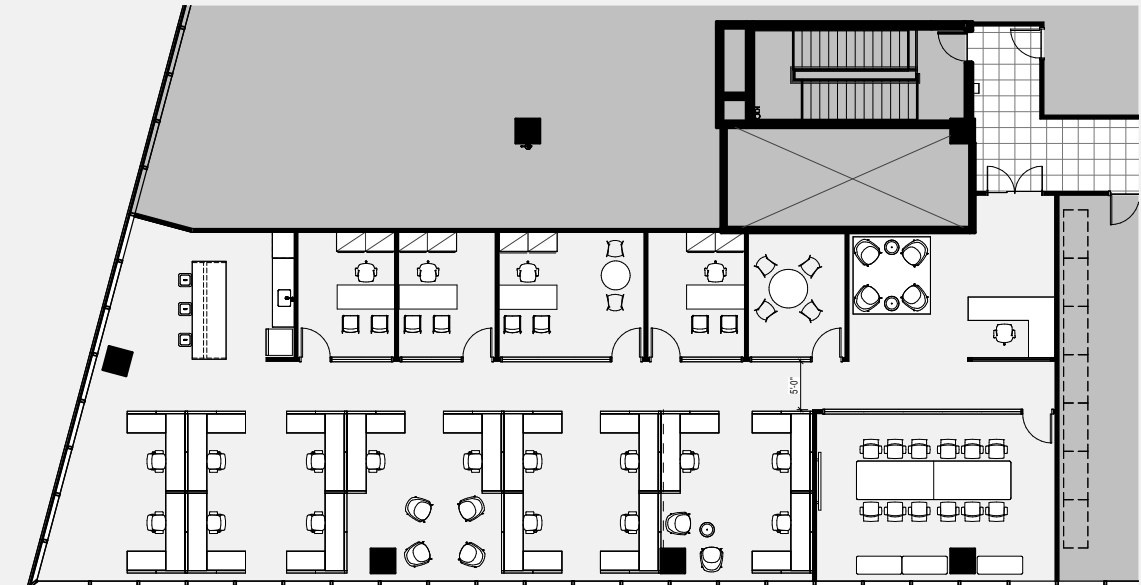


±12,150 RSF
Available



LEVEL 9

Site Plan



±4,597 RSF
Available



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www.cioreit.com



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Ryan Timpani

Managing Director

T +1 602 282 6252

M +1 602 740 4119

ryan.timpani@jll.com

Brett Thompson

Senior Vice President

T +1 602 282 6367

M +1 602 363 2466

brett.thompson1@jll.com

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The logo for block23 ATCITYSCAPE. It features a dark blue square icon to the left of the word "block23" in a large, white, sans-serif font. Below "block23" is the word "ATCITYSCAPE" in a smaller, white, all-caps, sans-serif font.