

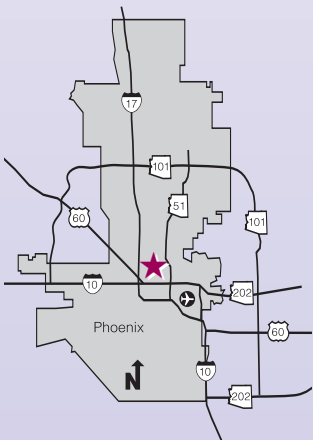


# City of Phoenix Employment Center Profile

## North Central

*North Central Avenue offers an exceptional location in one of the city's premier office corridors.*

*This employment center extends from McDowell Rd. north to Camelback Rd. between 7th St. and 7th Ave. North Central Avenue includes high-rise office and residential buildings surrounded by established single family neighborhoods, parks and cultural amenities.*



- Access to a large executive and professional workforce
- Advanced telecommunications infrastructure
- Large inventory of office space
- Competitive lease rates
- Superior accessibility to key business and financial services

### Labor Force Accessibility and Skills

North Central Avenue offers excellent access to a large portion of the metro area's 1.9 million workers. Approximately 1.0 million young, well-educated workers reside within a 30-minute commute.<sup>1</sup> High concentrations of service and administrative support workers live within a 10 to 20-minute commute. In addition, about 27 percent of the workforce living within a 20-minute commute shed is made up of executives, managers and professionals.

Projected growth for this area will result in more than 244,000 new residents within a 30-minute commute by 2010, providing a continually expanding labor pool.<sup>2</sup>

1. Bureau of the Labor Statistics, 2006. 2. Maricopa Association of Governments, 2005.

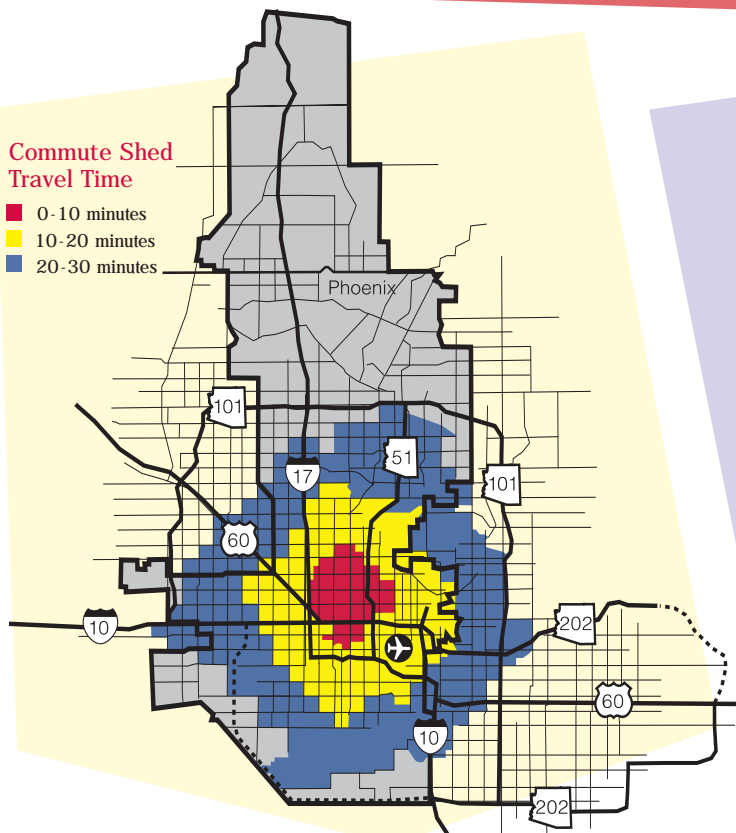
#### Employment by Occupation

| Work Force               | 10 Min. Commute |    | 20 Min. Commute |    | 30 Min. Commute |    |
|--------------------------|-----------------|----|-----------------|----|-----------------|----|
|                          | Number          | %  | Number          | %  | Number          | %  |
| Executive/Managerial     | 6,911           | 7  | 28,314          | 7  | 90,422          | 9  |
| Professional Specialty   | 21,305          | 20 | 81,187          | 20 | 233,545         | 24 |
| Service                  | 21,215          | 20 | 70,521          | 18 | 144,661         | 15 |
| Sales                    | 11,099          | 10 | 44,388          | 11 | 119,540         | 12 |
| Clerical & Admin Support | 16,811          | 16 | 69,229          | 17 | 169,915         | 17 |
| Construction             | 10,291          | 10 | 34,544          | 9  | 64,988          | 7  |
| Production               | 11,720          | 11 | 46,826          | 12 | 100,632         | 10 |
| Trans./Material Mover    | 6,640           | 6  | 24,633          | 6  | 50,812          | 5  |
| <b>Total</b>             | <b>105,992</b>  |    | <b>399,642</b>  |    | <b>974,514</b>  |    |

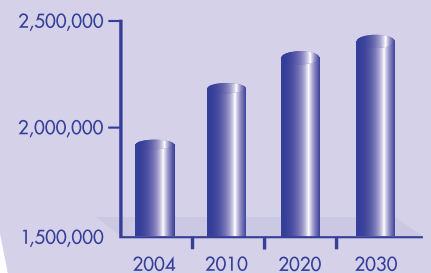
Source: Claritas 2005; Maricopa Association of Governments, 2005; Applied Economics, 2006.

#### Commuter Shed Travel Time

- 0-10 minutes
- 10-20 minutes
- 20-30 minutes



#### Projected Population 30 Minute Commute Shed



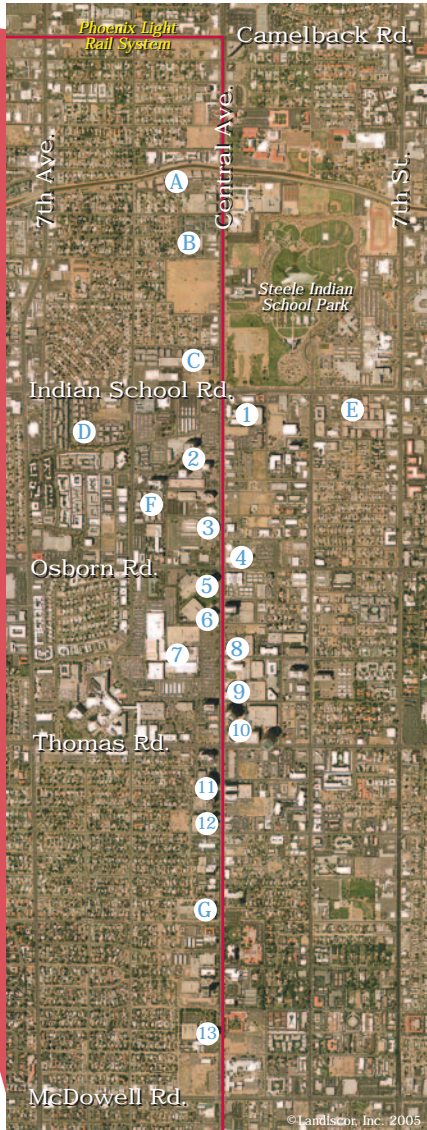
| Year | Population |
|------|------------|
| 2004 | 1,945,728  |
| 2010 | 2,190,429  |
| 2020 | 2,352,162  |
| 2030 | 2,432,207  |

Source: Maricopa Association of Governments, 2005; Applied Economics, 2006.

## Sites and Buildings

North Central Avenue offers a large inventory of office and commercial space mixed with a variety of hotel and residential developments. From high-rise office buildings and condominiums to palm tree-lined streets of historic single-family neighborhoods, diversity enhances the appeal of this conveniently located area.

The area has more than 11.7 million square feet of existing office space. For companies that require build-to-suit space, there are prime commercial high-rise parcels available.



### Major Office Buildings

1. 4041 Central Plaza  
398,301 sq. ft.  
Class A Office
2. City Square  
722,373 sq. ft.  
Office
3. Meridian Bank Tower  
280,572 sq. ft.  
Office
4. Financial Center  
303,000 sq. ft.  
Office
5. 3300 Tower  
363,655 sq. ft.  
Class A Office
6. Great American Tower  
334,660 sq. ft.  
Class A Office
7. Park Central  
500,000 sq. ft.  
Mixed-Use Office
8. National Bank Plaza  
266,166 sq. ft.  
Class A Office
9. Phoenix Corporate Center  
392,045 sq. ft.  
Office
10. Phoenix Plaza  
1,383,639 sq. ft.  
Class A Office
11. 2800 Tower  
361,753 sq. ft.  
Class A Office
12. 2600 Tower  
323,607 sq. ft.  
Class A Office
13. Viad Tower  
483,745 sq. ft.  
Class A Office

Source: CoStar Realty Information Inc., August 2006.

### Housing Developments

- |   |  |
|---|--|
| A. Lexington on Central<br>131 Luxury Apartments  | D. The Hawthorne Condominiums<br>276 Luxury Condominiums   |
| B. Pavilions on Central<br>240 Luxury Apartments  | E. Empirian at Steele Park<br>399 Unit Apartment Community |
| C. Empirian on Central<br>414 Luxury Apartments   | F. 3rd Avenue Palms<br>155 Luxury Condominiums             |
| G. Tapestry on Central<br>286 Luxury Condominiums |  |

Red line denotes the light rail project as it is located within this employment center.

City of Phoenix Community and  
Economic Development Department

200 West Washington Street, 20th Floor • Phoenix, AZ 85003

602-262-5040 • Fax 602-495-5097

[www.phoenix.gov](http://www.phoenix.gov)

## Connectivity

North Central Avenue's advanced telecommunications infrastructure is ideally suited for companies involved in business services, information technology, communications, internet data transfer, network infrastructure, and applications hosting. There are multiple telecommunications/fiber optic providers serving the area and capabilities include complete digital infrastructure, self-healing fiber ring architecture, high-speed data communications and a wide range of enhanced services.

## Infrastructure

Abundant and reliable power sources are available from a highly advanced network system that provides redundant feeds from multiple substations.

North Central Avenue provides easy access to a modern network of urban freeways and arterial streets. The area has excellent transit service and will be one of the first areas served by a new light rail transit line that will connect Central Phoenix to Downtown, Phoenix Sky Harbor International Airport and surrounding areas.

For businesses that require convenient air access, Phoenix Sky Harbor International Airport is located just 15 minutes away. The airport is one of the busiest in the U.S. based on passenger traffic and offers more than 700 daily non-stop flights to more than 80 domestic destinations and 16 international destinations.<sup>3</sup>

3. Phoenix Sky Harbor International Airport Website, 2006.

### Major Area Employers

Catholic Healthcare West  
Deloitte & Touche LLP  
IBM Corporation  
PricewaterhouseCoopers  
Fennemore Craig  
Xerox Corporation  
Qwest Communications  
AIG Financial Advisors  
U-Haul International  
Viad Corporation

Source: Dun & Bradstreet Marketplace, 2006; Applied Economics, 2006.

### Industry

Hospital Administration  
Accounting & Management Consulting  
Administrative Operations  
Accounting & Management Consulting  
Law Firm  
Copiers & Office Products  
Telecommunications  
Financial Services  
Corporate Headquarters  
Business Services

### Need workforce development assistance?

Contact: The Phoenix Workforce Connection  
(602) 262-6776

<http://phoenix.gov/PHXWIN/index.html>

Nearest One Stop Career Center: 9801 N. Seventh St.

## Amenities and Attractions

The exciting Phoenix Arts District includes the Phoenix Art Museum and Theater and the internationally renowned Heard Museum of Native American Art. The Steele Indian School Park, located at the northeast corner of Central Avenue and Indian School Road, features an expansive 15-acre entry garden, several historical buildings depicting the history of Phoenix Indian School, an amphitheater with seating for 1,500, a 2.5-acre bird-shaped lake and waterfall and a 15-acre neighborhood park.

Located in the heart of North Central Avenue, Park Central is a 500,000 square foot mixed-use redevelopment featuring offices, retail, restaurants and business-oriented hotels. In addition, there are a number of new luxury apartment developments in the area that provide a variety of housing options for workers and support continued office and retail development.