The character of the District’s historic, single family residential neighborhoods creates a unique sense of place, augmented by cultural institutions.

The district is bordered by 7th Street on the east, 7th Avenue on the west, Indian School Road on the north and just north of McDowell Road on the south.

The Midtown District is located in the middle segment of the Valley Metro light rail, just north of Downtown.

**Midtown**

**Labor Force Accessibility and Skills**

Midtown employs approximately 27,000 employees with a median age of 41.6. The most employed occupations are Healthcare & Education, Clerical & Admin and Service.¹

72% of the estimated population in Midtown have Some College education or above.²

Projected growth for this area will result in close to 575 new residents (about 6.3% increase) just around the light rail stations by 2020, providing a continually expanding labor pool.³

1, 2, 3 Nielsen, 2015.

### Employment by Occupation

<table>
<thead>
<tr>
<th>Workforce</th>
<th>Employees %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>10%</td>
</tr>
<tr>
<td>Engineering &amp; Science</td>
<td>3%</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>15%</td>
</tr>
<tr>
<td>Service</td>
<td>14%</td>
</tr>
<tr>
<td>Sales</td>
<td>10%</td>
</tr>
<tr>
<td>Clerical &amp; Admin. Support</td>
<td>15%</td>
</tr>
<tr>
<td>Construction</td>
<td>3%</td>
</tr>
<tr>
<td>Production</td>
<td>4%</td>
</tr>
<tr>
<td>Trans./Material Mover</td>
<td>3%</td>
</tr>
</tbody>
</table>

### Household Population

<table>
<thead>
<tr>
<th>Population</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Projection</td>
<td>9,657</td>
<td></td>
</tr>
<tr>
<td>2015 Estimate</td>
<td>9,082</td>
<td></td>
</tr>
<tr>
<td>2010 Census</td>
<td>8,606</td>
<td></td>
</tr>
<tr>
<td>Growth 2010-2015</td>
<td></td>
<td>5.5%</td>
</tr>
<tr>
<td>Growth 2015-2020</td>
<td></td>
<td>6.3%</td>
</tr>
</tbody>
</table>

Source: Nielsen, 2015.

### Light Rail Map

Equal Opportunity Employer/Program. Auxiliary Aids and services are available upon request to individuals with disabilities. Products and services made available through Federal Funding provided by the Workforce Investment Act.
Sites and Buildings

The Midtown district offers a large inventory of office space. The area has about 14.1 million square feet of existing office space in close proximity to downtown, with approximately 4.6 million square feet of Class A space. The map to the right highlights the type of community real estate in the Midtown area. Our team can provide more detail, custom information based on your requirements.

Connectivity

The Midtown district features modern, reliable telecommunications infrastructure that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the Midtown area include CenturyLink and Cox Communications.

Infrastructure

Abundant and reliable power sources are available from a highly advanced network system that provides redundant feeds from multiple sub-stations. The Midtown district enjoys easy access to a modern network of urban freeways and arterial streets. This district has excellent transit service and is located along the METRO light rail transit line that connects the area to downtown Phoenix, Phoenix Sky Harbor International Airport and surrounding cities.

For businesses that require convenient air access, Phoenix Sky Harbor International Airport is located just 10 minutes away. The airport is one of the busiest in the U.S. based on passenger traffic and offers more than 830 daily non-stop flights to nearly 80 domestic destinations and 13 international destinations.

Existing Development

1. Century Link Tower
   586,403 sq. ft.
   Office

2. Viad Tower Phase II
   478,488 sq. ft.
   Office - Proposed

3. Phoenix Corporate Tower
   445,811 sq. ft.
   Office

4. Phoenix Plaza Tower II
   419,453 sq. ft.
   Office

5. Phoenix Plaza Tower I
   418,613 sq. ft.
   Office

6. Younan Central Plaza
   405,693
   Office

7. 2800 Tower
   364,533 sq. ft.
   Office

8. 3550 Tower
   287,269 sq. ft.
   Office

9. Park Central - Bldg 7
   224,953 sq. ft.
   Office

10. Security Title Plaza
    219,032 sq. ft.
    Office

Assets

- Phoenix Art Museum
- Arizona Department of Education
- Heard Museum
- Monterey Park
- St. Mary’s Catholic High School
- Maricopa County Government: Library District
- Veterans Administration
- St. Joseph’s Hospital and Medical Center
- Park Central Mall
- Phoenix Financial Center
- Cigna Medical Center
- Phoenix College Center for Nursing Excellence
- Basis Phoenix Central
- Valley Metro Light Rail

Major Area Employers

- Uhaul
- Universal Services of America LP
- Transportation & Distribution
- Business Services
- State of Arizona
- Government
- United States Federal Government
- Government
- Cable One Inc. - Corp Office
- Telecommunications
- SCF Arizona
- Finance, Insurance & Real Estate

Source: CoStar Realty Information Inc., 2015

Source: Maricopa Association of Governments, 2014

PHOENIX IS DESIGNED TO WORK