

ReinventPHX District Profile

Midtown

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.

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

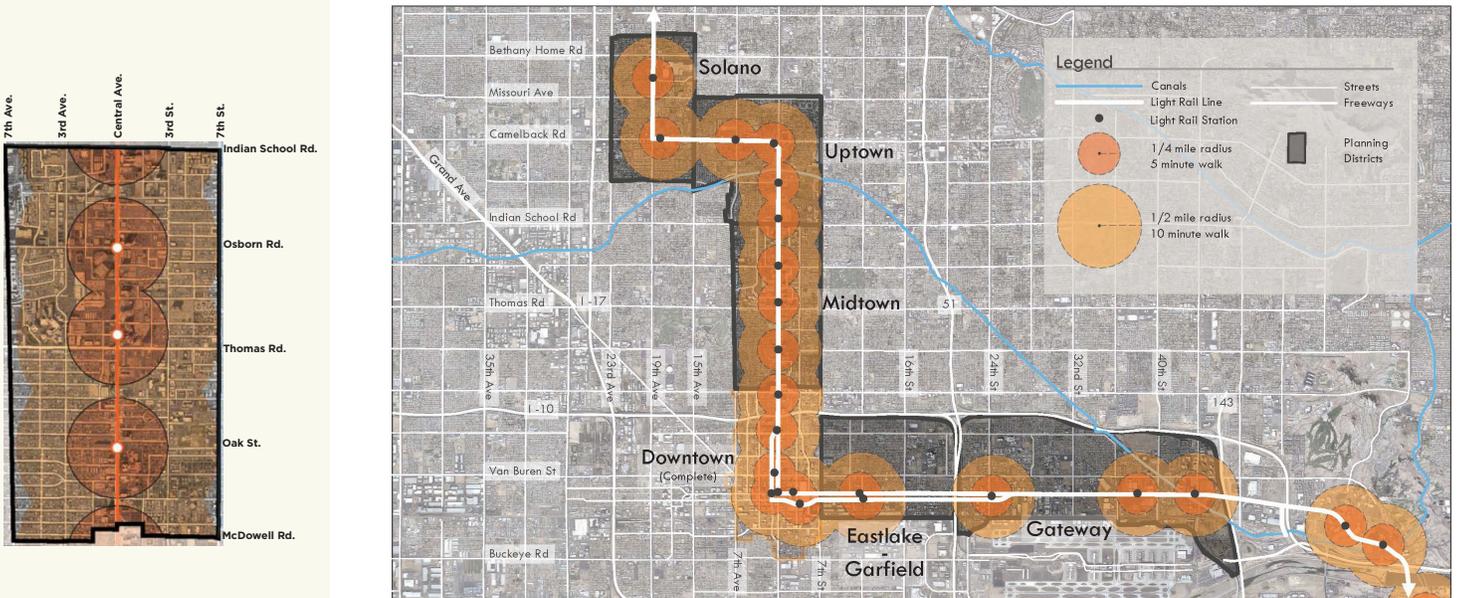
1, 2, 3 Nielsen, 2015.

Employment by Occupation	
Workforce	Employees %
Management	10%
Engineering & Science	3%
Healthcare & Education	15%
Service	14%
Sales	10%
Clerical & Admin. Support	15%
Construction	3%
Production	4%
Trans./Material Mover	3%

Household Population		
Population	Number	%
2020 Projection	9,657	
2015 Estimate	9,082	
2010 Census	8,606	
Growth 2010-2015		5.5%
Growth 2015-2020		6.3%

Source: Nielsen, 2015.

Light Rail Map



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.⁴

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.

⁴ CoStar Realty Information Inc., 2015

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.⁵

⁵ Phoenix Sky Harbor International Airport, 2015.

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



Source: CoStar Realty Information Inc., 2015

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 Transportation & Distribution	Universal Services of America LP Business Services
St. Joseph's Hospital Health Care	State of Arizona Government
CenturyLink Communications Telecommunications	United States Federal Government Government
Dignity Health Health Care	Cable One Inc. - Corp Office Telecommunications
IBM Corporation Business Services	SCF Arizona Finance, Insurance & Real Estate

Source: Maricopa Association of Governments, 2014

