



Real Estate / Here are 35 commercial real estate projects to know

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Above: In a truly unparalleled project for Arizona, The Beam on Farmer will be the state's first multistory mass timber office building. Located in the heart of Tempe, the Class A structure features cross-laminated timber (CLT) slabs, as well as laminated beams and columns, as its main structural components.
REAL ESTATE | 21 hours ago | AZRE

Commercial real estate in Arizona is in the midst of an unprecedented run. Ever since early 2020 when the coronavirus pandemic rocked the business community, the commercial real estate industry in Arizona came up with innovative ideas for not only surviving, but thriving. That kind of cutting-edge innovation is evident in the recent commercial real estate projects that are changing the landscape of Arizona.

Here are 35 commercial real estate projects to know, as featured in the 2022 edition of People & Projects to Know (PTK) Magazine.

Education



ASU Interdisciplinary Science and Technology Building VII

DESCRIPTION: ISTB 7 is a five-story high-performance research facility that offers a multifaceted interdisciplinary approach to knowledge generation and leading-edge research. The building will house a wet and dry lab space, an atrium biome, a conference and education center with a 389-seat presentation hall, classrooms and offices. Serving as the Eastern Gateway to ASU's Tempe campus and its Research Corridor, the unique triangular structure showcases a biomimetic facade that was inspired by the self-shading of Sonoran cacti and reduces thermal banking and exposure to solar heat gain in areas most impacted by direct sun. ISTB 7 is the first building in Arizona to utilize a BubbleDeck system, which reduces the use of concrete, a feature that is instrumental in the projects pursuit of LEED v4 Platinum certification.

Owner/Developer: Arizona State University

General Contractor: McCarthy Building Companies

Architect: Architekton/Grimshaw

Size: 281,000 SF

Value: \$192,000,000

Start Date: October 2019

Completion: December 2021

Key Subcontractors: TDIndustries, Wilson Electric, MKB Construction, ISEC Inc., Walters & Wolf

Boys & Girls Club Makerspace

DESCRIPTION: The first of nine planned STEAM Makerspaces encourages cutting-edge learning in science, technology, engineering, arts and mathematics. The 1,000-square-foot space, designed to be a lively, interactive experience for children ages 6-18, is filled with visually stimulating details, including an exposed ceiling plenum, angled linear lighting and highly saturated pops of orange and blue — the nonprofit's brand colors. Two focal points are a magnetic steel feature wall where users can hold design charrettes and a peg-board wall with adjustable shelving to display 3D models. The project is officially dubbed "The Ellie and Michael Ziegler STEAM Makerspace" after two Valley philanthropists who donated \$1.5 million to the Boys & Girls Club's STEAM initiative. Krause donated its services to build the space and encouraged its engineers, contractors, vendors and suppliers to do the same.

OWNER/DEVELOPER: Boys & Girls Club of Scottsdale

GENERAL CONTRACTOR: Renaissance Companies

ARCHITECT: KRAUSE

SIZE: 1,000 SF

VALUE: \$187,595

START DATE: March 2020

COMPLETION: October 2020

KEY SUBCONTRACTORS: Rowley Engineering, Adam's Mechanical Engineering



Creighton University Health Sciences Campus

DESCRIPTION: Creighton University's new \$100 million health sciences campus is conveniently located at the revitalized Park Central in Midtown Phoenix. The 183,000 SF campus offers medical, nursing, pharmacy, physician assistant, and occupational and physical therapy schools, as well as an emergency services program. The first two floors of the seven-story building comprise active learning classrooms, student and faculty gathering spaces, and a 300-seat community room with access to an outdoor plaza. State-of-the-art medical simulation and experimental learning facilities are housed on the upper floors. High-fidelity simulation rooms, pre-brief and debrief rooms, task training, and a variety of laboratories support the university's collaborative, interdisciplinary vision. Because Creighton's goal is to be climate neutral by 2050, construction incorporated such sustainable measures as increased wall and roof insulation levels, high-performance exterior glazing with exterior shading, a high-efficiency water-source heat pump system, LED lighting with daylight controls, occupancy sensors, and more.

OWNER: Creighton University

DEVELOPER: Plaza Companies

GENERAL CONTRACTOR: OKLAND Construction

ARCHITECT: Butler Design Group

SIZE (SF): 183,000 SF

VALUE: \$100 million

START DATE: July 2019

COMPLETION: June 2021

KEY SUBCONTRACTORS: RDG Planning & Design, PK Associates Consulting Structural Engineers, Kraemer Consulting Engineers, McGrew Consulting Engineers, Colwell Shelor Landscape Architecture, Wood/Patel Civil Engineering

University of Arizona Lowell-Stevens Football Coach Suite Improvements

DESCRIPTION: This renovation project provides stunning interior improvements and updates to the football offices and suites of the Lowell-Stevens Football Facility, increasing the department's ability to recruit top prospects to the program. The project includes the revamp of 28 spaces on the third floor with offices, an auditorium, conference rooms, a players' lounge and a state-of-the-art media room. The second-floor coaches' suite features offices and a players' barbershop for convenience, while the first floor includes a weight room and a "Fuel Station" food service area. Modern design elements that use steel and other metal accents, bold flooring and graphic designs are showcased throughout.

OWNER/DEVELOPER: University of Arizona

GENERAL CONTRACTOR: Concord General Contracting

ARCHITECT: BWS Architect

SIZE: 25,000 SF

VALUE: \$1 million

START DATE: April 2021

COMPLETION: August 2021

KEY SUBCONTRACTORS: Millwork by Design, IFS Flooring, Corbins Service, Hiller & Sons, Architectural Openings



John S. McCain III Elementary School

DESCRIPTION: Part of the Buckeye School District, John S. McCain III Elementary is a state-of-the-art school that will feature a cutting-edge C-STEM (coding, science, technology, engineering and math) approach balanced with critical thinking, humanities through history, and social skills. More than 20 classrooms called “Learning Centers” will be complemented by a gymnasium, food court, kitchen, flex spaces and a music room. There will also be multiple learning and reading common spaces, outdoor play areas and administrative space.

Cindy McCain says of late husband’s legacy, “John often spoke of how important teachers were to him becoming who he was. He was a guy that sometimes wasn’t always on the right path and would get himself in trouble, but teachers always helped guide him back.” This school will be a place where students can aspire to exemplify the traits of Senator McCain and aspire to be their best selves.

OWNER/DEVELOPER: Buckeye Elementary School District

GENERAL CONTRACTOR: CHASSE Building Team

ARCHITECT: Orcutt/Winslow

BROKER: Dr. Kristi Wilson

SIZE (SF): 94,000 SF

VALUE: \$28.5 million

START DATE: October 2020

COMPLETION: July 2021

Healthcare



Nonprofit Banner Health is investing nearly \$400 million in expansion projects in the East Valley, including Banner Desert Medical Center in Mesa and Banner Gateway Medical Center (photo) in Gilbert.

Banner Gateway Medical Center Tower and Emergency Department

DESCRIPTION: This expansion essentially doubles the size of the medical center campus, addressing the needs for women’s services and cancer care by bringing an additional patient tower, an expanded diagnostics and treatment area, and more parking. The five-story tower will include 208,500 square feet with 109 new patient beds, with the ability to add an additional 72 to 358 total beds once fully built out. A new three-level 850,000-square-foot diagnostics and treatment center will be built on the west side of campus, while the existing diagnostics and treatment center on the east side will benefit from a two-level expansion. The project also includes a new neonatal intensive care unit and added space for inpatient cancer care. Banner expects to add more than 600 jobs once the facility is open.

Owner: Banner Health

General Contractor: McCarthy Building Companies

Architect: The SmithGroup

Size: 313,976 SF

Value: \$243 million

Start Date: February 2021

Completion: January 2024

Key Subcontractors: TDIndustries, Delta Diversified Enterprises, MKB Construction, Amfab Steel, K.T. Fabrication



Chandler Regional Medical Center Tower D Addition

DESCRIPTION: The addition of this new tower brings the medical facility's total bed count to 429 — an increase just shy of 100. The first floor encompasses a new entrance and lobby, cardiac rehabilitation, ambulatory therapy unit, gift shop and chapel. The second floor features surgery registration, pre-operation and post-anesthesia care units and 24 thoracic patient rooms. The third floor offers 36 intensive care patient rooms, while the fourth features 36 standard patient rooms. A new pharmacy, as well as offices and a loading dock are in the basement, while the fifth floor is shell space for additional future growth.

Owner: Dignity Health

General Contractor: McCarthy Building Companies

Architect: Devenney Group Ltd., Architects

Size: 213,000 SF

Value: \$126 million

Start Date: May 2018

Completion: May 2021

Key Subcontractors: Cannon & Wendt, TD Industries, KT Fabrication, WSP



San Tan Medical

DESCRIPTION: In the heart of Gilbert's Val Vista Health and Wellness Corridor, San Tan Medical houses five essential healthcare tenants. A design of the building mimics the curvature of the human spine, a credit to tenant Sonoran Spine. The masonry building features a honed block to provide an exclusive design detail to accentuate the new modern health center.

OWNER: White Development/Sonoran Spine

DEVELOPER: Whiteboard Development

GENERAL CONTRACTOR: Jokake Construction

ARCHITECT: DLR Group

SIZE: 22,176 SF

VALUE: \$5.3 million

START DATE: May 2020

COMPLETION: April 2021

Hospitality

AC Marriott Hotel Downtown Phoenix



DESCRIPTION: This upscale 199-key business and leisure hotel, located at the recently renovated Arizona Center, was built on a tight 1-acre site with surrounding office and retail tenants on all sides. The facade showcases store front curtain wall glass on the ground floor, Nail Fin windows on the guest room levels, and an amplified steel structure that defines the identity of the hotel and creates a canopy over the ground floor from front to back. Amenities include banquet rooms, a fitness center, indoor and outdoor patios with fireplaces, a small event lawn, and connecting walkways to the Arizona Center.

Owner/Developer: NewcrestImage & LaPour Partners

General Contractor: Layton Construction

Architect: AXIS/GFA Architecture + Design

Size: 124,500 SF

Value: \$33,000,000

Start Date: September 2019

Completion: January 2021

Key Subcontractors: KPFF Consulting Engineering, Dibble Engineering, Robinson Engineers, Colwell Shelor Landscape, DDMU Interiors, Dallas Professional Painting, Northwest Floor & Wall, Baker Concrete Construction, MCI Contractors, Carlson Glass, Voice & Data Cable Specialists

Graduate Tucson

DESCRIPTION: Located steps away from the University of Arizona (UA) in the heart of Main Gate Square, the 14-story, 164-room Graduate Tucson offers 2,800 square feet of meeting space and event space and a rooftop restaurant, bar and pool with panoramic mountain vistas and a direct view of the UA football stadium. A blend of Southwestern personality and Wildcat pride flows throughout the interiors. Design features include Aztec rugs, a Tucson-themed mural by Diane Kileen, and photos of prominent UA graduates in the guest rooms. The lobby cafe, The Poindexter, offers coffee and light bites for guests and locals alike. Graduate Tucson was named a “Top 10 Best New Hotels of 2020” by USA Today — the only hotel in the state to make the list.

OWNER: AJ Capital Partners

DEVELOPER: Core Spaces

GENERAL CONTRACTOR: PWI Construction

ARCHITECT: Antunovich

SIZE: 35,962 SF

START DATE: December 2019

COMPLETION: October 2020

KEY SUBCONTRACTORS: K2 Electric, AEC Electric, JFN Mechanical, Rawson Enterprises, Cimarron Circle Construction Company



Hyatt Place Downtown Phoenix.

Hyatt Place Phoenix Downtown

DESCRIPTION: The 238-room, eight-story hotel brings practical amenities, intuitive design and a casual atmosphere to the ever-evolving Downtown Phoenix area. Located diagonal from the Orpheum Theatre, it's rooted in art deco design that emulates the adjacent Orpheum Lofts and fuses contemporary finishes with a vintage sophistication. The hotel's bold corner entrance rises vertically on the intersection of 2nd Avenue and Adams Street, complementing the surrounding architecture through its brick color choice and geometric facade branding. The interior design carries the art deco style's geometric patterns within its fabrics and finishes. Practical amenities include a breakfast bar, custom lobby, market, fitness center and more than 4,000 square feet of event space. The desert-chic onsite restaurant, Adams Table Patio & Bar, will serve American food with a southwest twist to guests and locals alike. The hotel also features several above-industry standard energy-efficient components, including an HVAC system with variable refrigerant flow fan coil units, high-efficiency water heaters, low-flow plumbing fixtures and LED lighting throughout.

OWNER: Pacific Hospitality Group

DEVELOPER/GENERAL CONTRACTOR: Mortenson

ARCHITECT: Allen + Philp Partners

SIZE: 111,074 SF

VALUE: \$44 million

START DATE: March 2020

COMPLETION: August 2021

KEY SUBCONTRACTORS: Suntec Concrete, Secon, Central Metal & Supply, Hayes Mechanical, Arok



Prasada Clubhouse

DESCRIPTION: This 18-acre gated clubhouse is located in Sterling Grove, Toll Brother's new 780-acre luxury master-planned community in Surprise. It serves the centerpiece of the community: a Jack Nicklaus-designed 18-hole, par 72 championship golf course. Surrounding the course are tennis and pickle ball courts, resort style pools, fitness studios and high-end restaurants.

OWNER/DEVELOPER: Toll Brothers

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: PHX Architecture

BROKER: Toll Brothers

SIZE: 30,018 SF

VALUE: \$21,476,983

START DATE: October 2019

COMPLETION: May 2021



Rise Uptown Hotel

DESCRIPTION: Originally designed by midcentury maven, Fred Melville Guirey, the property showcases great indoor and outdoor spaces where sunshine plays a key role. With open-air spaces pierced with breezeblock and surrounded by lush landscaping, it makes for a perfect environment for poolside soirees and rooftop cocktail parties. Rise was Uptown Phoenix's first high-rise in the early 1960s, and the 79-room renovation pays homage to this, along with Guirey's design aesthetic. Rise Uptown has partnered with Great Minds Drink Alike, Bitter and Twisted Cocktail Parlour and Little Rituals to create LyloSwim Club, a poolside bar and restaurant, and Don Woods' Say When rooftop bar. The hotel also collaborated with local artists and designers, including ModFire, Slabhaus and Urban Plough, to put a

OWNER/DEVELOPER: Vintage Partners & Venue Projects

GENERAL CONTRACTOR: Ameris

ARCHITECT: Elemental Architecture

BROKER: Vintage Partners & Venue Projects

SIZE: 45,000 SF

VALUE: \$25 million

COMPLETION: September 2020

KEY SUBCONTRACTORS: Brandon Evans, SDG Landscape, Big Daddy Pools, Rusted Bowl Metalworks, Airpark Signs



The Westin Tempe

DESCRIPTION: The largest hotel to open in the city in nearly 40 years, The Westin Tempe boasts 290 spacious guest rooms, including 18 suites with stunning views of the city and mountains. With more than 21,000 square feet of indoor and outdoor event space, it is ideal for corporate or social events. The interiors are embellished with biophilic elements that play off the dramatic juxtaposition of the dry desert against the lush softness found after a summer monsoon. Angular walls in the lobby are inspired by Arizona's famed slot canyons, Terrazzo floors form captivating fractal patterns, sculptural concrete forms double as seating, and a smoked-glass staircase leads to the second-floor ballroom. Rooms include illuminated ceiling features and spa-centric bathrooms.

The 18th-floor Skysill Rooftop Lounge is the highest open-air rooftop bar and lounge in the Valley and possesses a panoramic view of the city and surrounding mountains.

OWNER/DEVELOPER: CAI Investments

GENERAL CONTRACTOR: Beal Derkenne Construction

ARCHITECT: RSP Architects

COMPLETION: August 2021

Industrial



Akimel Gateway

DESCRIPTION: Located in the Phoenix industrial submarket, which is now becoming a popular area for logistics users. This Class A project sits on 59 acres at the southwest corner of Loop 202 and 40th Street, along the new South Mountain Loop 202 Freeway. The project comprises five buildings that will feature a combination of ramp-up and dock-high loading with clear heights ranging from 24 feet to 36 feet. It also includes more than a mile of offsite wet utility work and a new traffic signal.

OWNER/DEVELOPER: Trammell Crow Company

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: Butler Design Group

BROKER: Trammell Crow Company

SIZE (SF): 835,000 SF

VALUE: \$50 million

START DATE: January 2021

COMPLETION: December 2021

KEY SUBCONTRACTORS: ABCO West Electrical, Desert Structures, Gunsight Earthwork, JJ Sprague, McCain Construction, Ryan Mechanical, Saguaro Steel, Stone Cold Masonry, Suntec Concrete

East Valley Commerce Center Phases III and IV

DESCRIPTION: The final two phases of the 1.1 million square feet master-planned commerce park in Surprise encompass five Class A speculative industrial buildings, with a total footprint of more than 400,000 square feet. The concrete tilt buildings will range from 58,399 square feet to 112,097 square feet, with interior floor plans that can accommodate office, warehouse, manufacturing and other light industrial uses. Each will feature up 32 feet of clear height with dock-high and grade-level loading. Joining the already-completed and fully leased Phase I and II, the buildings are strategically located, with 1,300 square feet of highly visible frontage along the US 60 Superstition Freeway in Mesa.

OWNER/DEVELOPER: Metro Commercial Properties

GENERAL CONTRACTOR: Graycor Construction Company

ARCHITECT: McCall & Associates

BROKER: Lee & Associates

SIZE: 406,575 SF over 5 buildings

START DATE: April 2021

COMPLETION: Q4 2021

KEY SUBCONTRACTORS: Riggs Companies, Panelized Structures, J.J. Sprague of Arizona, Scott's Diversified Construction, Tekline Electrical Services



Mark Anthony Brewing

DESCRIPTION: Located in Glendale, this design-build brewery, packing and distribution center for Mark Anthony Brands is the only ground-up facility in the world that produces White Claw. The 1,456-foot by 468-foot building features 8-inch and 12-inch reinforced slab flooring and a 36-foot clear height. The brewing processing area includes a plot line; mixing, motor control center and control rooms; laboratory, freezer, refrigerator and water treatment plant. Fifty-eight tanks serve several processing purposes, while raw liquids and other ingredients are stored in a tank farm. The facility also contains a wastewater treatment plant that processes 1.3 million gallons per day. A minimalistic design incorporates the primary colors of White Claw (black, white and silver), with a splash of Mike's Hard Lemonade yellow. Silver vertical window elements and clerestory windows let in natural light.

The first cans came off the line 280 days after the start of construction — a tremendous feat accomplished by the entire team.

Owner: Mark Anthony Brewing

Developer: Merit Partners

General Contractor: Layton Construction

Architect: Butler Design Group

Size: 916,000 SF

Start Date: January 2020

Completion: October 2020

Key Subcontractors: PK Associates, Hilgart Wilson, Kraemer Consulting Engineers, Pearson Engineering Associates, Suntec Concrete Constructors



Tolleson 107 Logistics Center

DESCRIPTION: Placed on 25-acres, this large-scale Class A industrial project will bring 332,106 square feet of logistics space, along with 4.6 acres of dedicated retail to the West Valley. The facility will feature 36-foot clear height, concrete truck courts, four points of access, 52-foot-by-52-foot column spacing with 60-foot speed bays, 266 parking stalls, 54 trailer parking stalls and an ESFR sprinkler system.

OWNER/DEVELOPER: Trammell Crow Company

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: Butler Design Group

BROKER: Trammell Crow Company

SIZE: 332,160 SF

VALUE: \$16,204,177

START DATE: May 2021

COMPLETION: January 2022

KEY SUBCONTRACTORS: DP Electric, Ryan Mechanical, Integrated Masonry



VT303

DESCRIPTION: VT303 is a speculative industrial development offering centrally located warehouse and distribution space in Glendale. It is situated between two full diamond interchanges and includes all the next-gen features prospective clients are looking for, including 40-foot clear height, 8-inch reinforced slab floors, 10 insulated dock doors, four grade-level doors, ESFR sprinklers, and 409 employee and 216 trailer parking spaces. This state-of-the-art Class A development was designed to meet the needs of distribution, manufacturing, and e-commerce users.

OWNER/DEVELOPER: Van Trust Real Estate

GENERAL CONTRACTOR: Layton Construction

ARCHITECT: HPA Architecture

BROKER: Cushman & Wakefield

SIZE: 542,975 SF

VALUE: \$31 million

START DATE: April 2021

COMPLETION: December 2021

KEY SUBCONTRACTORS: Suntec, Progressive Roof, Panelized Structures, AME Electrical, Ricor

Multifamily



Cabana Hayden

DESCRIPTION: A joint venture between Greenlight Communities, which focuses on attainable housing, and Holualoa Companies, this multifamily project offers 89 attractive, affordable rental units. Each studio and one- and two-bedroom unit includes 9-foot-high ceilings, stainless steel appliances, solid surface countertops, wood-look flooring and smart-home technology. Energy efficient features include, but are not limited to, Energy Star appliances, LED lighting, programmable thermostats, low-E windows, individual on-demand water heaters and xeriscape landscaping with designated artificial turf areas.

OWNER/DEVELOPER: Greenlight Communities

GENERAL CONTRACTOR: Greenlight Construction

ARCHITECT: WORKSBUREAU

SIZE: 54,408 SF

VALUE: \$22 million

START DATE: February 2020

COMPLETION: March 2021

KEY SUBCONTRACTORS: GW Concrete & Framing, CHS Plumbing, Westar Landscape, Rondo Pools, Distinctive Door & Trim



Gramercy Scottsdale

DESCRIPTION: The five-story Class A multifamily housing structure sits on 2 acres of land just north of the intersection of Scottsdale and Camelback roads. The complex offers a mix of studios, one- and two-bedroom apartments, and three-bedroom penthouse, ranging in size from 600 square feet to 1,650 square feet. Public amenities include a chef's kitchen in a private dining room, a sky lounge, fitness center, pool and outdoor lounge, grilling stations and a covered terrace. Apartments feature high-end finishes, including gas stoves, stainless steel appliances, quartz countertops and more.

The interior design channels overall concepts of a desert oasis. Botanical patterns, deep green hues, and natural textures and materials pair with crisp white and black marble accents. The exterior of the complex, with textured masonry block at the base and stucco above, presents a dramatic sculptural form with curves on one side and rectilinear forms on the other. To try to ensure the highest possible construction quality, the Gramercy Scottsdale installed panelized walls, which gives for more efficient use of materials and labor. The use of prefabricated panelized walls, sourced from a Sustainable Forestry Initiative facility, ensured the highest possible construction quality, the most efficient use of materials and labor, increased production and sustainable practices.

OWNER/DEVELOPER: High Street Residential

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: ESG Architecture & Design

BROKER: High Street Residential

SIZE: 174,072 SF

VALUE: \$37,642,493

START DATE: September 2019

COMPLETION: June 2021

KEY SUBCONTRACTORS: PK Associates Structural Engineers, David Evans & Associates, NP Mechanical



Kenect Phoenix

DESCRIPTION: Kenect Phoenix provides a progressive living environment at affordable prices. The 23-story mixed-use building offers 16 floors of residential housing, six floors of parking, 8,000 square feet of retail and two amenity decks. Many of the 322 studio and one-bedroom apartments are available fully furnished with space-saving elements, such as Murphy beds and other compact furniture options. The eye-catching tower features expansive floor-to-ceiling glazing and canopies of metal louvres integrated into the design at the terrace, roof deck and ground floor, while the interior design combines rich and raw materiality with hard and soft textures, inspired by the Sonoran Desert. Exposed wood plank beams in the ceiling and concrete detailing give the lobby a contemporary, industrial feel. Above the lobby is a mechanically ventilated parking garage with architecturally striking hammered metal panels that appear to move in the wind. More than just an apartment building, Kenect is designed to cultivate and sustain a vibrant residential community, which is evident through its many group-focused amenities.

OWNER/DEVELOPER: Akara Partners

GENERAL CONTRACTOR: Katerra

ARCHITECT: Perkins & Will/RSP Architects

SIZE: 340,000 SF

START DATE: November 2018

COMPLETION: April 2021

KEY SUBCONTRACTORS: Dibble Engineers, Norris Design, Petersen Engineering, PK Associates, SunTec Concrete



Novel Midtown Phoenix

DESCRIPTION: Inspired by midcentury modern design, Novel Midtown blends style and a neighborhood feel. All multifamily studio and one- and two-bedroom apartments offer smart home tech, gourmet kitchens with high-end finishes, open-concept layouts, balconies, storage space and sleek bathrooms. The aesthetic carries through to the common spaces and amenities, including a fitness center, speakeasy lounge, coffee bar cantina, and a game and movie lawn equipped with a vintage airstream. Co-working spaces and rentable storage units are also available. And don't forget our four-legged friends. The pet-friendly complex offers a grooming room and is a short walk to Encanto Park. Murals by four local artists which adds vibrancy and character and enhance residents' lifestyle experience.

OWNER/DEVELOPER: Crescent Communities

GENERAL CONTRACTOR: CHASSE Building Team

ARCHITECT: Davis Partnership Architects

BROKER: Kristopher Kashata

SIZE: 372,000 SF residential/160,000 SF parking

VALUE: \$57 million

START DATE: June 2019

COMPLETION: May 2021

KEY SUBCONTRACTORS: Coreslab Construction, Hardrock Concrete, Huff & Sons Masonry, Re-Create, BCK Drywall, REEis Mechanical, JFN Plumbing, Delta Electric, Central Valley Specialties, Stehl Corporation, SPG Stucco, SW Roofing

Office



999 E. Playa Del Norte

DESCRIPTION: Located near Tempe Town Lake, this ground-up six-story post tension Class A office building includes three stories of office and two stories of parking on top of the ground level with staff and executive parking. The scope encompassed construction of the shell, lobby area elevators and HVAC, along with 2.32 acres of site work that includes an exterior parking lot and landscaping.

Owner/Developer: Irgens

General Contractor: A.R. Mays Construction

Architect: WORKSBUREAU

Broker: Lee & Associates Arizona | The Coppola-Cheney Group

Size: 165,229 SF

Value: \$15,200,000

Start Date: February 2020

Completion: May 2021

Key Subcontractors: Baker Concrete, S&H Steel, ABCO West Electric, Mirror Works, Coss Drywall



Allred Park Place Buildings 6 & 7

DESCRIPTION: Park Place is a ±180-acre mixed-use project. Phase 1 was completed in 2010 and includes six two-story Class A office buildings, totaling to nearly 525,000 SF. Buildings 6 and 7 are mirror three-story ±150,000 Class A spec office buildings that up 300,000 square feet. Each offers flexible ±50,000-square-foot floor plates with 10-to-12-foot ceiling heights, allowing companies to customize their spaces. Like the other Park Place structures, Buildings 6 and 7 were designed for long-term sustainability and include energy-efficient components throughout, such as LED lighting, high-performance glass, R-30 roofing, water source heat pumps with cooling towers, and generator plug-ins to protect against power outages.

OWNER/DEVELOPER: Douglas Allred Company

GENERAL CONTRACTOR: Willmeng Construction

ARCHITECT: Balmer Architects

BROKER: Cushman & Wakefield

SIZE: 300,000 SF

START DATE: June 2020

COMPLETION: September 2021

KEY SUBCONTRACTORS: Hawkeye Electric, Adobe Drywall, M3 Metals, Ryan Mechanical, Hardrock Concrete

Cavasson East Office Building & Garage

DESCRIPTION: As the regional headquarters for Nationwide Insurance, the 465,000-square-foot main building, along with its adjacent six-story, 3,750-stall parking structure, is the anchor project for Nationwide Realty Investors' Cavasson Development. The base of the five-story building showcases handsome stacked stone, grounding the structure into the surrounding environment and complementing the dark glass and steel facade. Two courtyards supply the interior with light and scenery and offer green space and community gathering areas. Tenants enter through an expansive common area that includes a cafe, lounge seating, collaboration areas and a conference room with an operable glass wall that opens to the east courtyard. A high level of finishes and attention to detail, including such natural materials as sandstone and FSC-certified wood, throughout create a project that stands out from the rest, while a solar array roof sets the development on the path toward a sustainable future.

Owner/Developer: Nationwide Realty Investors

General Contractor: Layton Construction

Architect: The Columbus Architectural Studio

Size: 1,660,000 SF (need to check)

Start Date: July 2019

Completion: May 2021

Key Subcontractors: Caruso Turley Scott Structural Engineers, Hubbard Engineering, Prater Engineering Associates, DP Electric, Coreslab Structures, Suntec Concrete



The Beam on Farmer

DESCRIPTION: In a truly unparalleled project for Arizona, The Beam on Farmer will be the state’s first multistory mass timber office building. Located in the heart of Tempe, the Class A structure features cross-laminated timber (CLT) slabs, as well as laminated beams and columns, as its main structural components. The timber is fabricated in Austria and Germany and delivered as designed straight to the site, ready for assembly. The exposed wood provides a natural warmth, while metal panels and glass complement the timber components and juxtapose the vintage, natural character with modern design. A low-profile under-floor air distribution system (UFAD) circulates air through an 8-inch gap under the floor, offering an enhanced alternative to traditional overhead sheet metal ducted systems. The UFAD system is cleaner, uses less energy and provides a healthier work environment.

The Beam delivers a contactless experience, with design solutions that allow people to control how they interact with the environment, making it easy to avoid touching doors, elevators, knobs and restroom fixtures. Motion sensors and LED lighting throughout further reduce the building’s overall energy use.

OWNER: Partnership between PGIM Real Estate, Mortenson and Urban Development Partners

DEVELOPER/GENERAL CONTRACTOR: Mortenson

ARCHITECT: RSP Architects

BROKER: JLL

SIZE: 184,000 SF

START DATE: March 2021

COMPLETION: May 2022

KEY SUBCONTRACTORS: Suntec, Holzpak, Kovach, Comfort Systems USA, DP Electric



The Link Cube

DESCRIPTION: Situated at the corner of 7th Street and Missouri Avenue, Uptown’s new creative oasis, The Link Cube, is a three-story glass enclosed amenity space that connects two existing office building with a high-energy restaurant. The entire complex will feature high-finish, creative and move-in ready suites, blending the indoors with lush greenery and natural finishes. Amenities include covered parking, easy access to freeways, Downtown Phoenix and the Camelback Corridor.

OWNER/DEVELOPER: Mainstreet Capital Partners

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: Gensler

BROKER: Mainstreet Capital Partners

SIZE: 5,473 SF

VALUE: \$3,562,868

START DATE: January 2021

COMPLETION: July 2021

KEY SUBCONTRACTORS: Integrity Electrical, AME Landscape, L&H Mechanical, M3 Metls, Ryan Mechanical, Saguaro Steel



U-Haul Conference and Fitness Center

DESCRIPTION: U-Haul’s multimillion-dollar conference and fitness center is the showpiece of its ongoing campus expansion in Midtown Phoenix. Located east of the company’s corporate towers, along Roanoke Avenue between Central Avenue and 3rd Street, the space houses U-Haul’s recruiting department, wellness program team, a medical clinic, locker rooms on both levels, a full-size basketball court, a two-lane track, spin studio, yoga and group fitness rooms, personal training areas and conference rooms amongst other amenities.

The U-Haul Healthier You program was employed in late 2015 to address team member wellness across four scopes: health, mindset, nutrition and fitness. The center is the most ambitious piece to the company’s wellness puzzle.

OWNER/DEVELOPER: U-Haul

GENERAL CONTRACTOR: Chasse Building Team

ARCHITECT: Carhuff & Cueva Architects

BROKER: Jessica Lopez

SIZE: 52,000 SF

VALUE: \$14,700,000

START DATE: August 2020

COMPLETION: May 2021



Union at Riverview

DESCRIPTION: Building 1 of Union at Riverview is a 238,348-square-foot, four-story Class A structure located within walking distance to Wrigleyville West, the Chicago Cubs Spring Training field. It features a modern glass exterior, large office floor plates with high ceilings, outdoor balconies and 10-foot-high vision glass and provides stunning views of the surrounding city and mountains. Built during the COVID-19 pandemic, it incorporates an array of safety features, including automatic door operators, auto-flush toilets and touchless faucets, magnetic door holders and an enhanced HVAC filtration system with needle-point ionization.

Building 1 is served by 1,344 garage and surface parking spots. The design encourages connectivity and walkability through a plaza with decorative pavement, walkways, trees and enhanced low-water-use landscaping and streetscaping. When completed, Union at Riverview will total 1.35 million square feet over four Class A office buildings.

OWNER/DEVELOPER: Lincoln Property Company

GENERAL CONTRACTOR: Wespac Construction

ARCHITECT: DAVIS

BROKER: Lincoln Property Company

SIZE: 245,014 SF

VALUE: \$39 million

START DATE: January 2020

COMPLETION: May 2021

KEY SUBCONTRACTORS: PK Associates, Sustainable Engineering Group of AZ, Energy Systems Design

Other projects to know



En Fuego

DESCRIPTION: En Fuego is a 13-acre project in the heart of Glendale's Entertainment District. Located near the State Farm Arena, it will be the home of a variety of dining and hospitality options, including Starbucks, Twisted Sugar, Burros & Fries, Barro's Pizza, La Vie En Day Spa, Cambria Hotel and much more.

OWNER/DEVELOPER: Diversified Partners

GENERAL CONTRACTOR: Johnson Carlier

ARCHITECT: RCAA Architects

BROKER: Diversified Partners

SIZE: 13 acres

VALUE: \$40 million

START DATE: March 2020

COMPLETION: Q4 2021

Pyramid Peak Water Treatment Plant Expansion

CATEGORY: Public works

DESCRIPTION: Located in Phoenix but owned and operated by the cities of Glendale and Peoria, this expansion project includes two new sludge lagoons, one new backwash recovery basin, a new process Train 4 with five filter basins and four sedimentation basins, and an expanded administration building. Improvements include upgrades to the entire chemical system with new chemical pumps, piping and tanks; extensive electrical work; and the addition of a 1250kw and 350kw generator.

Owner/Developer: City of Glendale/Peoria

General Contractor: McCarthy Building Companies

Architect: Black & Veatch

Size: 24.21 acres

Value: \$60 million

Start Date: July 2019

Completion: July 2021

Key Subcontractors: Sturgeon Electric, Harris Rebar, Pennington Painting Company



The Retreat at Alameda

CATEGORY: Senior Living

DESCRIPTION: The Retreat at Alameda is a brand new vibrant senior living community with 72 assisted-living apartments and 32 memory-care apartments. The design incorporates studios and one- and two-bedroom floor plans. Amenities include a movie theater, outdoor spaces, state-of-the-art fitness studio with group classes, a library, private dining, chef-prepared cuisine and a technology center. Each resident is provided with 24-hour personal care, assistance with activities for daily living, transportation, housekeeping and laundry. The elegant exterior showcases limestone columns and a stacked stone base that catch the eye, but the focus is on comfort and accessibility. The dining room is accented by a grand wood ceiling that arches upwards toward a two-story ceiling. In the memory care lounge, two plant walls that bring joyful elements of nature inside flank the doors, which lead to a private outdoor atrium. The intimate second-floor library seating area offers a cozy space to decompress. Surrounded by dark wood, it's a great place for residents to relax or visit with friends.

OWNER/DEVELOPER: Astoria Property Company

GENERAL CONTRACTOR: The Weitz Company

ARCHITECT: triARC Architecture & Design

SIZE: 93,131 SF

VALUE: \$23 Million

START DATE: August 2019

COMPLETION: March 2021

KEY SUBCONTRACTORS: 3G, Deer Valley Plumbing Contractors, Vertical Build, Diversified Interiors of Arizona, Hardrock Concrete Placement



Crosspoint Redevelopment

CATEGORY: Redevelopment

DESCRIPTION: Crosspoint is the redevelopment of two 30-year-old four-story office buildings in North Phoenix. The existing buildings and surrounding site were renovated and improved, and a new two-story main lobby atrium and east entry drive were established. Interior renovations included demolition and replacement of finishes in the building entry, lobby and core restrooms, reviving the space and converting it into a multi-tenant office. A new cafe, fitness center and conference room space were also added. Exterior renovations included the new atrium with a large entry canopy, upgraded north and south entries, new paint, and landscape and hardscape improvements.

Owner/Developer: Griffin Capital Corporation

General Contractor: Ryan Companies US

Architect: Ware Malcomb

Broker: Cushman & Wakefield

Size: 365,222 SF

Start Date: August 2020

Completion: June 2021

Key Subcontractors: Diversified Metal Fabrications, Crown Custom Millwork, RCI, RKS Plumbing, DP Electric



Goodyear Civic Square

CATEGORY: New to Market

DESCRIPTION: Goodyear Civic Square is part of a 49-acre development designed to create a new center of community and government within the City of Goodyear. A four-story, 125,000-square-foot city hall with a 2-acre park will anchor the new project. Abutting Bullard Wash Park, the city hall will feature an open breezeway at Level 1 that connects Wash Park and Civic Park through an open plaza that provides formal points of entry to city governmental services to the south and access to the Goodyear Public Library to the north. The second floor of City Hall will include a “one-stop shop” development services department, while the remaining levels will be filled out with offices. Civic Park will feature open turf recreation areas, gaming areas, a shade-covered stage and more. The project also will include a rentable, three-story, 100,000-square-foot Class A office building. Located north of Civic Park, it will also give easy access to a four level, 895-car parking structure. A 10-foot-wide multi-use pathway, with bench-appointed pedestrian nodes and site lighting, will meander through the development, reinforcing a ‘walkable streets’ environment.

OWNER/DEVELOPER: Globe Corporation

GENERAL CONTRACTOR: Ryan Companies US

ARCHITECT: Butler Design Group

SIZE: 574,640 SF

START DATE: March 2021

COMPLETION: June 2022

KEY SUBCONTRACTORS: Suntec, DP Electric, Able Steel, HACL Mechanical, CDS Framing