



Corporate Real Estate Scope

Martin Property Advisors, Inc.



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GLOBAL COVERAGE

North America

Asheville, Atlanta
Austin, Boca Raton
Boston, Chicago
Colorado Springs
Dallas, Denver, Detroit
Ft. Lauderdale
Grand Rapids
Houston, Long Island
Los Angeles
Nashville, New Jersey
New York City
Norfolk, Orange County
Philadelphia
Phoenix, Pittsburgh
Portland
Salt Lake City
San Francisco
Tucson
Washington, D.C.
West Palm Beach

Canada

Oakville
Toronto

Europe

London
Paris



Following are a few interesting facts about Phoenix and its commercial real estate market...

- Phoenix is the capital and largest city of Arizona and the sixth most populous city in the United States.
- Phoenix is home to over 1,450,000 residents, and is the anchor of the Phoenix Metropolitan Area (also known as *The Valley of the Sun*), the 13th largest metro area by population in the United States with over 4.3 million residents. Projections show the region is expected to grow by nearly 60 percent by 2030, bringing the population to more than 6 million people.
- Greater Phoenix is a \$181 billion marketplace that serves as a hub for innovation and entrepreneurs by providing international access for aerospace, high-technology, bioscience, advanced business services and sustainable technologies companies. Global companies such as Honeywell Aerospace, Freeport McMoran, Avnet, and First Solar call Phoenix home.
- With a variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow. The Phoenix Biomedical Campus in downtown Phoenix is a 30-acre urban medical and bioscience campus planned for more than 6 million square feet of biomedical-related research, academic and clinical facilities.
- Phoenix is served by Sky Harbor International Airport which is centrally located in the metro area near several major freeway interchanges east of Downtown Phoenix. Sky Harbor is the ninth-busiest airport in the United States and 17th in the world for passenger traffic.
- Located in the northeastern reaches of the Sonoran Desert, Phoenix has the warmest climate of any major city in the United States with an average of 321 days per year of sunshine. The average high temperatures are over 100° F (38° C) for three months out of the year, but the year-round average is a mild 74°F.

For more information on doing business in this market contact:

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**PHOENIX
2013
MARKET AT A GLANCE**

Office
Sq. Ft. Available: 28.9M
Vacancy: 20.2%
Class A & B Rental Average: \$20.57

Industrial
Sq. Ft. Available: 36.9M
Vacancy: 11.1%
Rental Average (Net): \$3.00 – \$5.28