




201 EAST  
WASHINGTON



 TRANSWESTERN



State-of-  
the-art,  
built for you.



# A true ecosystem.

201 East Washington is a newly renovated class A, mixed-use office and retail development designed for the modern tenant. Our full suite of curated amenities, lively common spaces, and flexible customizable availabilities provide something for everyone. Located in the heart of Downtown Phoenix, 201 East Washington has access to every modern convenience, from mass transit to restaurants, bars, and unlimited entertainment — for a true 24/7/365 lifestyle.

## UNMATCHED FEATURES

### Building At-A-Glance

- ±612,239 SF
- 24 Stories
- ±26,000 SF Floor plates
- Column-free floors

### Transportation Access

- Directly outside of 3rd Street/Washington stop
- 2 minute walk to 3rd Street/Jefferson stop
- 5 minute drive to both I-10 and I-17
- 10 minute drive to Phoenix Sky Harbor International Airport

### Newly Renovated Tenant Amenities

- Building and elevator lobbies
- Tenant lounge
- Building conference center
- Event space with outdoor patio
- Fitness center
- Secure bike room

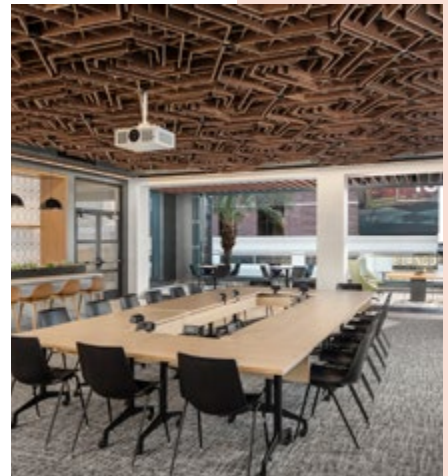
### Awards & Certifications

- LEED Gold Certified
- Energy Star Rated
- BOMA TOBY Award for Operating Efficiency

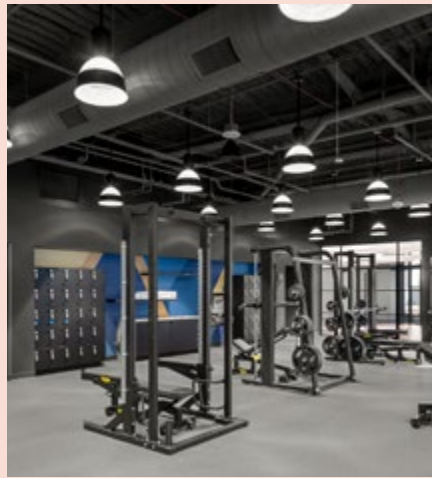




# New amenities for the modern tenant.



Empower your workday with our newly renovated tenant amenities. State-of-the-art flexible meeting and event spaces have been thoughtfully designed to meet your needs, indoors and out. A cozy library and tenant lounge offer a place to decompress or work remotely. Our state-of-the-art fitness center is complete with locker rooms and showers, as well as a separate multipurpose fitness room for classes. Combined with the abundance of surrounding restaurants and retail, 201 East Washington offers everything, for everyone.



## **FITNESS CENTER**

A recently renovated, state-of-the-art center with a fitness room for group classes.

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## **CONFERENCE CENTER**

A modern and versatile space to host meetings or connect with colleagues.

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## **TENANT LOUNGE**

A relaxing space with library and café sections, providing a spot to decompress or work remotely.

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## **OUTDOOR COURTYARD**

An outdoor green space with seating and bags for moments away from the office.

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## **SUNDRY SHOP**

A perfectly located convenience store with quick grab-and-go necessities for your workday.



# Access to everything, all the time.

- Sports & Attractions
- Apartments
- Restaurants & Bars
- Supplemental Parking



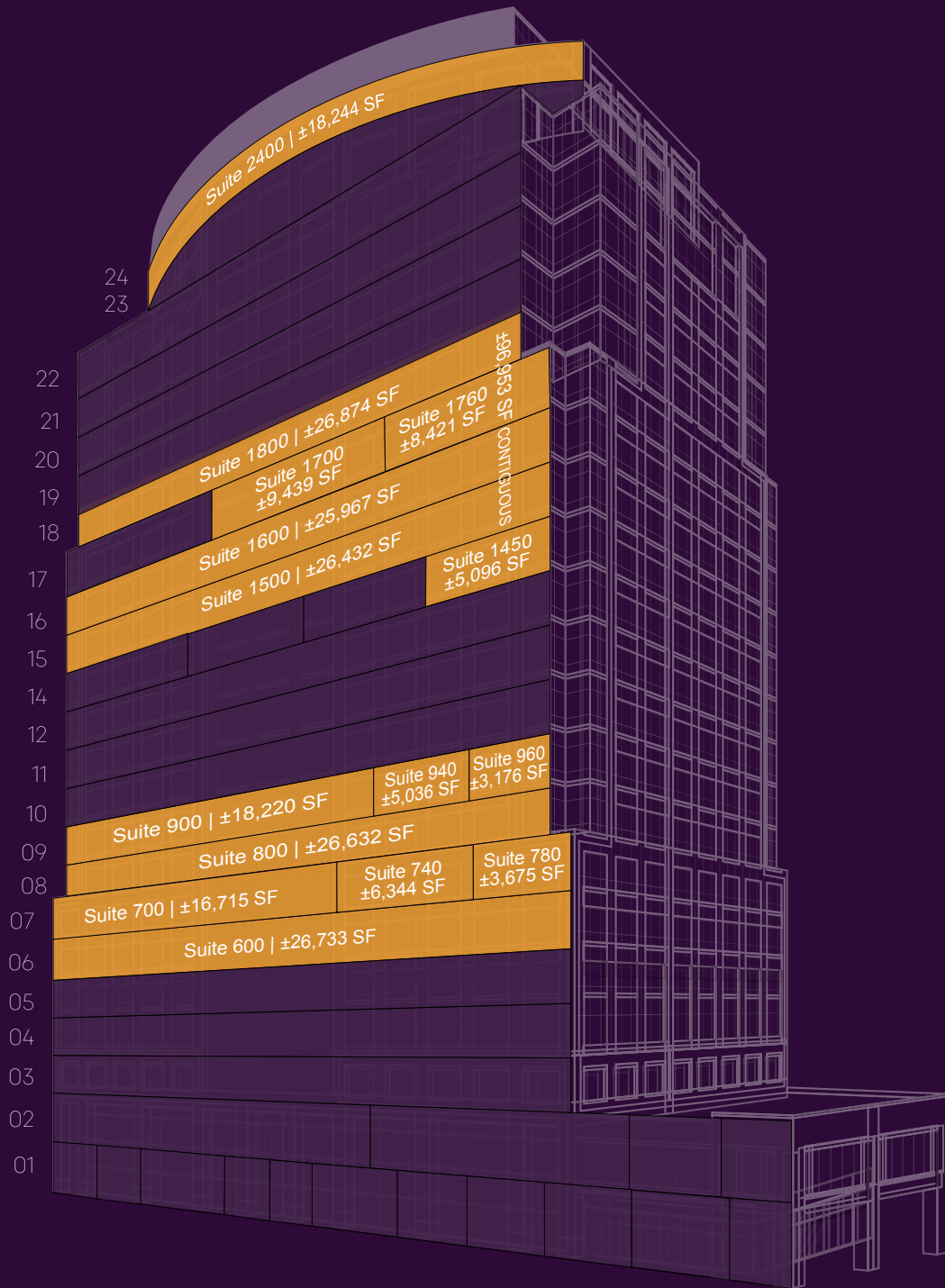


## THE IMMEDIATE ECOSYSTEM

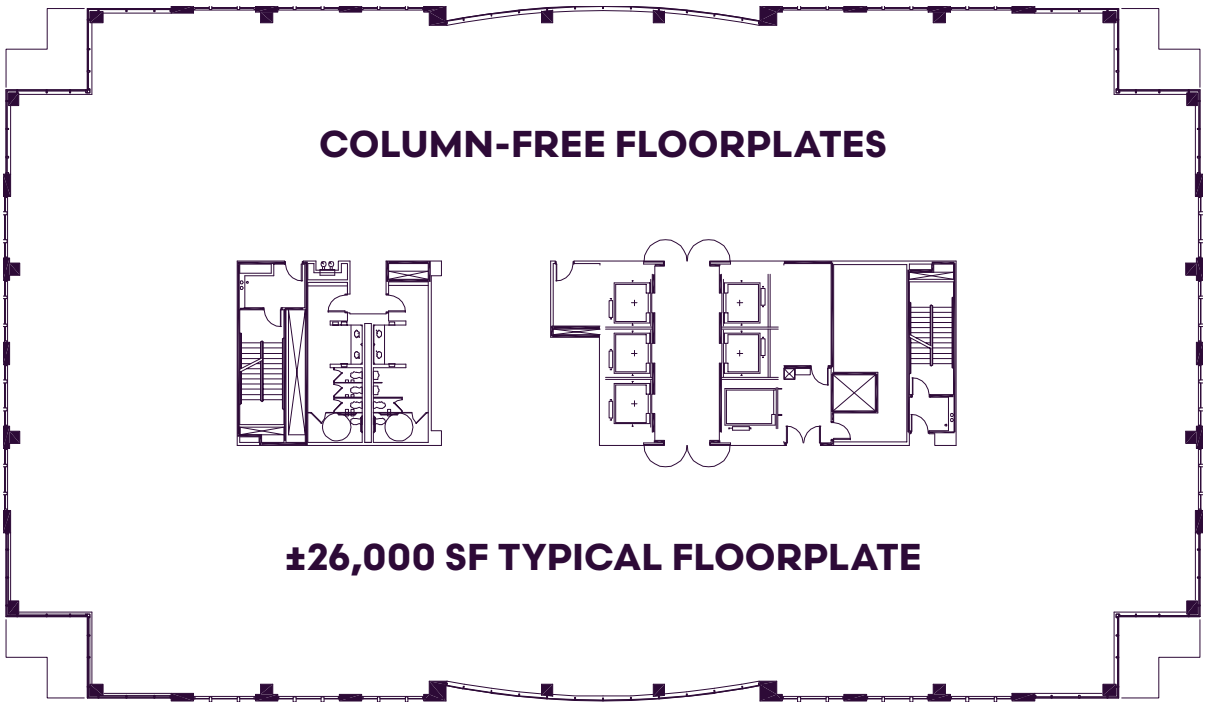
Whether you're looking for a downtown apartment, an elevated meal, or a night out on the town, 201 East Washington's direct surroundings provide a live-work-play environment that meets every need.



# Spaces built for you.









# The Extended Ecosystem

Direct access to a plethora of dining, retail, and entertainment options in Downtown Phoenix.





## DOWNTOWN PHOENIX 2024 SNAPSHOT

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**1,900**

Downtown Core  
Businesses

**62,500+**

Employees  
(Downtown)

**183,500+**

Employees  
(3mi of Downtown)

**400+**

Tech Companies  
& Startups

**\$8.2B+**

Investment in  
Downtown (2005+)

**\$21.2B**

Economic  
Impact (2022)

**24,000+**

Downtown  
Population

**8,332**

Residential  
Units

**19**

Sports &  
Attractions

**1.5M SF**

Retail  
Total

**230+**

Restaurants  
& Bars

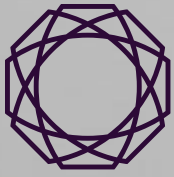
**4,769**

Hotel  
Rooms

Source: dtphx.org







**201 EAST  
WASHINGTON**

[201eastwashington.com](http://201eastwashington.com)



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