



ELLIS BUILDING

2ND AVENUE & MONROE, DOWNTOWN PHOENIX



JOIN US NOW! SPACES ARE FILLING!!



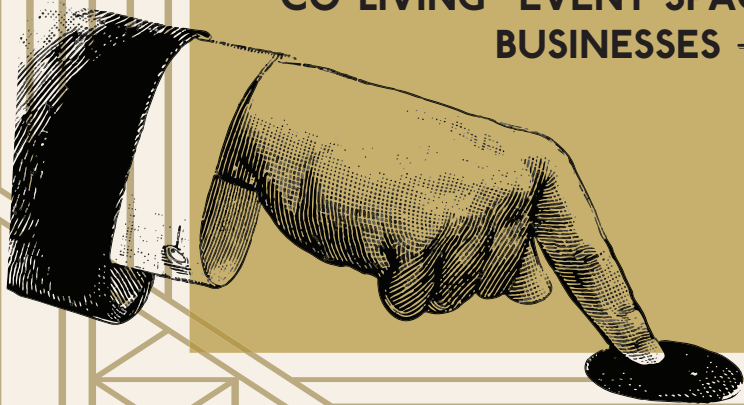
WE'RE ON THE HUNT TO BUILD OUR
CO-MMUNITY & CO-LLABORATE WITH
LIKE-MINDED TENANTS TO JOIN OUR HOOD !!

ELLIS IS AN UPDATED, MODERN **MIXED USE**
SPACE WITH **7 FLOORS** IN A **HISTORIC** DOWN-
TOWN BUILDING, IN THE HEART OF CENTRAL PHOENIX

IF YOU ARE INTERESTED IN :
FOOD - COFFEE - RETAIL - WELLNESS - CO-WORKING -
CO-LIVING- EVENT SPACE - CREATIVE SPACE - SMALL
BUSINESSES - HISTORIC OFFICE SPACE-

---AND MORE!

-- AND IF YOU THINK
OUR COMMUNITY IS
A GOOD FIT FOR YOU,



CONTACT US TODAY
TO FIND OUT MORE!

EQUUS GROUP INC
WWW.EQUUSCORP.COM
DOUG@EQUUSCORP.COM
602-570-5403

@THEELLISPHOENIX #THEELLIS

ELLIS PROFILE



PROJECT BRIEF

BUILDING	DEVELOPER	LOCATION
The Ellis Building	Equus Group Inc	2nd Ave & Monroe, Dtw Phx

ELLIS BUILDING SNAPSHOT

BUILDING INCLUDES 6 STORIES + BASEMENT + ROOFTOP

BUILDING TOTAL SQ FOOTAGE : 58,382 SQ FT (INCLUDING BASEMENT)
PROPERTY LOT SIZE : 9,174 SQ FT

LOCATION: Central Business District // Business Core Character Area
Downtown Zoning, Opportunity Zone

WHY ELLIS OFFICE BUILDING ?

- Only one block from Phoenix city hall and North Central Avenue
- Strategically located in a high traffic area with Light Rail stops nearby
- Phoenix office rental space vacancy has decreased 60% since 2011
- Phoenix office lease rates on the rise: more than 30% increase since 2012
- Great downtown location in transitioning area, surrounded by tons of activities and growth

4.2%

Phx employment
growth rate
2018

5.6%

Professional &
business service
growth in
Phoenix 2018

\$6M

Total cost of
renovations

MISSION



CREATIVE, SUSTAINABLE COMMUNITY

At Ellis, we believe communities can grow and prosper without losing sight of their past. Our hope is to give new life and a renewed purpose to this iconic, historic downtown building, by bringing like minded folks together, who value being in a historical, creative space, with an emphasis on wellness and an eco-conscious mind. We are looking to support local businesses who are committed to positive, sustainable growth for the individual, the community, and the world beyond us.

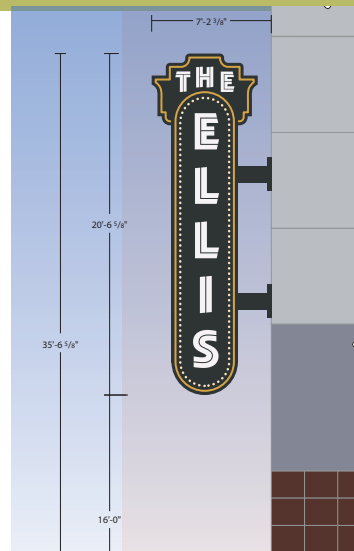
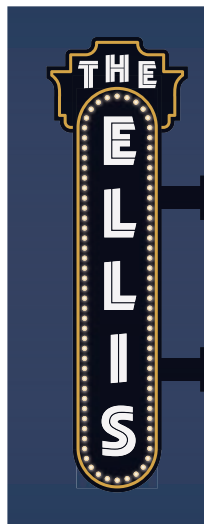
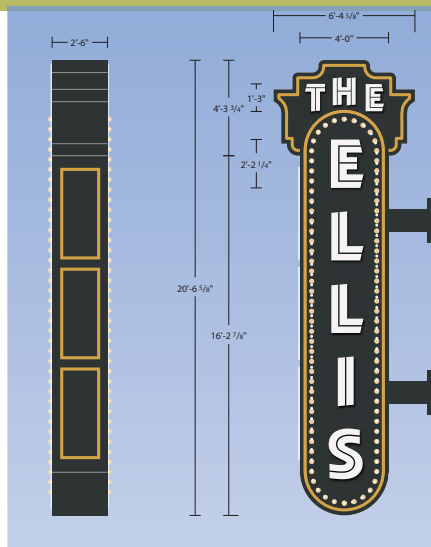
HISTORICAL RESTORATION & ADAPTIVE RE-USE

We are passionate about preserving Phoenix's historical landmarks and helping our community retain its uniqueness and integrity, and doing so in a sustainable, eco-conscious way. We are looking to bring back the grandeur that our historical buildings once offered, by beautifully apppointing them, yet able to meet the needs of modern culture. We shape our buildings, and our buildings shape us.



VISION





**MILES FROM PHOENIX SKY
HARBOR INTERNATIONAL
AIRPORT**

4

**NUMBER OF TOURISTS THAT
VISIT PHOENIX ANNUALLY**

44 M

**NUMBER OF TECH + STARTUP
COMPANIES IN CENTRAL
PHOENIX**

300

**NUMBER OF DOWNTOWN
PHOENIX RESIDENTS**

19,500

**NUMBER OF COFFEE SHOPS,
BARS & RESTAURANTS IN
DOWNTOWN PHOENIX**

240+

**HOUSING RESIDENCE
PROJECTS CURRENTLY
UNDER CONSTRUCTION**

3,000+

**HOTEL ROOMS CURRENTLY
UNDER CONSTRUCTION**

326

**WHY DOWNTOWN
PHOENIX ?**

**7
POINTS TO
CONSIDER**

**PHOENIX
IS THE
5TH
LARGEST
CITY IN
USA!**



HISTORY

1922

01

Originally constructed with 4 floors & an elevator

1947

03

Del Webb completed interior upgrades with office & lobby configurations & new elevator.

1991

05

City of Phoenix purchases building

2019

07

Equus Group Inc awarded project for restoration & renovation

1928

02

Two additional floors were added to meet the demand for local office space

1962

04

Building modernized by Chanen Construction including exterior facade of building

2015

06

City Council directs City Staff to sell the building

THEN & NOW

ORIGINAL CONSTRUCTION: 1922

PROJECT NAME: ELLIS BUILDING



THEN....



...NOW...

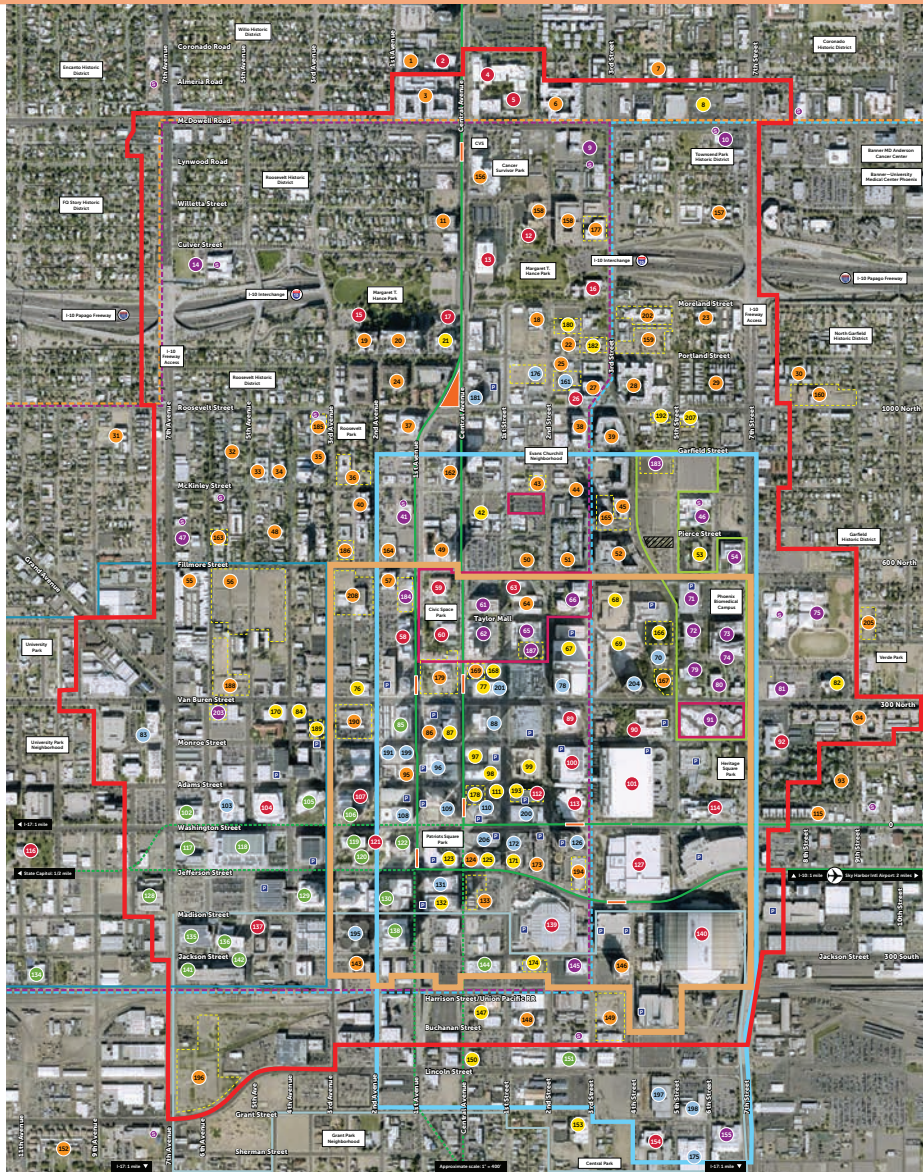


.... COMING
SOON !



LOCATION

>>> 135 N 2ND AVENUE
(AT 2ND AVENUE & MONROE)



- 1 Art/AGS
- 3 The Mesa
- 4 Green Leaf Arts District
- 7 Central Convention
- 11 Arizona Labs at Central
- 18 Enhance Condominiums
- 19 Portland Place
- 20 Portland on the Park
- 22 The Ooze
- 23 Portland Two
- 24 Resound Square
- 25 Reflections at Portland
- 27 Illuminate Apartments
- 28 Broadview Row Apartments
- 29 Arizona Village
- 30 Portland 38
- 31 Central
- 32 Resound Commons
- 33 Lull at McKinley
- 34 McKinley Townhomes
- 35 Townhomes on 3rd
- 36 The McKinley and Resound on 2nd Ave
- 37 UnleashResound
- 38 Linear Apartments Phoenix
- 39 Broadview Park
- 40 Urban Living on 2nd Ave
- 43 Doty
- 44 215 McKinley
- 45 Frey 203
- 46 Metrolife
- 49 Walnut Hill
- 50 3rd Line West
- 51 The Main Apartments
- 52 Skyline Lofts
- 53 Central Phoenix
- 54 High Street Lofts
- 57 The Lofts at Fillmore
- 64 Taylor Place Student Housing
- 84 The Breeze
- 92 Resound Park Condominiums
- 94 Camden Copper Square
- 95 Ophelia Lofts
- 115 Arizona Polaris
- 124 Resounders at Cityscape
- 133 Jefferson Place
- 142 Carriage Place
- 146 The Current
- 148 Stadium Lofts
- 149 The Bakery
- 152 Madison House Apartments
- 154 Civic Central Avenue
- 157 Willetts 15
- 158 Portrait at Fillmore Park
- 159 Portland Resounders
- 160 Resound Living Townhomes
- 162 The Street
- 163 Broadview Lofts
- 164 Urban Living at Fillmore
- 165 LINC PHX
- 167 Palmscent Tower
- 169 Phoenix Phoenix
- 173 The Ryan
- 177 Future Development
- 179 Future Development
- 180 Lullaby
- 186 Aspen Fillmore
- 188 Future Development
- 190 Phoenix
- 194 Residence at Keller Center
- 196 Alta Warehouse
- 202 Oak Park Villa
- 203 West Park Condominiums
- 208 New Development
- 2 Arizona Opera
- 4 Phoenix Arts Museum
- 5 Phoenix Theater
- 12 Cedar Phoenix Jewish Center
- 15 Senior Center Library
- 15 Arizona Friendship Garden
- 16 Phoenix Center for the Arts
- 17 Jack Cultural Center
- 20 Westfield
- 58 WACARL Recreation Center
- 59 ASU Student Union/Post Office
- 60 England
- 61 Valley Youth Theater
- 89 Herberger Theater
- 90 St. Mary's Basilica & Diocese
- 92 Children's Museum of Phoenix
- 100 Phoenix Convention Co West
- 101 Phoenix Convention Co North
- 104 Arizona Federal Theater
- 107 Ophelia Theater
- 112 Arizona Latino Arts & Cultural Center
- 113 Synagogue Hall
- 114 Arizona Science Center
- 116 Carnegie Library Phoenix
- 121 Clear Street Plaza
- 127 Phoenix Convention Co South
- 137 The Phoenix
- 139 Talking Stick Resort Arena
- 140 Chase Field
- 154 George Washington Center
- 155 Arizona Science Center
- 85 US Bankruptcy Court
- 102 Phoenix Police Headquarters
- 105 Phoenix Municipal Court
- 106 Phoenix City Hall
- 117 Pima Forensic Lab
- 118 Sandra Day O'Connor Federal Courthouse
- 119 Carlos C. Conde Municipal Bldg
- 120 County Court of Maricopa
- 122 Phoenix City Hall County Courthouse
- 123 Maricopa County Forensic Science Center
- 129 County Administration Building
- 130 Maricopa County Superior Court
- 131 National Service Campus
- 135 County Justice Center
- 136 County Sheriff's Office
- 138 County Court Tower
- 141 Court of Superior Court Customer Service Center
- 142 County Assessor's Office
- 144 Phoenix J.C.C.
- 151 Ash Gorge
- 70 APS
- 78 Arizona Regional Chamber 12
- 82 Madison Square
- 88 Chase Tower
- 94 US Bank Tower
- 100 Wells Fargo Plaza
- 110 1 North Central
- 118 Resound Square Towers
- 124 Resounders at Cityscape
- 131 Lullaby City Center
- 141 Red Kippen Village
- 152 West 215 Office Properties
- 153 Galena
- 154 1002 Office and Garage
- 161 Red Kippen Village
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DOWNTOWN PHOENIX
THE DOOR IS OPEN

Downtown Phoenix Redevelopment Area
Enhanced Municipal Services District
Current Project Sites
Phoenix District
Capitol Mall District
ASU Downtown Phoenix Campus District
PHX Core Innovation District

Planned Metro Light Rail Route
Metro Light Rail Route
Phoenix Biomedical Campus
City Council District 4
City Council District 5
City Council District 7
City Council District 8
Parking Garage, School

Residential
Arts/Cultural/Sports/Event
Government/Non-Profit
Offices & Buildings
Hotel/Public Gathering
Education/Research

City of Phoenix
DTPHX
Downtown Phoenix Partnership
DTPHX.ORG
Updated 1/20

WHATS HAPPENING AROUND US



ART +
MUSEUMS

ASU DOWNTOWN

FIRST FRIDAYS

SPORTS + EVENTS

FARMERS MARKETS



THE "X"

CHICAGO BASED X SOCIAL COMMUNITIES PLANS TO BUILD A 616-BED APARTMENT COMMUNITY AT 200 W. MONROE STREET.



THE HYATT PLACE

DUE TO SIGNIFICANT DEMAND FOR HOTELS, HYATT WILL BE BUILDING AN 8 STORY STRUCTURE ON A .6 ACRE PARCEL OF LAND WHICH IS CURRENTLY A PARKING LOT AT 2ND AVENUE & ADAMS STREET IN DOWNTOWN



FLOOR USES

00

BASEMENT

Speakeasy



01

FIRST FLOOR

Lobby
Dogtopia
Daycare



02

SECOND FLOOR

Regus Offices
Urban Yoga
Clayco



03

THIRD FLOOR

Residential Coliving



04

FOURTH FLOOR

Residential Coliving



05

FIFTH FLOOR

Residential Coliving



06

SIXTH FLOOR

Regus Cowork
Offices



ELLIS
UNDERGROUND

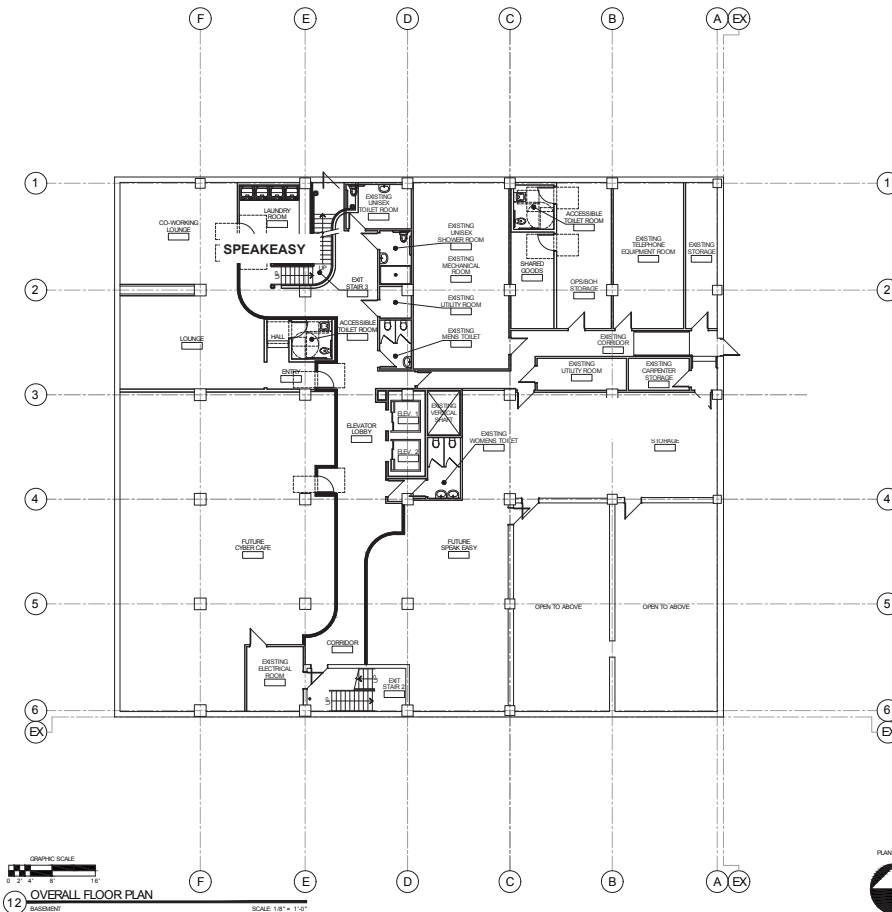
SPEAKEASY
BAR



LOOKING FOR OPERATORS



BASEMENT FLOORPLAN



A TENANT IMPROVEMENT FOR THE BASEMENT LEVEL
135 NORTH 2ND AVENUE
PHOENIX, ARIZONA 85003-2013

ARCHITECTURAL
COLLABORATIVE
TEAM

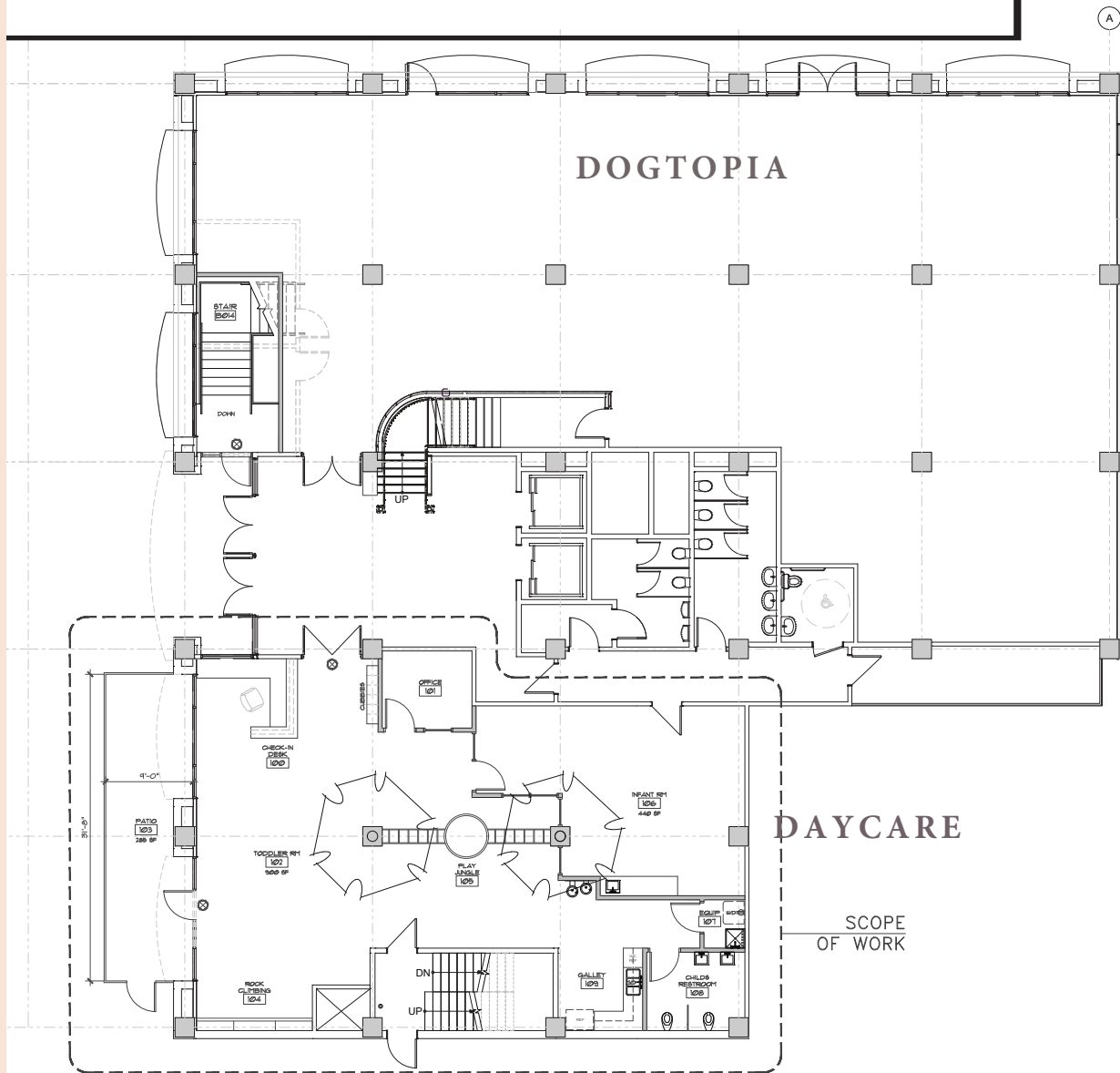
723 EAST DAVENPORT AVE.
TEMPE, ARIZONA 85283
PH: 480.947.1111



Project: 20-043-C
Date: 12/1/21
Scale: AS NOTED

A2.02

GROUND FLOOR DOGTOPIA & DAYCARE



FLOOR PLAN

SCALE: 3/16"=1'-0"

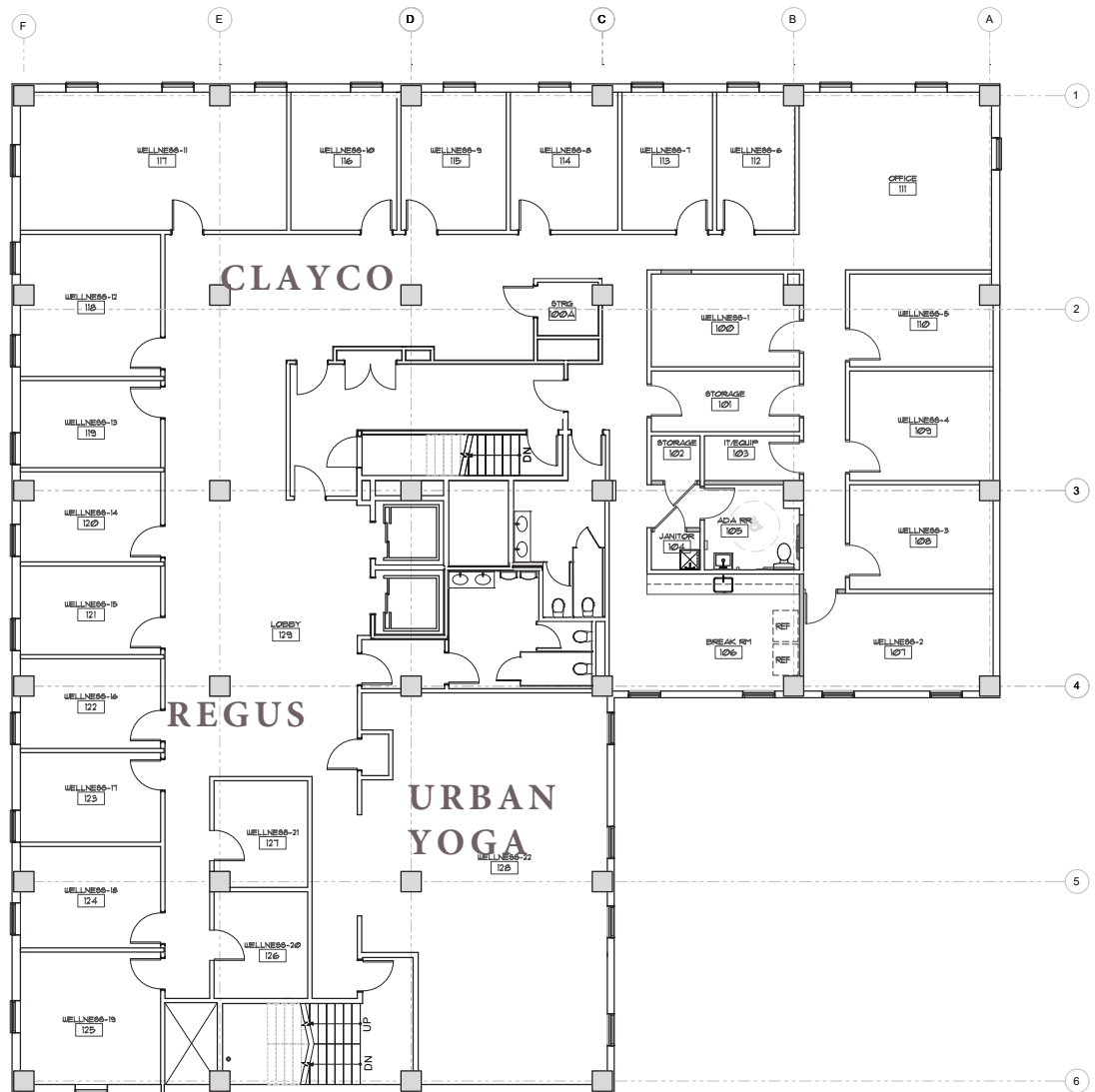


COMING SOON

WHIZ KIDS PLAYLAND



2ND FLOOR FLOORPLAN



FLOOR PLAN

SCALE: 3/16"=1'-0"



NORTH

2nd FLOOR



CLAYCO

IWG International
Workplace
Group

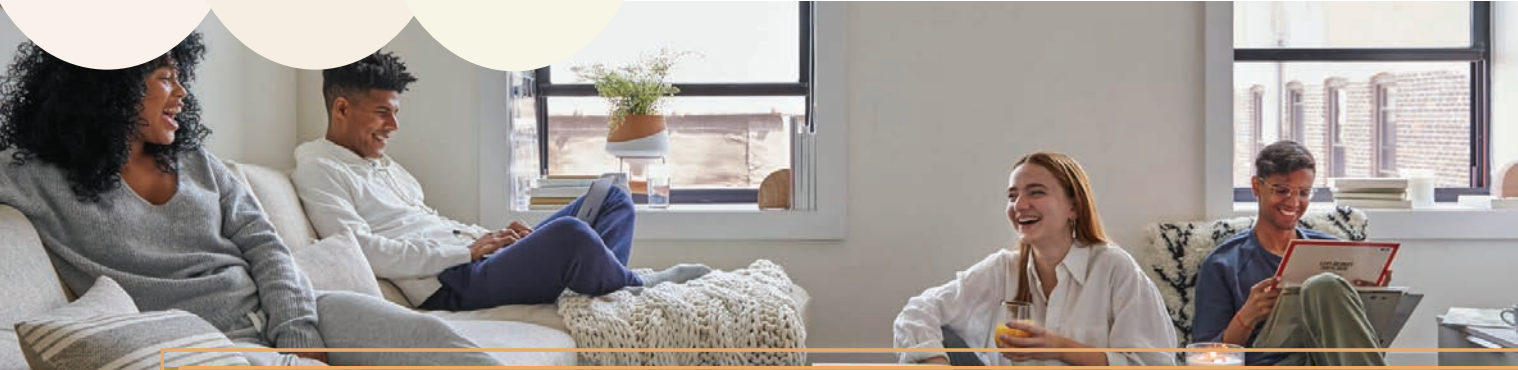
Regus™

3RD-5TH FLOORS FLOORPLAN

RESIDENTIAL



3-4-5 FLOORS



CO-LIVING SPACE



6TH FLOOR REGUS



6th FLOOR

REGUS

COWORK

ABOUT COMMON CO-LIVING

“COMMON IS CITY LIVING MADE BETTER. OUR HOMES GIVE YOU ALL THE BEST PARTS OF COLIVING - AFFORDABLE RENT, BEAUTIFUL SPACES, FRIENDLY PEOPLE - WHILE ELIMINATING THE HASSLE. THAT MEANS YOU NEVER HAVE TO WORRY ABOUT CLEANING, MOVING FURNITURE, SPLITTING BILLS, OR BUYING ESSENTIALS LIKE SOAP AND TOILET PAPER. AS A COMMON MEMBER, YOU GET A FURNISHED PRIVATE ROOM WITHIN A LARGER SUITE.

YOU AND YOUR ROOMMATES SHARE A WELL-MAINTAINED KITCHEN, A TASTEFULLY FURNISHED LIVING ROOM, AND HOSPITALITY-GRADE AMENITIES. COMMON IS GROWING FAST, WITH SPACES IN NYC, LOS ANGELES, SAN FRANCISCO, AND BEYOND - AND MORE THAN \$300 MILLION IN NEW DEVELOPMENTS PLANNED FOR THE COMING YEARS. COME SEE WHAT WE HAVE TO OFFER!”

CURRENT TENANTS



WHIZ KIDS PLAYLAND

New downtown location

Infant, toddler, and preschool care centre who will be providing childcare to a widely underserved community of working professional parents in downtown Phoenix.



COMMON CO-LIVING

New Phoenix location

Common offers private furnished bedrooms in beautiful shared suites. Enjoy competitive rates, free utilities, weekly cleaning, social events, and more. Common is growing fast with locations in many cities around the US, with this to be the first location in Phoenix.



URBAN WELLNESS

New downtown location

Center for Integrative Health. Physical, emotional, mental, and spiritual wellness are all inseparable and co-dependent. Understanding how one small change in our lifestyles can impact our health is the first step towards experiencing wholeness of health.

CLAYCO

THE ART & SCIENCE OF BUILDING

CLAYCO

Horizontally integrated Construction Company

Clayco Construction is a full-service design-build firm that specializes in large-scale construction projects across various industries, including commercial, industrial, institutional, and residential sectors. With over 4,000 completed projects, Clayco has established a reputation for delivering innovative, high-quality solutions that meet the needs of its clients. The company's services range from site selection and pre-construction planning to construction management and post-construction services. Clayco is committed to sustainable building practices and has completed several LEED-certified projects.



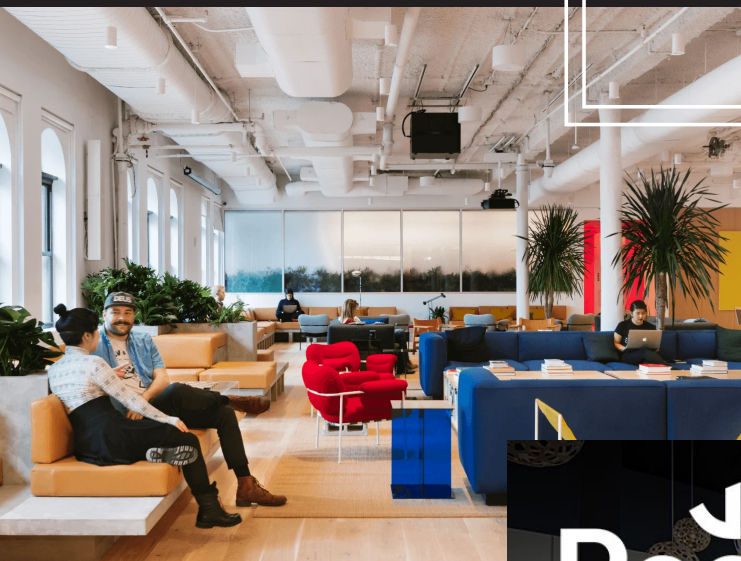
Regus

REGUS

Coworking management

Regus is a global provider of flexible workspace solutions, offering a range of options including serviced offices, co-working spaces, virtual offices, and meeting rooms. With locations in over 100 countries, Regus caters to the needs of businesses of all sizes, from freelancers and startups to multinational corporations. Their flexible workspace solutions are designed to provide businesses with the agility they need to thrive in today's fast-paced, ever-changing business environment.

REGUS





ABOUT US

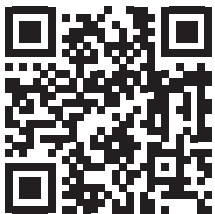
In the spring of 2009, Douglas Edgelow began an extensive due diligence period that eventually lead him to building his first Vertical Farm, in July of 2011. Throughout the due diligence period and up to the present day, Doug has been filming and documenting the unique and fascinating global journey of, "The Making of Citifarms."

Graduating with an undergraduate degree in Psychology, Douglas J. Edgelow started a landscaping and garden center to finance his way through University in Calgary and Saskatoon, Canada. Ten years later the combined companies were employing over 300 and had locations in 25 centers across Canada. Determined to bring professionalism to the industry, Doug also served as President of the Alberta Landscape Trades Association. His landscape company, Palliser Environs, won over 20 beautification awards in Alberta including hard and soft landscape of the Olympic Plaza where the Calgary Winter Olympic ceremonies were held. As a full service landscape company, Palliser Environs did everything from full design services to irrigation, installation and maintenance of both commercial and residential projects. Not content to remain a sub trade, Doug decided that he really wanted to be more involved in the real estate development business.

Doug moved his family to Honolulu where he attended Chaminade University and graduated summa cum laude with a Masters in Business Administration majoring in International Business. While there, he wrote his thesis on the debacle of the Savings & Loan failures in the Southwestern United States during the Resolution Trust Corporation days.

Seeing an opportunity, Doug relocated to Phoenix, Arizona and initially worked with Peter Thomas who had been successful in taking the Century 21 franchise across Canada. Not content to work for someone, Doug started his own company and went on to develop real estate on his own. Over the last 20 years, Doug has developed over a thousand condominiums with partners and his own resources including a 17-story high-rise condominium project, which won a prestigious "Pillar Award" for the best adaptive re-use project in the USA from the National Homebuilders Association. He also won a "Red" award for the development of his Hilton Garden Inn in Phoenix.

Doug has developed commercial and residential projects in the metropolitan Phoenix area as well as Puerto Vallarta, Mexico (www.equuscorp.com). Doug is an avid yoga practitioner and currently owns a yoga studio with his daughter in Phoenix (www.urbandyogaphx.com). He has traveled extensively throughout the world and now is also working on an urban farming concept utilizing LED lights and hydroponics (www.citifarms.com) furthering his intense interest in healthy living. Doug continues to develop real estate and seek out exceptional investment opportunities.



**INTERESTED?
CONTACT US
TODAY - - - >>**



602-570-5403



DOUG@EQUUSCORP.COM



central ave & washington, phoenix az c. 1940s



central ave looking north, phoenix az c. 1940s

ENGINEERS 'TAILOR' AIR COOLING TO USERS' INDIVIDUAL NEEDS
Air Cooling 'Variations In House-Made History Tell Windows Custom Distributors

ELLIS BUILDING Chooses America's Finest Equipment for AIR CONDITIONING

THE MODERNIZED **ELLIS BUILDING** PHYSICIANS' BUILDING and Adjacent Store Rooms are Now Being AIR CONDITIONED by **YORK**

THOMAS L. YORK & CO., INC., 100 N. 1st St., Phoenix, Arizona, is the exclusive distributor for the Ellis Building and the Physicians' Building. The York Ice Machinery Corporation has installed a complete air conditioning system in the Ellis Building and the Physicians' Building. The system is designed to provide the most efficient and economical air conditioning for the building. The system is designed to provide the most efficient and economical air conditioning for the building. The system is designed to provide the most efficient and economical air conditioning for the building.

YORK ICE MACHINERY CORPORATION
YORK, PENNSYLVANIA



<<< The Arizona Republic, May 20, 1937

PHOENIX GETS CREDIT AS 'AIR-CONDITIONED' CAPITAL OF WORLD
Electric Fans Can Defeat Summer Lethargy Takes On New Meaning Phoenix Fans Build Units

Management Of Ellis Building Announces Extensive Program

Portable Unit Is Developed

York Obtains Big Contract

ALCOHOL WATER

HOY WATER

CITY PRESENTS

Don't Gamble! Carrier Air Conditioning System

Pratt Gilbert Hardware Co.

Palmer's Manufacturing Corp.

Over 100 Tons SNO-BREZE Refrigeration In Each Summer Month

