

# Global Real Estate Scope

## Martin Property Advisors, Inc.

### Phoenix, Arizona, USA



#### “The Commercial Real Estate Market in Phoenix Is Unique in Many Respects. Did You Know...”

- Phoenix is the capital and largest city of Arizona and the fifth most populous city in the United States.
- Phoenix is home to 1,567,924 residents, and is the anchor of the Phoenix metropolitan area (also known as *The Valley of the Sun*), the 12<sup>th</sup> largest metro area by population in the United States with over 4.2 million residents.
- The City of Phoenix has a notable and famous political culture. Phoenix has been home to numerous influential American politicians and other dignitaries, including Barry Goldwater, William Rehnquist, John McCain, Janet Napolitano, Carl Hayden, and Sandra Day O'Connor.
- 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 17<sup>th</sup> in the world for passenger traffic, handling more than 42 million travelers in 2007 and serving more than 100 cities with non-stop flights.
- Located in the northeastern reaches of the Sonoran Desert, Phoenix has the hottest 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 and has spiked over 120°F (49°C) on occasion.

#### PHOENIX AT A GLANCE

1Q10

Office Space	Total SF (Millions)	Percent Vacant	Available (Millions)	Average Rent
Class A & B	131.9	23.3%	33.7	\$23.16

#### Global Coverage

NORTH AMERICA	
Norfolk	
Asheville	Northern New Jersey
Atlanta	Northern Virginia
Austin	Orange County, CA
Boca Raton	Palm Beach
Boston	Philadelphia
Boulder	Phoenix
Chicago	Pittsburgh
Colorado Springs	Portland
Dallas	Richmond
Denver	San Francisco
Fairfield County, CT	Silicon Valley
Ft. Lauderdale	Spokane
Long Island	Suburban Maryland
Los Angeles	Tucson
Nashville	Washington D.C.
New York City	Westchester County

#### LATIN AMERICA

Buenos Aires	San Jose
Caracas	San Juan
Curitiba	Santo Domingo
Ponce	Sao Paulo

#### EUROPE

London	
Amsterdam	Madrid
Berlin	Milan
Brussels	Moscow
Dublin	Paris
Frankfurt	St. Petersburg

#### ASIA/PACIFIC

Melbourne	
Bangalore	Mumbai
Beijing	Pune
Brisbane	Seoul
Chengdu	Shanghai
Chennai	Suzhou
Chongqing	Singapore
Delhi	Sydney
Hangzhou	Tokyo
Hong Kong	Wuxi
Hyderabad	

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