

MONROE STREET ABBEY

[BUILT IN 1929]



For additional information, please contact:

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302 W. Monroe St. | Phoenix, AZ
MonroeStreetAbbey.org

ABBAY HISTORIC RESTORATION PARTNERSHIP

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COMMERCIAL REAL ESTATE

MONROE STREET ABBEY

302 W. Monroe St. | Phoenix, AZ

PROPERTY OVERVIEW

The historic Monroe Street Abbey will be restored as a dynamic center for the Greater Phoenix area. The Abbey was almost destroyed by fire in 1984, and was later declared a hazard. But, like the Phoenix it rose from its ashes. The current owner saved this building and has invested millions of dollars into structurally stabilizing the walls and rebuilding the floors. The Project will include a performing arts stage in the open-air courtyard, both informal and formal restaurants, and a bakery/coffee shop, and a Speakeasy in the basement. The ground floor, second floor and fourth floor will be utilized as the restaurant and bar spaces. The third floor offers space for creative office, and the western first floor will be the Arts and Cultural Space. This dynamic public space has an extraordinary environment evocative of Arizona's heritage. The sponsor anticipates that all tenants will be locally-owned. The furnishings and landscaping will be designed around Southwestern styles. The Project will be a wonderful place to host community entertainment, local arts, dining, concerts and events.



AVAILABLE SPACE

Options below are suggestions only. The space can be flexibly designed to meet individual tenant needs.

TERRITORIAL HALL

Ground floor west side, beautiful Art Gallery and Boutique Space.

SPEAK EASY

Located in the basement. Boiler and pipes will remain in place. Suitable for a brew pub.

MAYOR'S BACK-ROOM

Private dining room on the second floor, southwest.

ROSE BAR

Under the amazing iconic Rose Window overlooking the courtyard from the third floor, combined with Restaurant Space 2E. Entry from the Courtyard or elevator to third floor.

PHOENIX ROOM

Second floor on west side, very special Restaurant Space 2W, exposed wood ceilings, the most grand interior space, combined with the 2nd floor balcony patio with the restored stain glass windows makes this the show piece of the Abbey.

CREATIVE OFFICE

Located on third floor. Open floor-plan with open work areas. Ideal for Interior Designers, Architects, Engineers, Tech Firms, Marketing, etc.

COURTYARD - EVENT SPACE

Area for community businesses and groups to host events and/or celebrate key holidays.

THE OUTLOOK

One of a kind roof top restaurant and bar. Stellar views of Phoenix, offering a comfortable and cozy atmosphere, with a fireplace, dining under the 10 story bell tower.





MONROE STREET ABBEY

Preserving the old mystique of the Italian Gothic Architecture, the unbelievable beauty of this building transports you back in time.

The unique character of this building naturally connects you to the Arts and the History of Phoenix and the Southwest.

The Abbey will be an incredible magnet for the entire Greater Phoenix Community, providing a One of a Kind opportunity to blend Culture, Cuisine, and Community.

TENANT OPPORTUNITIES

The Developer has suggested the following general categories for tenant leasing:

AUTHENTIC DINING AND/OR WATERING HOLE

Priority for locally-owned and owner present tenants. The key should be “memorable meals”. Breakfast, lunch and dinner should be available. Bar use in every space.

ART SPACE

Artists and artisans at work on the 1st floor western side, in studio/galleries that can be easily visited.

COFFEE SHOP

Simply the best coffee, tea and pastry experience in town.

VIBRANT OFFICE

Floor three will be a thought provoking Creative space.

MONROE STREET ABBEY

302 W. Monroe St. | Phoenix, AZ

- » 2 Parking Garages Directly Across the Street (1,350 Parking Spaces)
- » 1 Mile Daytime Population of 76,412
- » Over 15,000 Students and Growing (ASU, UofA, NAU)
- » 3,000+ Hotel Rooms in Downtown Phoenix
- » METRO Light Rail Sees Over 872,000 Riders a Year
- » 19 Million Visitors to Downtown Phoenix Each Year
- » Over 4,200 Apartments and Condos Under Construction or Planned



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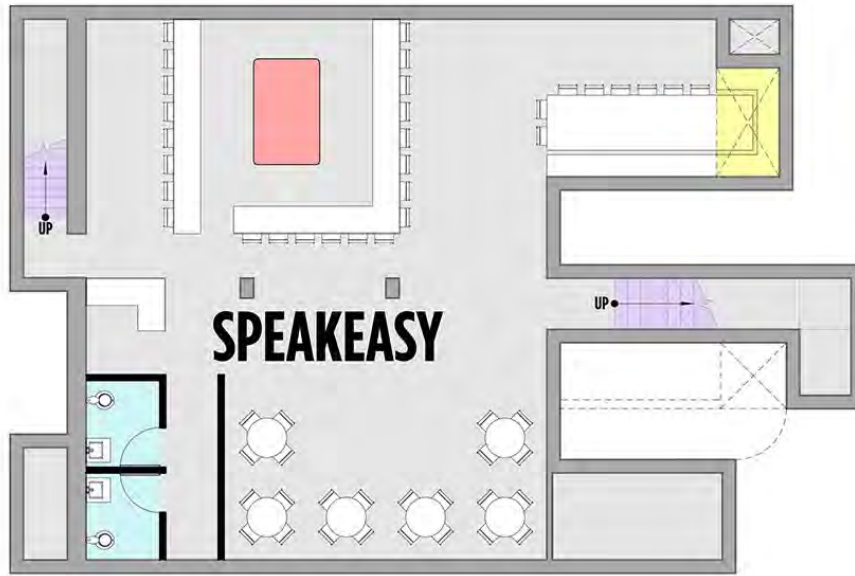
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SPACE PLANS

Lower Level

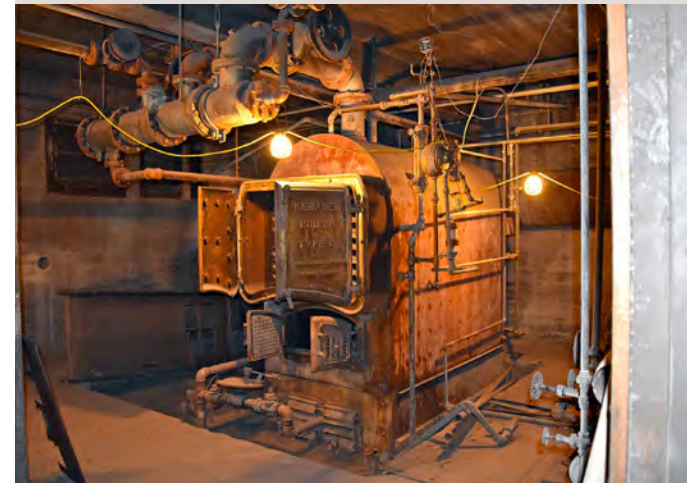


MONROE STREET ABBEY

302 W. Monroe St. | Phoenix, AZ

SPEAKEASY

Located in the basement. Boiler and pipes will remain in place. Suitable as a venue for a brew pub. 1,498 SF



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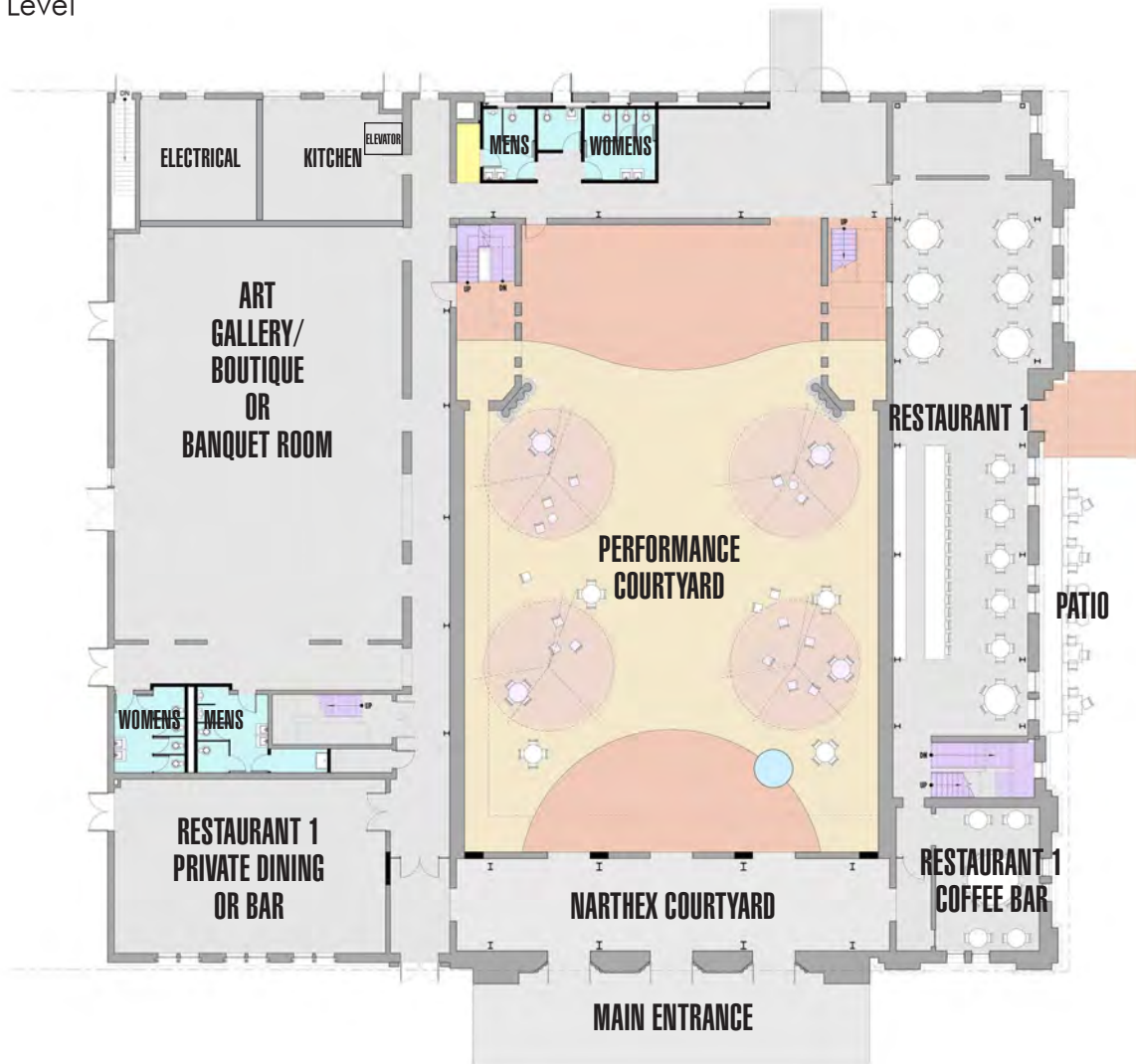
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SPACE PLANS

Main Level



MONROE STREET ABBEY

302 W. Monroe St. | Phoenix, AZ

This first floor restaurant space is ideal for a breakfast and lunch user, taking advantage of the tower and setting up a coffee bar. This space will have prime access off of both 3rd Ave and Monroe St. The Private Dining area is spectacular by itself and may also be suitable for separate bar and lounge.

RESTAURANT 1

Approximately 4,600 SF

ART GALLERY/BOUTIQUE OR BANQUET ROOM

Approximately 3,160 SF

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SPACE PLANS

Second Level



MONROE STREET ABBEY

302 W. Monroe St. | Phoenix, AZ

PHOENIX ROOM

Second floor on west side, very special Restaurant Space 2W, exposed wood ceilings, the most Grand Interior Space, combined with the 2nd floor balcony make this the show piece of The Abbey. Approximately 5,500 SF

RESTAURANT 2E

Amazing east facing space offering the ideal flow with an inviting window line and true rustic old world feel in Downtown Phoenix. The Spectacular 3rd Floor Rose Bar Balcony will be combined with Restaurant 2E. Approximately 4,400 SF



Phoenix Room Restaurant 2W

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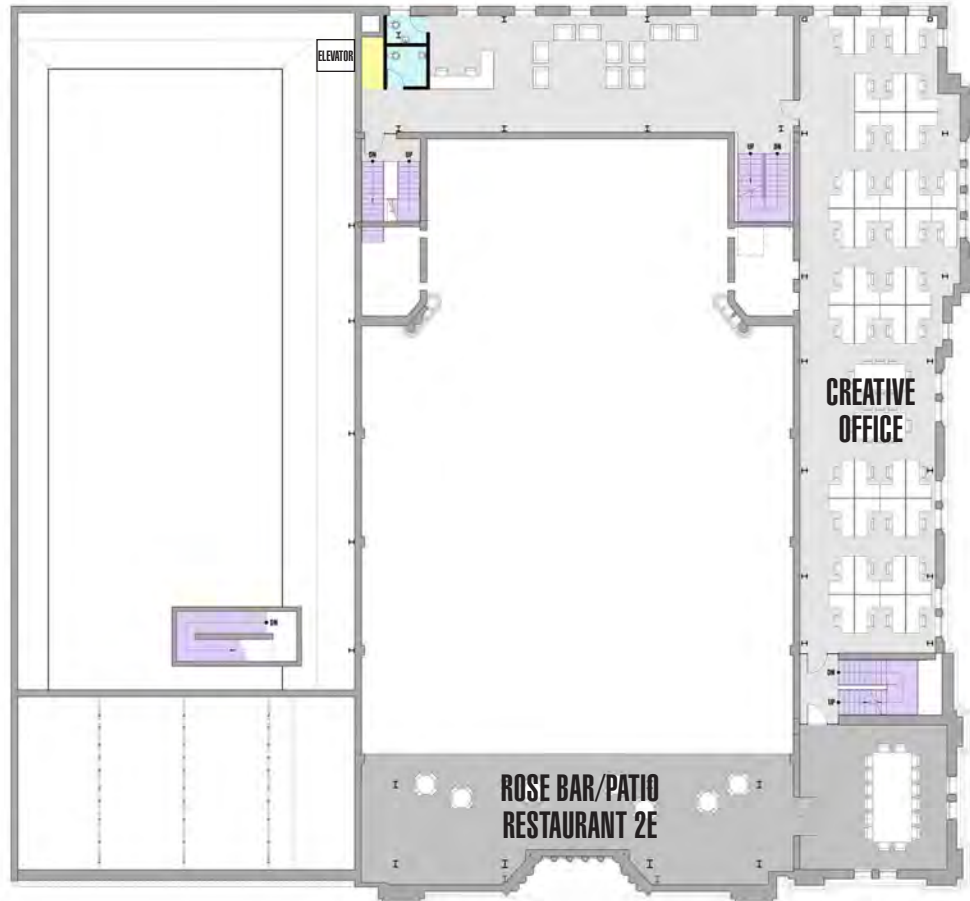
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SPACE PLANS

Third Level



MONROE STREET ABBEY

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UNIQUE CREATIVE SPACE:

Located on third floor. Open floor-plan with open work areas. Ideal for Interior Designers, Artists, Architects, Engineers, Tech Firms, Marketing, etc. 3,500 SF

ROSE BAR

Under the amazing Rose Window overlooking the courtyard from the third floor, combined with Restaurant Space 2E. Entry from the Courtyard or elevator to third floor.



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SPACE PLANS

Fourth Level



MONROE STREET ABBEY

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THE OUTLOOK

Roof Top Restaurant and Bar offering incredible views of Downtown Phoenix, Piestawa Peak, and Camelback Mountains. Approximately 4,000 SF Interior with 1,482 SF Patio.



4th Floor Roof Top Patio

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