

# WHY DOWNTOWN?

February 2020

## DOWNTOWN by the numbers



**168,618**  
Employees



**440+**  
Restaurants and Bars



**3**  
Sports Stadiums



**23**  
Miles of Light Rail



**65,482**  
Residents  
(2-mile radius)



**51 MILLION**  
SF of Office Space



**8,228**  
Hotel Rooms in  
27 Hotels



**10**  
Fortune 500  
Headquarters



**9**  
Performing Arts  
Organizations



**23**  
Outdoor Fountains



**16,619**  
Students



**12**  
Religious Institutions



**64**  
LEED Projects  
(totaling 47.7 m sf)



**4,382**  
Companies



**15**  
Parks



**83,345**  
Parking Spaces



**6.5**  
Miles of Tunnels  
and Sky Bridges

**\$9 BILLION**  
In Development since 2005

### Prestigious Location

Companies choose Downtown to reflect their image as competitive, reputable, industry leaders and strategically located at the epicenter of activity.

### Density Advantages

A Downtown address puts companies within walking distance of the region's most powerful public accounting, law, energy, professional services firms and financial institutions.

### Business Services

Companies located Downtown are in close proximity to clusters of Higher Order Business Services (HOBS), banks, hotels, restaurants and client entertainment options such as sports, theater, concerts and more.

### Innovation Hub

Downtown's more than 400,000-SF of curated innovation space (coworking, accelerators, incubators) is rapidly expanding, dedicated to fostering collaboration and creativity and meeting the needs of its thriving entrepreneurial ecosystem and the workforce of the future.

### Commute Options

Whether employees drive (56%), take park & ride (22%), ride the local bus/light rail (9%), car/vanpool (5%) or walk or bike (3%) to work, they can reach Downtown from all parts of the region using various multi-modal transit options. Access to transit eliminates the need for one parking space per employee. A truly walkable and bikeable location, once within Downtown, employees have no need for a car.

### Vibrant Environment

Since 2000, over \$8.4 billion has been invested in parks, residential, hotel and office developments, infrastructure, culinary destinations and more. Demonstrating Downtown's commitment to continuous improvement and innovation, there is currently \$2.3 billion in development under construction.

### Workforce Productivity

Employees can leverage the plethora of creative workspace typologies, world-class amenities and modes of collaboration in Downtown's office buildings, boosting employee morale and productivity and enabling companies to attract and retain employees.

### Millennial Draw

Officing Downtown enhances an employer's ability to capture and retain younger workers because of its vibrancy, year-round activity, density, diversity, connectedness and amenity-rich, urban environment in the cultural and civic heart of the region.