

# RESIDENTIAL

## **44 MONROE** Phoenix, Arizona

**DEVELOPER:** GRACE COMMUNITIES  
**ARCHITECT:** TUCKER SADLER ARCHITECTS  
**CONTRACTOR:** WEITZ COMPANY  
**SQUARE FOOTAGE:** 523,619 SF  
**LOCATION:** PHOENIX, ARIZONA  
**PROJECT COST:** \$70 MILLION  
**COMPLETION DATE:** 2008

**44 MONROE** is a residential high-rise building, located at the northeast corner of Monroe Street and First Avenue in Downtown Phoenix, Arizona. The 34-story tower is Arizona's tallest residential structure. **44 MONROE** is at the epicenter of the vibe in downtown Phoenix. The pool, spa, large community outdoor terrace and sundeck, rejuvenating fitness center, business center, and community center and conference rooms are all located on the eighth floor and offer a great view of the surrounding buildings. The ground floor of **44 MONROE** is reserved for a gourmet market for groceries, wine and other necessities. The building features seven floors of above-ground secured parking and 196 residential units, ranging in size from 780 to 4,800 SF. All residences are outfitted with Smart Home technology and balconies with views of the mountains and Phoenix skyline.

**44 MONROE** won the 2009 Southwest Construction's Best of Residential Hospitality Award (Honorable Mention)



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