

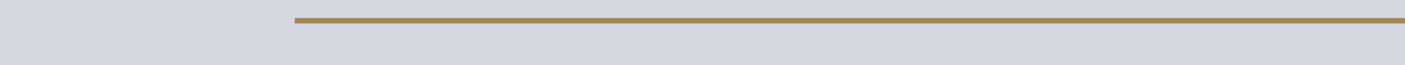
24<sup>TH</sup> AT CAMELBACK II

Timeless  
Luxury.  
Modern  
Comforts.

---

# 24<sup>TH</sup> AT CAMELBACK II

24<sup>th</sup> at Camelback II offers premier office space to tenants who are uncompromising in their desire for quality, comfort, amenities, and location.





# Your space should reflect the caliber of work you do.

The office suites in 24<sup>th</sup> at Camelback II are designed to amplify your company's brand and reputation with upscale spaces at a prestigious address.

Thoughtful design and plush, high-quality finishes combine to give 24<sup>th</sup> at Camelback II a contemporary, luxurious look and feel. And it's not just office space - the unbeatable location is a lifestyle in itself.

*Impressions matter - make yours count.*

Get to know  
24<sup>TH</sup> AT CAMELBACK II



# BUILDING BENEFITS



## PAINLESS PARKING

- Executive parking below building with elevators that serve all levels
- Convenient visitor parking
- Adjacent 6-level garage
- 3.5:1,000 parking ratio

## CONVENIENT CONNECTIONS

- 15-minute drive to Sky Harbor Int'l Airport
- 15-minute drive to Downtown Phoenix and Scottsdale
- 20-minute drive to Tempe

## SERIOUS SUSTAINABILITY

- 2018 LEED Platinum certified (highest level possible)
- Energy star score in top 7% of buildings

## BOLD BRANDING

- Monument & Building signage opportunities along Camelback Road

## ABUNDANT AMENITIES

Within walking distance, there are:

- 35+ restaurants
- 55+ retail stores
- 25+ health & beauty stores

## NOURISHING NATURE

Time outdoors is great for creativity and wellness. 24<sup>th</sup> at Camelback II features:

- Tranquil outdoor spaces with wifi for outdoor meetings, meals, relaxation, and focused work
- 7 minute drive from Piestewa Peak Park

## SAFETY AND SECURITY

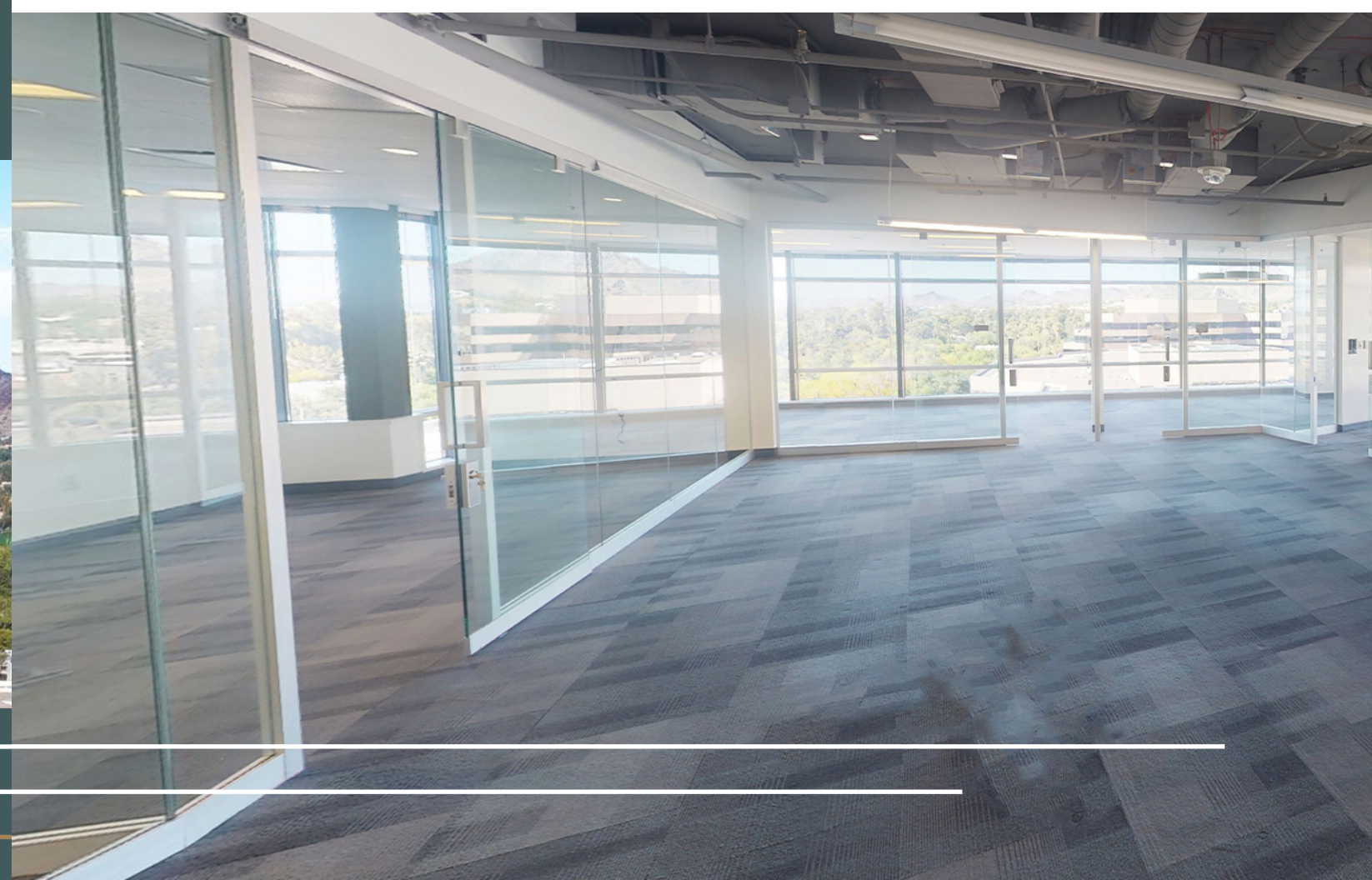
- On-site property management
- Round-the-clock security, every day

## COMPLETED RENOVATIONS

- New Lobby in 2022

# Outlook: Elevated

The available top two floors in 24<sup>th</sup> at Camelback II are the highest spaces in the Camelback Corridor - and they offer the most spectacular mountain and skyline views.



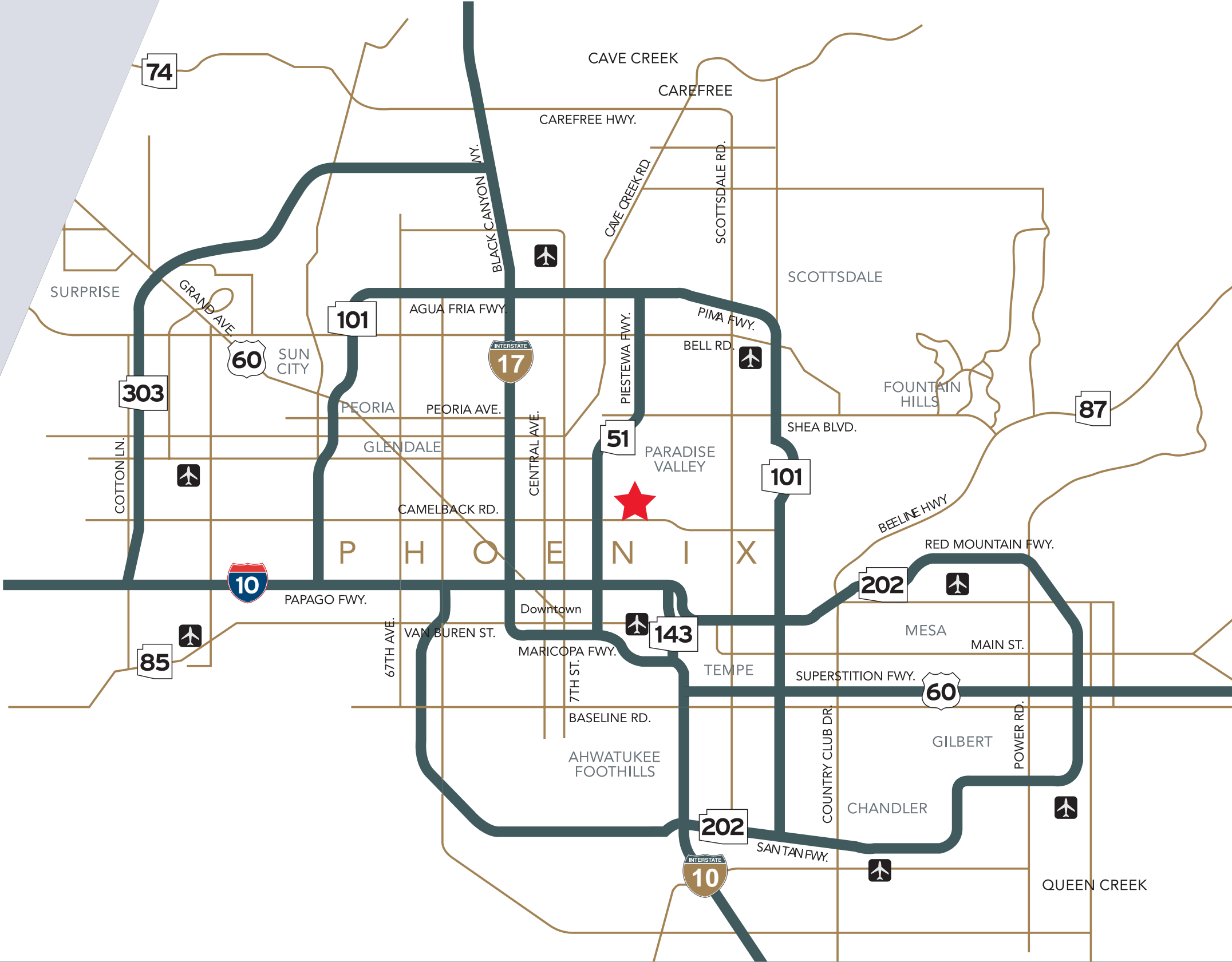
# INTERIOR SPACES



# BE CLOSE TO WHAT MATTERS

24<sup>th</sup> at Camelback II is located in the high-end Biltmore neighborhood northeast of Downtown Phoenix. Anchored by the historic Arizona Biltmore, a luxurious resort, the area is known for its first-class dining and shopping and an exceptional quality of life for residents.

The location also offers quick and easy access to highways, Sky Harbor Int'l Airport, and the rest of the greater Phoenix metro area including Scottsdale and Tempe.





CHOOSING WHERE TO GO FOR LUNCH MIGHT JUST BE THE HARDEST PART OF YOUR DAY



CHELSEA'S KITCHEN

CAMBY

Way  
Beyond  
9-5

---

---

---

---

---

---

---

---

# THE BEST IN PHOENIX



The coveted Biltmore area in Phoenix is steeped in history and buzzing with activity. It's the type of place you can build your whole lifestyle around - from your morning coffee stop and client lunches, to tapas and wine at the end of a busy week, to an invigorating weekend hike with a spectacular view waiting for you at the end.

This premier area is defined by beautiful homes, lush landscaping, stellar shopping destinations, decadent dining, and nearby recreation. Locating your office here gives employees a fantastic environment where work-life balance is easier and opportunities for relaxation and fun abound.



24<sup>TH</sup> AT CAMELBACK II

## Contact Us For Leasing Information

SCOTT BOARDMAN

Executive Director

+1 602.224.4446

[scott.boardman@cushwake.com](mailto:scott.boardman@cushwake.com)

PAIGE BLANZY

Associate

+1 602.224.4484

[paige.blanzy@cushwake.com](mailto:paige.blanzy@cushwake.com)

24<sup>TH</sup> AT CAMELBACK