

FOR SUBLEASE

CAMELBACK II OFFICE SPACE

Class A office space
available in the
Camelback Corridor

2325 E CAMELBACK ROAD,
PHOENIX, AZ 85016

KIDDER.COM

km Kidder
Mathews

PRESTIGIOUS FEEL, & *EXCEPTIONAL* QUALITY

Kidder Mathews is pleased to present a Sublease of the 11th Floor consisting of $\pm 26,910$ RSF or the option of $\pm 53,820$ RSF which would include the 10th and 11th Floors. These recently renovated floors are currently contiguous connected by a boasting staircase; however may be separated.

This unique sublease option presents an opportunity for a business to step into a Class-A space with unparalleled views located in the one of the highest spaces in the Camelback Corridor at below market rents. The building location at the Southwest corner of 24th Street and Camelback offers abundant walkable amenities, quick access to highways, and notably one of the premier office destinations in Phoenix.

\$45.50 FSG

LEASE RATE

26,910 SF

SQUARE FEET

$\pm 53,820$ SF

CONTIGUOUS

BUILDING RBA	$\pm 306,877$ SF
LAND SITE	8.5 acre site
STORIES	Eleven (11)
SUBLEASE AVAILABLE	$\pm 26,910$ SF (11th Floor) or $\pm 53,820$ SF (10th & 11th Floor)
PARKING	25 Reserved (Garage); 96 Unreserved (Parking Structure)
YEAR BUILT	2009; Renovated 2022
SUBLEASE TERM	through 7/31/2029





WORKSTATION SPACE



TRAINING ROOM



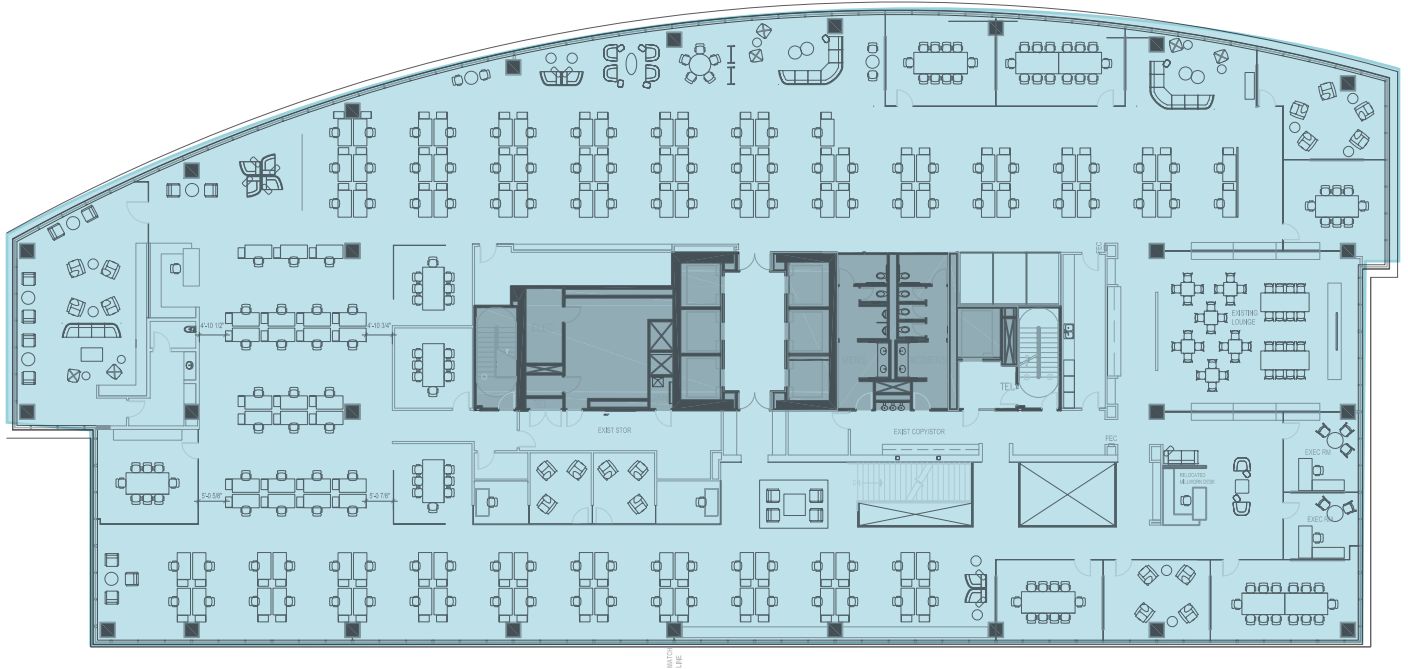
CONFERENCE ROOM



PRIVATE OFFICES

EXCEPTIONAL QUALITY BUILDOUT

The 11th Floor at Camelback II is a state-of-the-art office environment featuring a balance of open collaboration areas and designated rooms for meetings and private offices. The natural light and modern aesthetics contribute to a productive and inviting workspace. This space features a sleek kitchen/galley that comes well-equipped with stainless steel appliances, ample counter space and wooden cabinetry. Adjacent to the kitchen is a multipurpose open space with chestnut wood flooring and large windows that could serve as a training room or as an employee lunch room. The floor to ceiling windows provide an extraordinary scenic city view that enhances natural lighting throughout.



11TH
FLOOR

±26,910 SF
SQUARE FEET (11TH FLOOR)

±121 STALLS
RESERVED & UNRESERVED
PARKING AT AN ADDITIONAL COST

2022
RENOVATED



Camelback II offers tenants the convenience of abundant amenities, easy and relatively quick access to notable areas of the valley, on-site property management, 24-7 Security, newly renovated fitness facility on campus, and parking with elevators that serve all levels and recently renovated common areas.

AMENITY RICH DINING SCENE





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