

THE PARK

4455 E CAMELBACK ROAD
PHOENIX, AZ 85018



FOR LEASE

Keri Davies, Partner
kdavies@levrose.com
480.294.6582

Jason Reddington, Partner
jreddington@levrose.com
480.289.4504

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

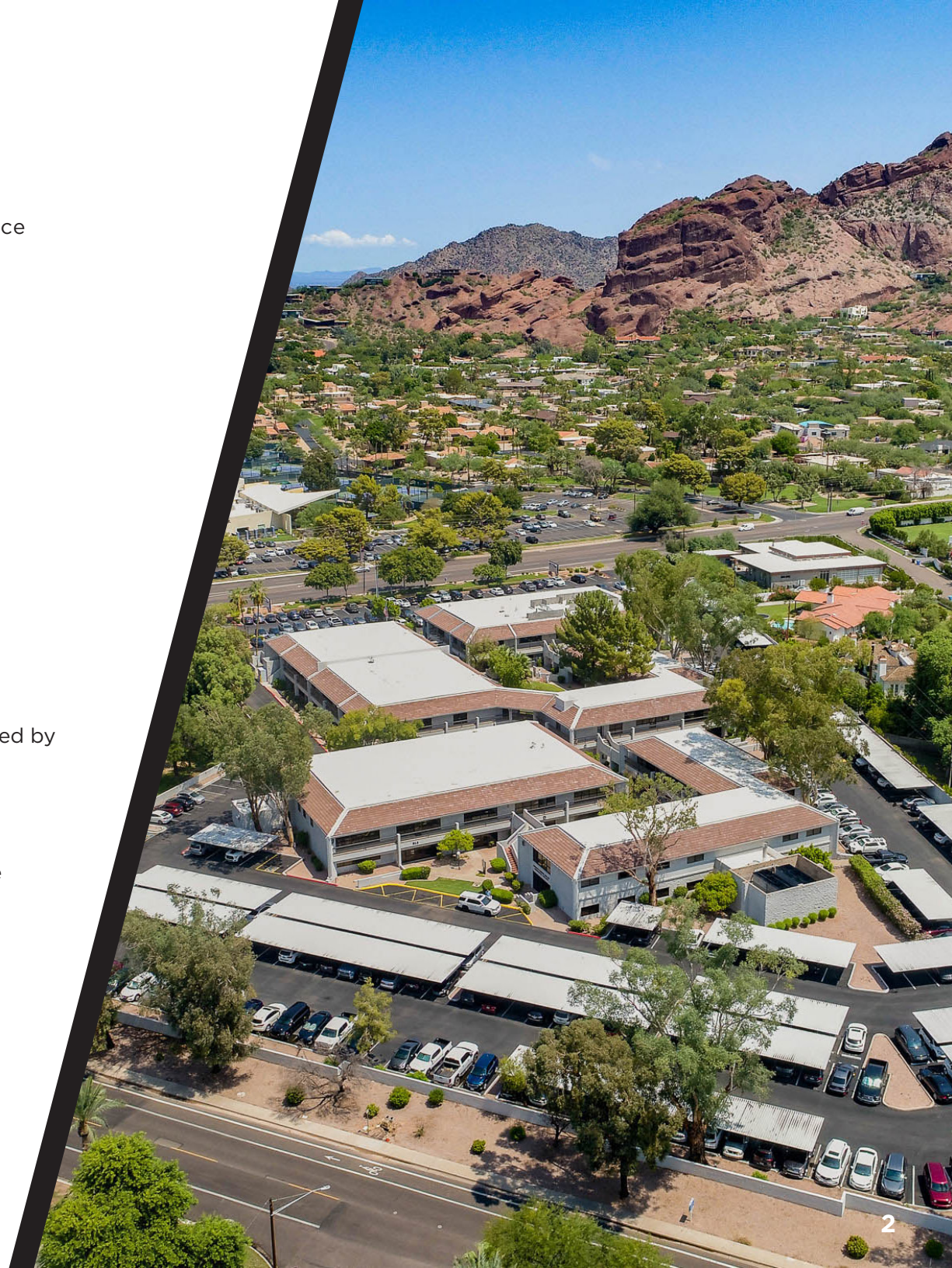
OFFERING DETAILS

LEASE RATE	\$\$32.00-35.00/SF Full Service
AVAILABLE	±1,329 SF - ±6,987 SF
BUILDING SIZE	±107,620 SF*
ZONING	C-O, Phoenix
PARKING	3.80/1,000 SF
SUBMARKET	Camelback Corridor

**Per Costar.com*

PROPERTY HIGHLIGHTS

- Five office buildings in this well known office park anchored by restaurant, The Henry
- More than 100,000 SF of Office Space
- In the heart of Arcadia with immediate access to Biltmore Financial District, Phoenix Sky Harbor, and Old Town Scottsdale
- Located in booming Camelback Corridor
- Across the street from some of Phoenix's finest restaurant's and retail including the prestigious Camelback Village Racquet & Health Club



PROPERTY PHOTOS



AERIAL OVERVIEW



CAMELBACK MOUNTAIN

SITE



THE GLOBAL
AMBASSADOR HOTEL
141 Rooms



44TH STREET

CAMELBACK ROAD



AERIAL OVERVIEW



FirstWatch
Tomaso's
Farbell's
Van's GOLF SHOPS

California Pizza Kitchen
BILTMORE FASHION PARK
Zinbinger
True Food Kitchen
Seasons 52
BLANCO TACOS - TEQUILA
The Cheesecake Factory
MACY'S
POMO
ROYAL COFFEE BAR
lululemon
THE CAPITAL GRILLE
SEPHORA

SAFEWAY
.TODD easy
Matt's BIG BREAKFAST
Hava Java
Dushi
32
The Collins
ZOOKZ

Steak 44
Orangetheory FITNESS
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD
WALLY'S American Pub 'n Grille

GADZOOKS

CHELSEA'S KITCHEN

NORTH ITALIA

BUCK & RIDER

THE GROVE DEVELOPMENT

CHASE

THE GLOBAL AMBASSADOR HOTEL
141 Rooms

PHOENIX SUNS
PRACTICE FACILITY

Village HEALTH CLUBS & SPAS
A DMB PROPERTY

SITE

CAMELBACK ROAD



NEW ADDITIONS TO THE AREA

THE GROVE

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REAL ESTATE SERVICES



PHOENIX SUNS 5G PERFORMANCE CENTER



THE GLOBAL AMBASSADOR HOTEL



THE GROVE APARTMENTS

AERIAL OVERVIEW



Logos for: Total Wine & More, The Container Store, ULTA, Marshalls, COLD STONE, FOREVER 21, IN-N-OUT, FLOOR DECOR, WHOLE FOODS, BEST BUY, Panera, PET SMART, BANANA REPUBLIC, IHOP, BED BATH & BEYOND, DUNKIN' DONUTS, TRADER JOE'S, ZUPAS

Logos for: SAJAD, DUTCH BROS, MCDONALD'S, JOANN, POPEYES, ANY TIME FITNESS, SPROUTS, JOJO'S MEX, CUPPO

Logos for: Sur la table, culinary dropout, Hallmark, FIVE GUYS, DAVID'S, ZARA, YOGURTLAND, BURBERRY, WINDSOR, NORDSTROM, PANDORA, GUESS, PF. CHANG'S, free people, STARBUCKS, MOUNTAINMAN FITNESS, CINNABON, Crate&Barrel

PHOENIX CHILDREN'S
433 BED FACILITY

ARCADIA

SCOTTSDALE FASHION SQUARE

DOWNTOWN SCOTTSDALE

PHOENIX COUNTRY CLUB

Logos for: Walmart Supercenter, BIG 5, SKECHERS, Arby's, Walgreens, DOLLAR TREE, GameStop, Jack in the Box, Pizza Hut

Logos for: MCDONALD'S, five BELOW, verizon, petco, LESLIE'S, COSTCO WHOLESALE, Burlington, BURGER KING, Target, Ross, Canes, CHASE, Applebee's, TACO BELL, IHOP, at&t, PAPA JOHN'S, Schlotzsky's

ARIZONA COUNTRY CLUB

SITE

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT
40 MIL+ PASSENGERS / YEAR

ARCADIA CROSSING

phoenixzoo
ARIZONA CENTER FOR NATURE CONSERVATION

DOWNTOWN PHOENIX



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2022	10,945	100,237	315,203
2027	12,241	112,605	355,364



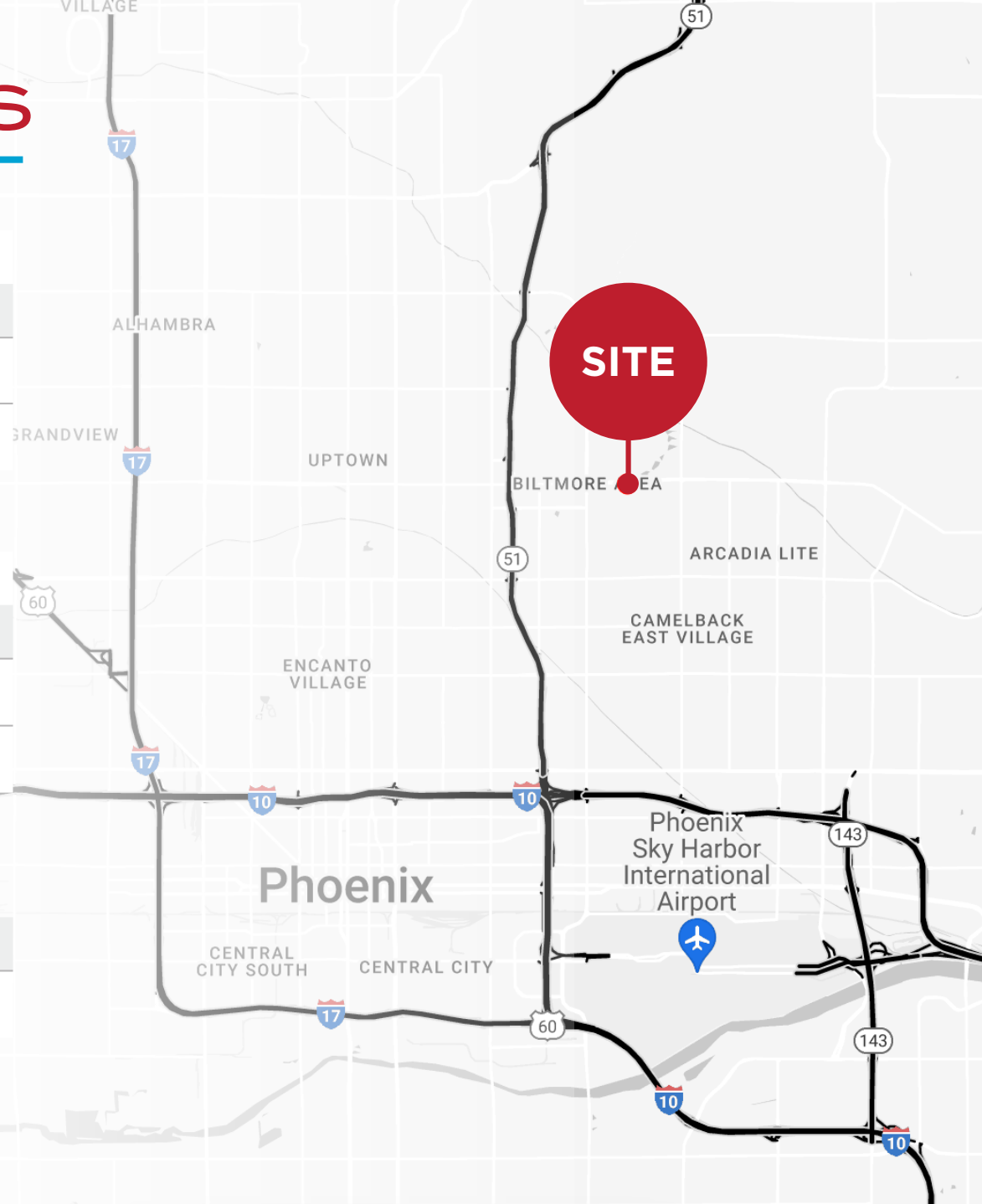
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	5,129	44,367	137,232
GROWTH 2022-2027:	2.3%	2.4%	2.5%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022	\$133,905	\$111,148	\$95,907



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CAMELBACK MOUNTAIN

Camelback Mountain, located 20 minutes north of downtown Phoenix, is one of Phoenix's best hiking spots and most popular attractions for thousands of visiting hikers each year.



BILTMORE FASHION PARK

Biltmore Fashion Park is a favorite experience with its park-like green lawns and its stellar collection of luxury retail and fine dining. This one of a kind property is Arizona's original luxury retail destination and is located near many top-tier corporate offices.



DESERT BOTANICAL GARDENS

This popular Phoenix attraction houses thousands of species of cactus, trees and flowers from all around the world spread across 55 acres. It is also a beautiful location for private events and weddings.



PHOENIX ZOO

The Phoenix Zoo is a favorite attraction for both locals and visitors. Featuring over 3,000 animals across 125 acres, guests are captivated by the nature. As a non-profit, the zoo relies on admissions, memberships, donations and sponsorships to continue care of the animals.



ARIZONA BILTMORE RESORT

The Biltmore Resort pioneered new standards for luxury resorts in Arizona through their timeless designs following the vision of Frank Lloyd Wright. The spirit of sophistication has been impressing guests since 1929.



PHOENIX ART MUSEUM

The Phoenix Art Museum has become the largest art museum in the southwestern United States. Since it opened in 1959, the museum has hosted over 400 national and international exhibitions alongside their collection of 17,000 international pieces.



PAPAGO PARK

Just minutes from downtown, Papago Park offers remarkable hiking and a wide range of recreational facilities. The park is known for its popular spot "the hole in the rock" where hundreds of visitors enjoy the exceptional view of the Phoenix skyline.



THE HENRY

The Henry is an Arcadia must have, just follow the arrow to the greatest neighborhood restaurant. Enjoy the open dining space with a fusion of industrial and classical influences. The downright delicious food and handcrafted cocktails will have you wanting more.



ARCADIA OVERVIEW



\$2M
AVG HOME VALUE



41K
CURRENT
POPULATION OF
RESIDENTS

THE ARCADIA NEIGHBORHOOD

Arcadia is home to luxurious real estate as well as some of the Valley's best shopping and five-star restaurants. The Arcadia neighborhood straddles Phoenix and Scottsdale and is a premier area for young families. The schools are some of the best in the state. The residents enjoy a perfect combination of spacious, architecturally interesting homes and outstanding views of Camelback Mountain.

NEARBY AMENITIES



FLOWER CHILD



LEV ROSE

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