



CAMELBACK COLLECTIVE



2801 EAST CAMELBACK ROAD  
PHOENIX, AZ

CBRE

# A CLASS OF ITS OWN

BOUTIQUE HOTEL

CLASS A OFFICE

Camelback Collective is a Class A mixed use office and hotel development located in the prestigious Camelback Corridor. The property boasts modern features and design, as well as stunning golf course, mountain, and lake views through floor to ceiling glass windows. Fantastic synergies with on-site AC Hotel by Marriott make Camelback Collective the ideal choice for tenants looking for an innovative workplace that enhances lifestyle and collaboration.

NORTH VIEW

FROM 4TH FLOOR



## CLASS A OFFICE

BY THE NUMBERS

### CAMELBACK COLLECTIVE OFFICE



**Total Office RSF**  
±115,838 RSF



**Floor Plate Size**  
±31,600 RSF



**Parking Ratio**  
4.0/1,000 RSF



**Full Height Glass**  
13'6" Deck to Deck



**Surface Parking**  
125 Stalls With Easy,  
Convenient Access



**Structured Parking**  
2 Levels Underground With  
Direct Elevator Access

## BOUTIQUE HOTEL

BY THE NUMBERS

### AC HOTEL BY MARRIOTT



**Hotel Rooms**  
160 Rooms



**Conference &  
Meeting Space**  
5,010 SF



**On-Site Amenities**  
Full Restaurant  
(Breakfast & Dinner)



**On-Site Amenities**  
AC Cocktail Bar  
& Lounge



**On-Site Amenities**  
AC Marketplace  
Grab & Go



**On-Site Amenities**  
Fitness and  
Health Center

# PRESTIGIOUS LOCATION

Camelback Collective is located at the intersection of 28th Street & Camelback Road in the Camelback Corridor, notably one of Phoenix's most prestigious office addresses.

The site offers a comfortable commute to the Arcadia, Paradise Valley, Biltmore and North Central neighborhoods, as well as easy access to Phoenix Sky Harbor International Airport via a 15 minute drive on the SR/51 freeway. Within walking distance to one of the premier malls in Metro Phoenix, Biltmore Fashion Center, Camelback Collective will offer employees and guests convenient access to high-end shopping, dining and entertainment.



ON-SITE AC HOTEL  
BY MARRIOTT



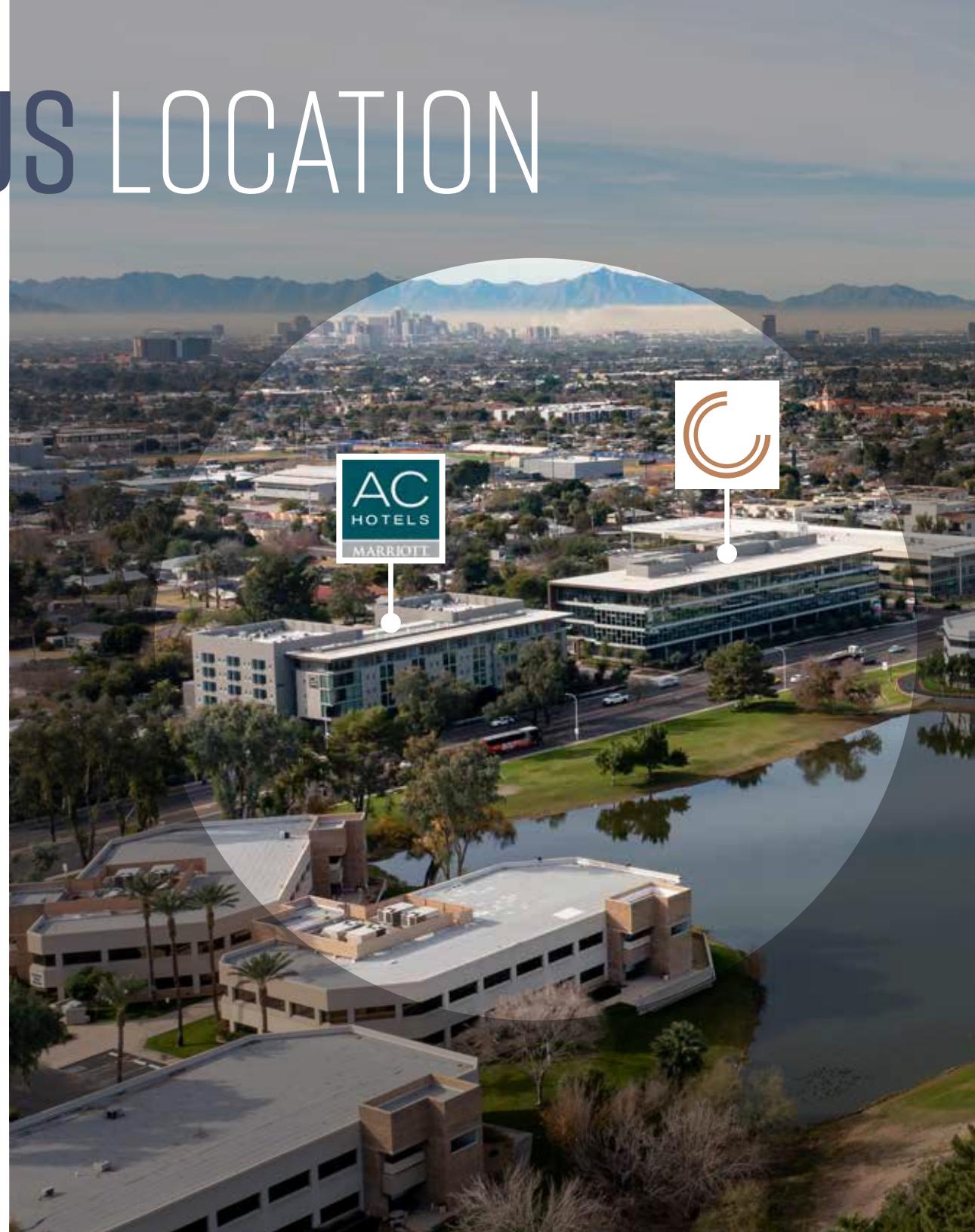
SWEEEPING  
MOUNTAIN VIEWS



ACCESS TO EXECUTIVE &  
WORKFORCE HOUSING



ABUNDANT  
RESTAURANTS & BARS





RESTAURANT



# IMPECCABLE SYNERGIES

Tenants at Camelback Collective benefit from the AC Hotel by Marriott, which has facing lobbies across a shared entry drive. This upper-tier lifestyle hotel is ranked in the top 10 hotels in metro Phoenix and provides Camelback Collective tenants with a place to meet for coffee, cocktails and light bites, additional meeting space, and convenience for visiting clients and employees.

FITNESS CENTER



BAR & LOUNGE

CONFERENCE CENTER

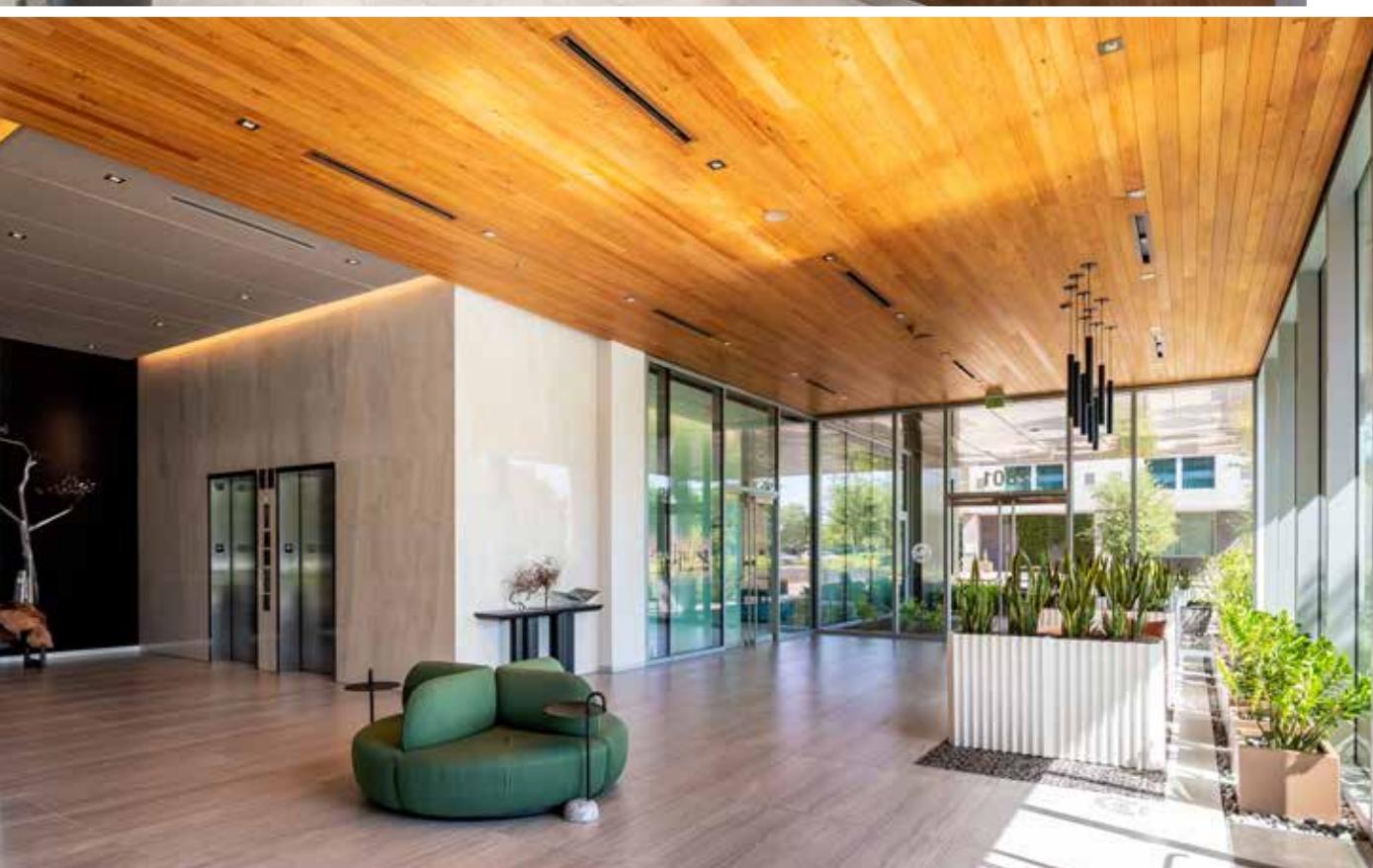




# TOP 10 HOTELS IN METRO PHOENIX

Ranked by TripAdvisor

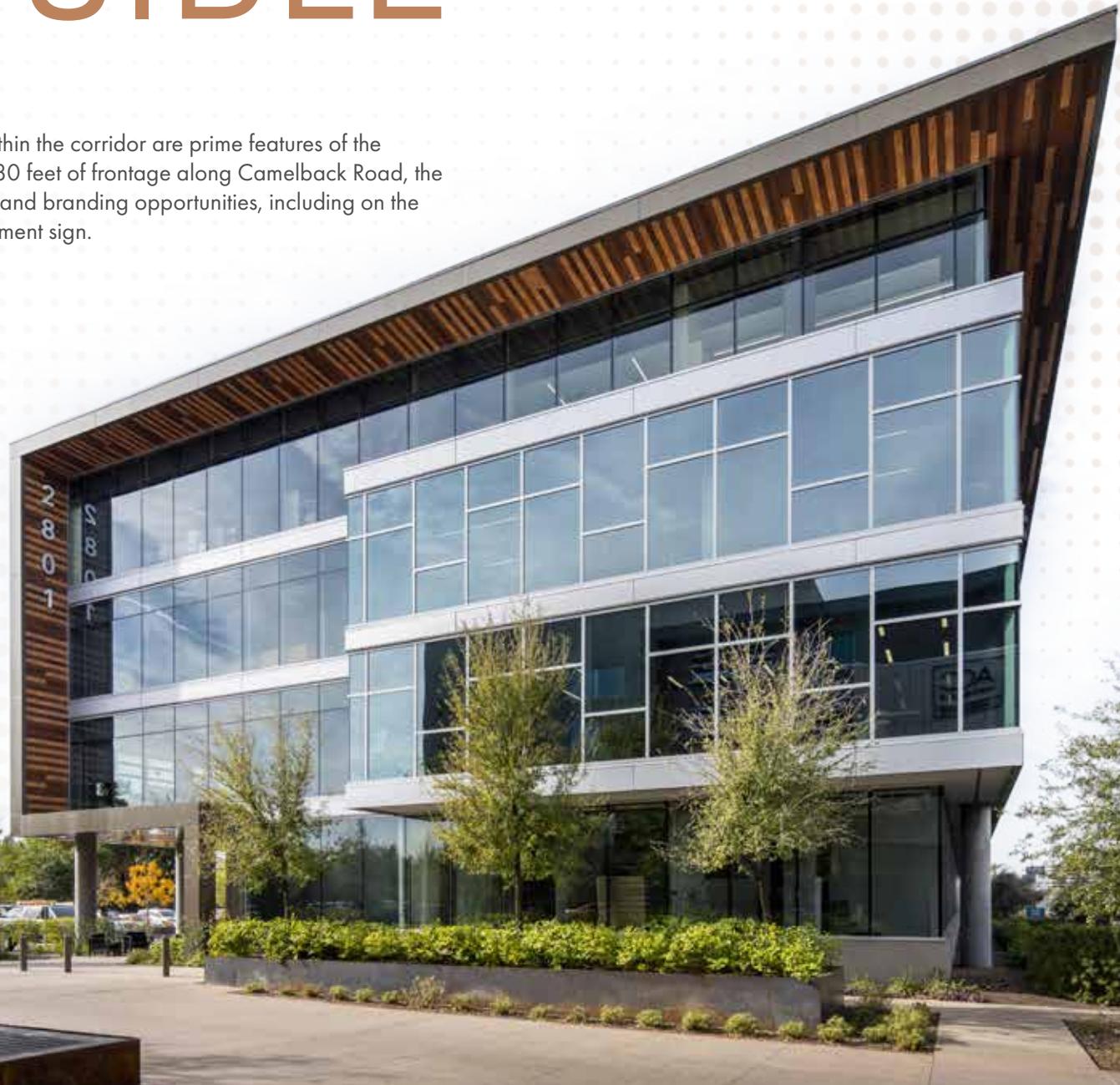
# PROMINENT EXPOSURE



# BE VISIBLE

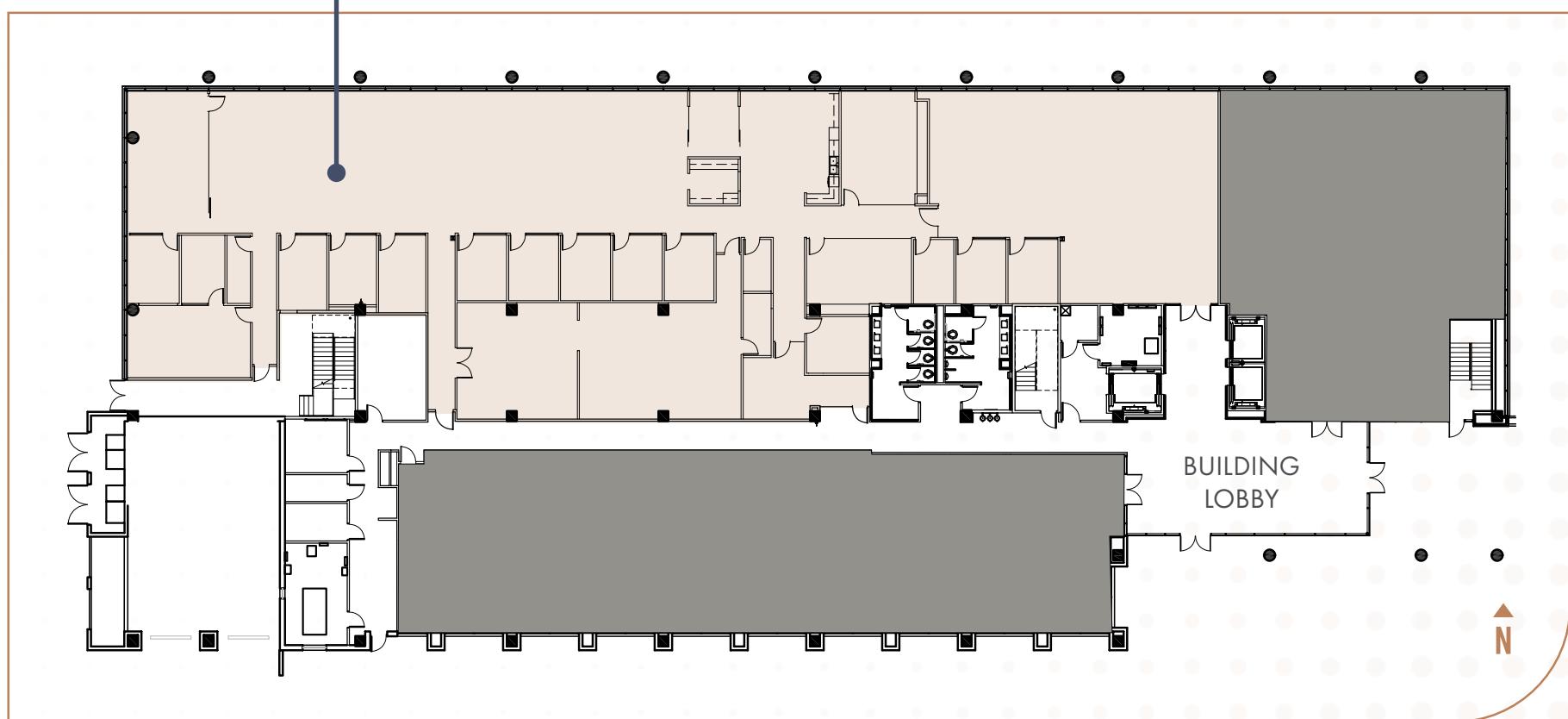
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Prominent exposure and visibility within the corridor are prime features of the Camelback Collective. With over 280 feet of frontage along Camelback Road, the possibilities are endless for signage and branding opportunities, including on the state of the art "twisted cube" monument sign.



# CURRENT AVAILABILITY

## SUITE 180: $\pm$ 13,115 RSF



- EXPOSURE TO BUILDING LOBBY
- $\pm$ 15 FOOT CEILING HEIGHT
- ABUNDANT NATURAL LIGHT
- NORTHERN/CAMELBACK MOUNTAIN VIEWS
- MONUMENT SIGNAGE OPPORTUNITY
- DIRECT ACCESS TO UNDERGROUND PARKING GARAGE

# CORPORATE NEIGHBORS

JOIN THE VALLEY'S MOST ACCLAIMED COMPANIES

**Humana.**



**DORSEY**  
DORSEY + WHITNEY LLP

**FENNEMORE CRAIG**  
ATTORNEYS



**J.P. Morgan**



**BLUE ORIGIN**



**CBRE**

**CLAYCO**



**PNC BANK**

GT GreenbergTraurig

*charles* SCHWAB



Comerica Bank



**PERKINS COIE**  
COUNSEL TO GREAT COMPANIES

# WINE & DINE WITH EASE

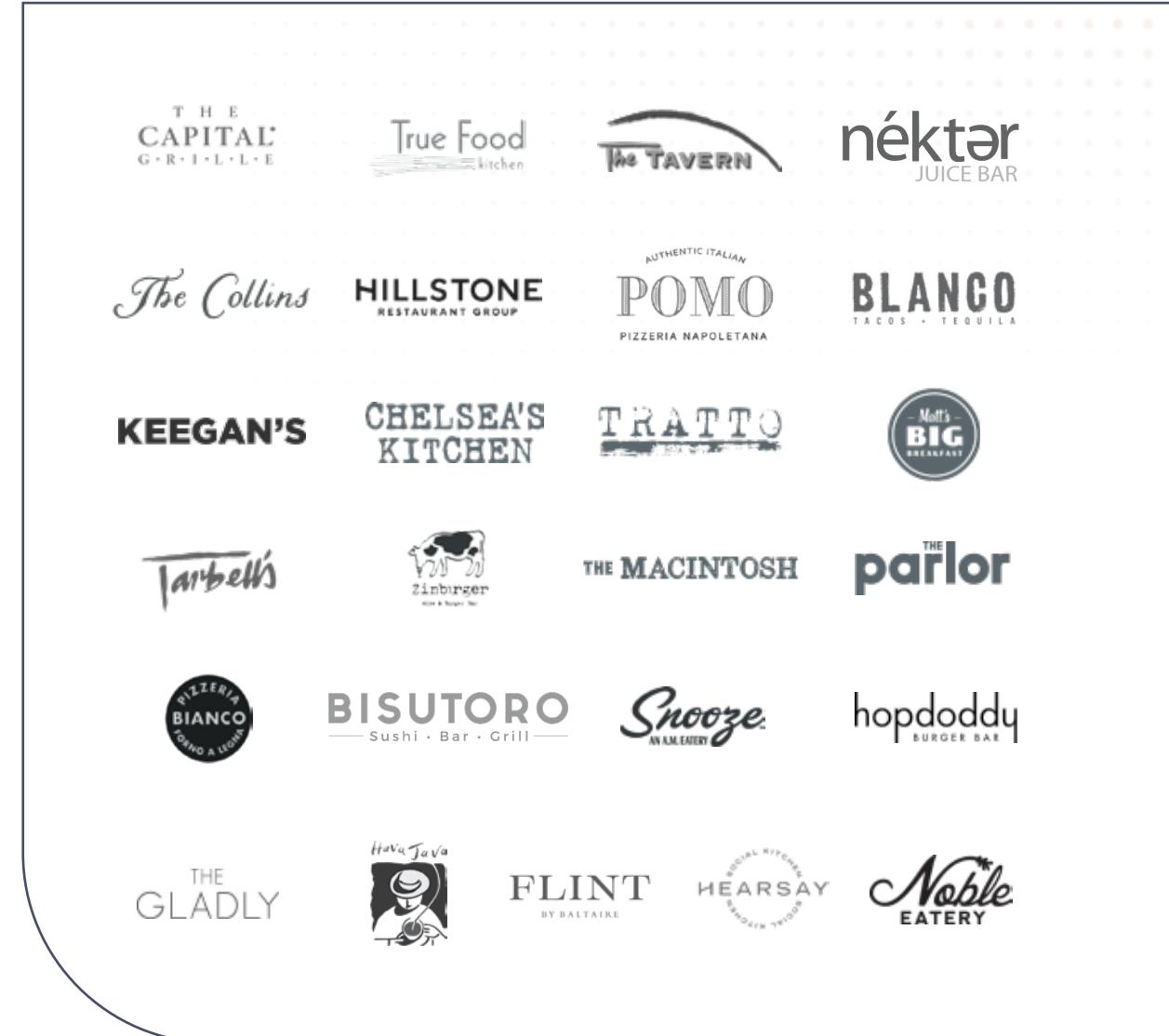
Camelback Collective offers convenient access to vibrant amenities. Just steps away is Biltmore Fashion Park, home to a vast collection of high-end shopping, dining, and entertainment such as Saks Fifth Avenue, Macy's, Lululemon, Williams Sonoma, and Pottery Barn.



STATE-OF-THE-ART LIFETIME FITNESS



5 MIN WALK FROM CAMELBACK COLLECTIVE





CAMELBACK MOUNTAIN

PARADISE VALLEY

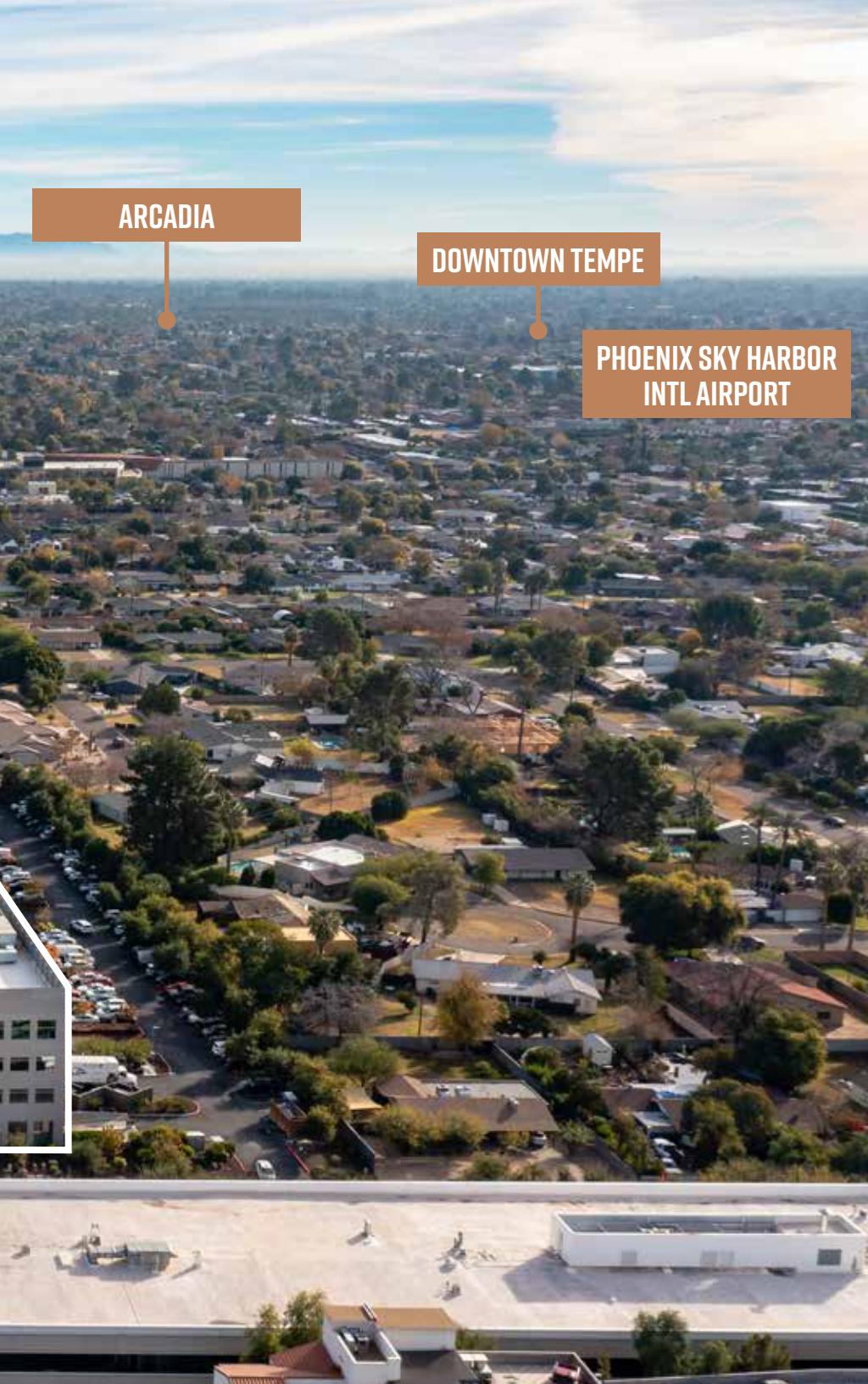
DOWNTOWN SCOTSDALE



CAMELBACK ROAD

28TH STREET





# EXCEPTIONAL ACCESSIBILITY

12 MINS

DOWNTOWN SCOTTSDALE

12 MINS

SKY HARBOR AIRPORT

15 MINS

DOWNTOWN PHOENIX

16 MINS

DOWNTOWN TEMPE

Approximate Travel Times

# UNMATCHED AMENITIES

WITHIN 2 MILES OF CAMELBACK COLLECTIVE...



**250+**  
RESTAURANTS & BARS



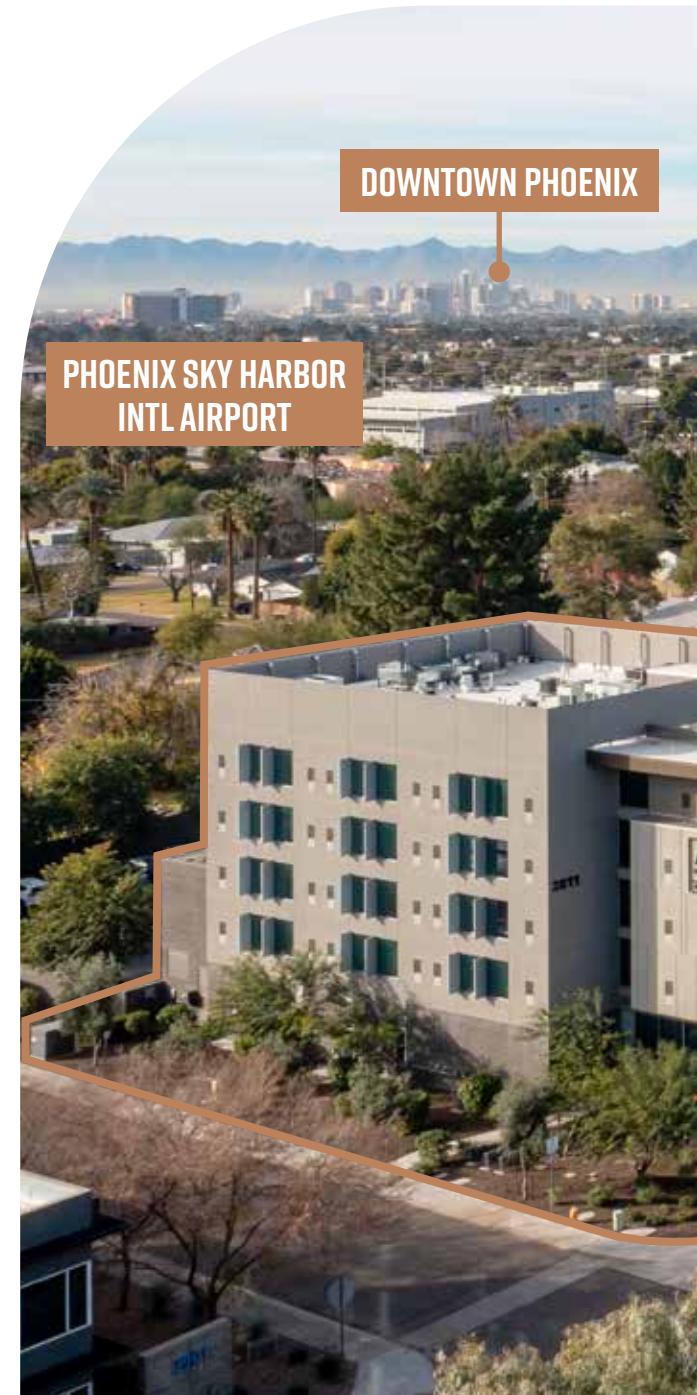
**20+**  
HOTELS



**40+**  
HIGH-END SHOPS

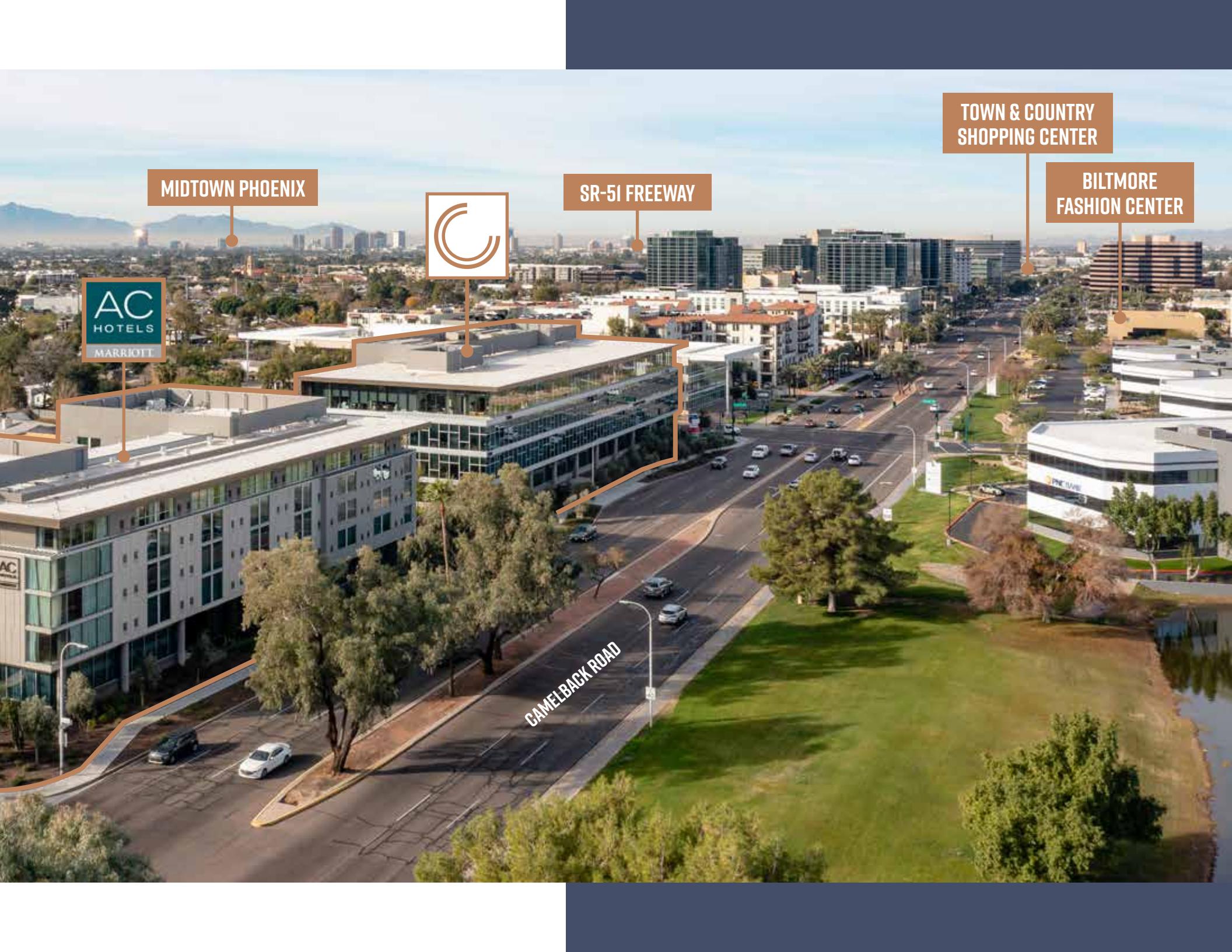


**10+**  
FITNESS CENTERS



DOWNTOWN PHOENIX

PHOENIX SKY HARBOR  
INTL AIRPORT



MIDTOWN PHOENIX



SR-51 FREEWAY

TOWN & COUNTRY  
SHOPPING CENTER

BILTMORE  
FASHION CENTER

CAMELBACK ROAD



## CAMELBACK COLLECTIVE

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**CBRE**