

236,552 RSF | CLASS A OFFICE



CAMELBACK CENTER

2355 E Camelback Road
Phoenix, AZ 85016

NEWMARK

**BRIDGE
COMMERCIAL
REAL ESTATE**



WORLD-CLASS LOCATION,
VIBRANT COMMUNITY

ELEVATE YOUR BUSINESS

Prime Office Space with a View, in the Vibrant Camelback Corridor Community.

Located in the prominent setting of the Camelback Corridor, this break-through work environment will empower businesses large and small to thrive as they pursue success on a local and global scale. Camelback Center is located right in the heart of the Phoenix Metro Area.



Great Outdoors

Quick access to the Arizona Canal, Piestewa Peak, Dreamy Draw Trails and Camelback Mountain provide strong connections to nature.



Amenity Rich

A live, work, play environment: cafes, restaurants, parks, and fitness are combined with adjacent hotel, housing, and retail.



Connectivity

A symbiotic relationship between the Camelback Center and the Camelback Corridor combined with a mixed use walkable community.

WE'VE GOT VISION

- » 236,552 RSF
- » Class A Office
- » 9 stories
- » ±29,608 SF floorplates
- » Outdoor tenant amenity area
- » New building cafe and patio
- » 4 per 1,000 SF parking ratio
- » High-end move-in ready spec suites
- » State of the art conference facility
- » On-site property management
- » On-site security



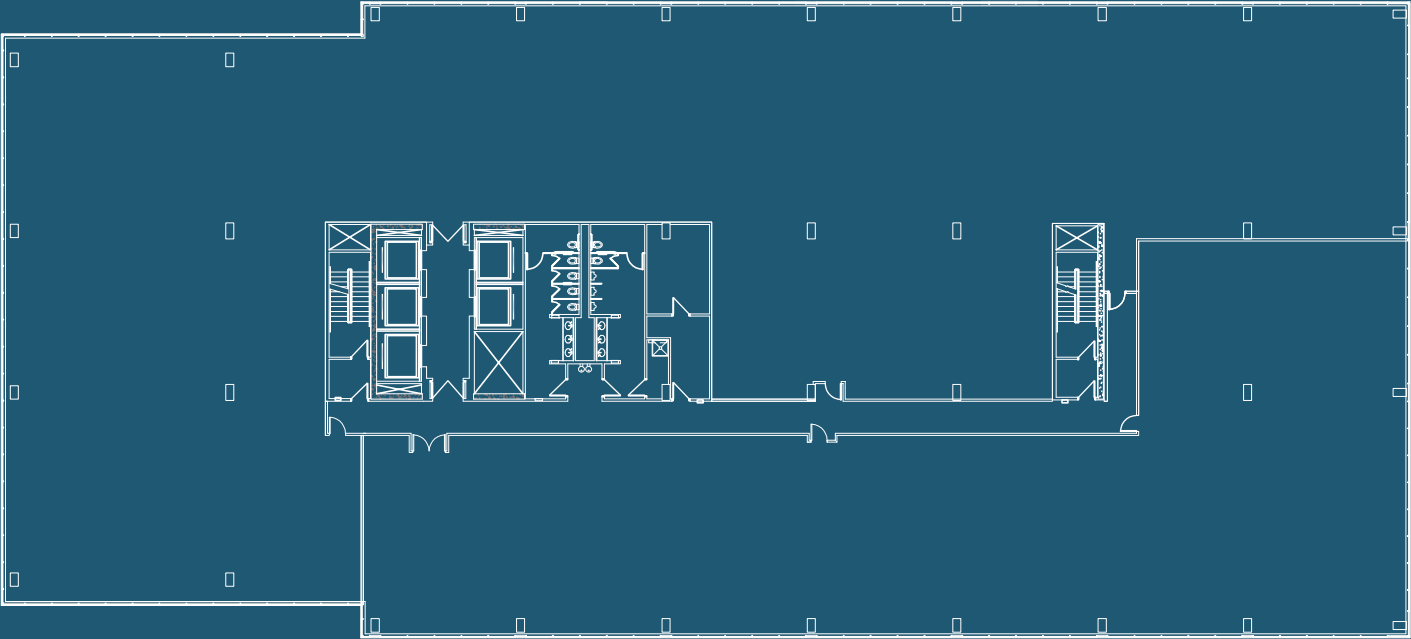


Sustainability and wellness

The vision for Camelback Center is to create an ecosystem where the workplace and nature are mutually celebrated. It's the standard for the future of workspace where restorative design promotes health and wellness for occupants and the environment.



Typical Floorplate



Flexible Space
Large floor plates combined with shallow bay depths maximize tenant size flexibility



Stunning Views
Views of Camelback Mountain and Downtown Phoenix plus a second level outdoor patio

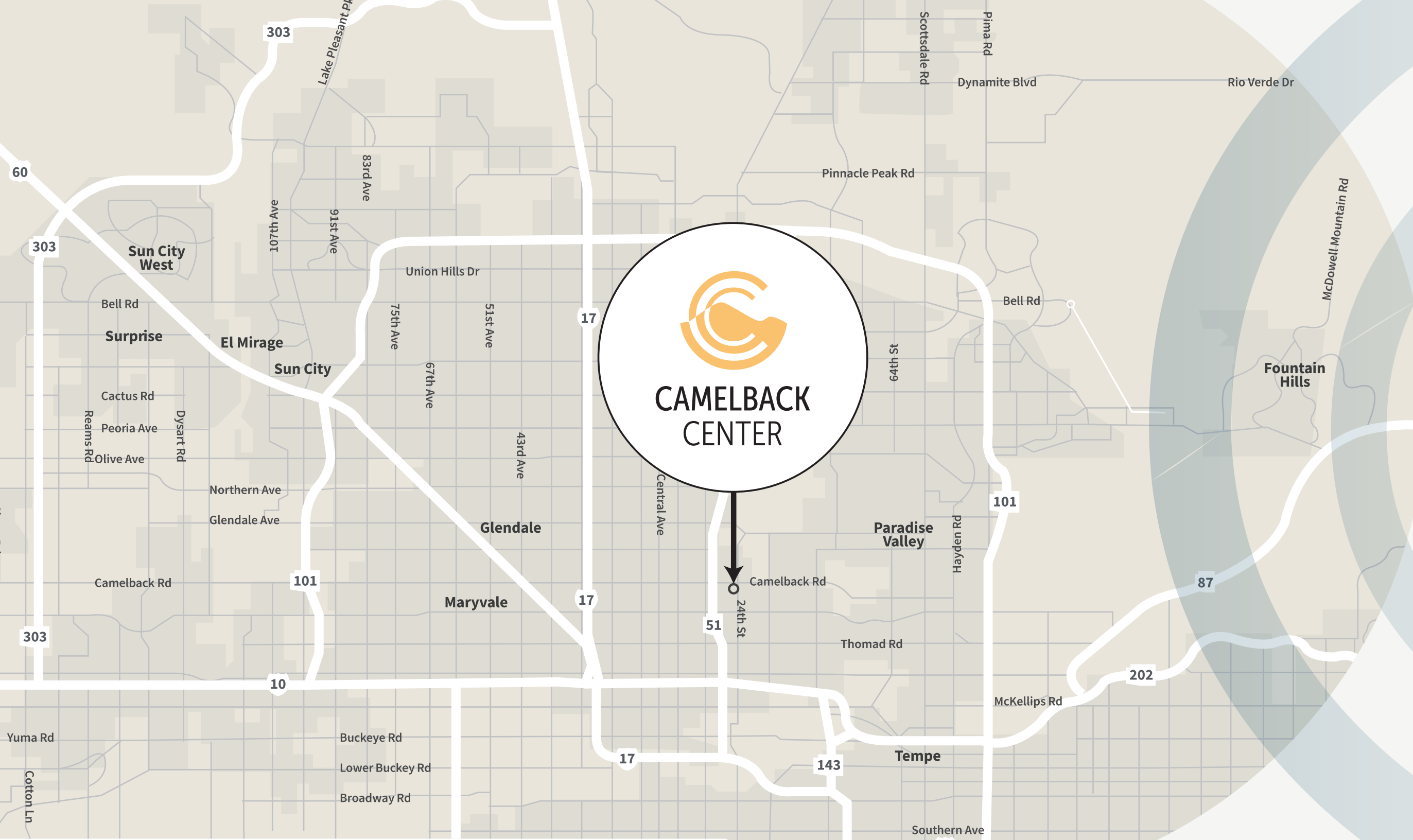


Easy Access
Direct access to the 51 highway off of Highland Avenue. Camelback Center is located within minutes of nearby amenities.

24th Street & Camelback Road

Camelback Center provides Class “A” space solutions for a broad range of uses including both large and small businesses, Corporate Headquarters, Creative, Tech and more.





A WALKABLE URBAN HUB

1,243	3,919	135	14
Restaurants	Retailers	Hotels	Apartments



SPEC SUITES

High-end, move-in ready spec suites

With design and modernization in mind, these suites allow you to immerse into a few select major cities across the globe. These spaces were made to spark innovation, creation and a vibrant environment.

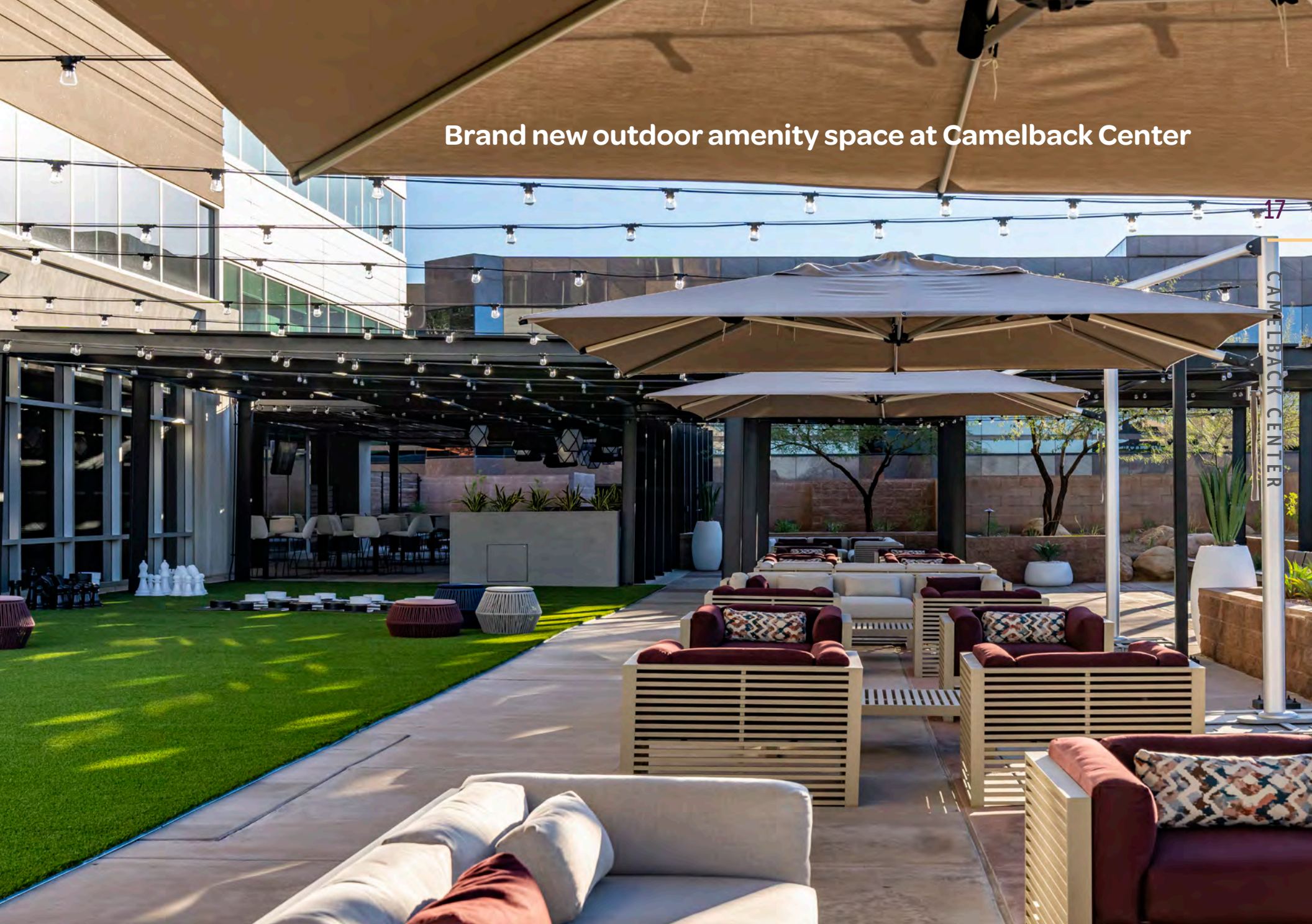
- » Recently renovated outdoor amenity space
- » Brand new, fully renovated modern cafe'
- » Renovated grand lobby with new lighting
- » Modernized common areas with stylish furniture
- » Brand new conference center and amenity lounge
- » Refreshed finishes throughout the project
- » Upgraded elevators and elevator lobbies
- » 24/7 on-site security via security guards and surveillance cameras



CONFERENCE CENTER AND
AMENITY LOUNGE



AMENITY RICH ENVIRONMENT



Brand new outdoor amenity space at Camelback Center



1

Biltmore Fashion Park

- | | |
|------------------------|--------------------------|
| Macy's | Zinburger |
| Anthropologie | Seasons 52 |
| Pottery Barn | Evereve |
| True Food Kitchen | Frost Gelato Shoppe |
| Chicos | California Pizza Kitchen |
| Williams-Sonoma | The Cheesecake Factory |
| The Capital Grille | MercBar |
| FLINT by Baltaire | Starbucks |
| AMC 14 Dine-in Theatre | M.A.C. Cosmetics |
| Blanco Tacos + Tequila | Citrine Natural Beauty |
| ARHAUS | The Clothierie |
| Breakfast Club | Pomo Pizza |
| Life Time Fitness | White House Black Market |
| Sephora | J Crew |
| Lululemon | Soma Intimates |
| Tocaya | Ralph Lauren |

2

Town & Country Shopping Center

- | | |
|------------------------|----------------------|
| Cafe Rio | Primp & Blow |
| The Macintosh | Athleta |
| Twin Peaks | Bluemercury |
| Loose Leaf Tea Market | Banana Republic |
| FedEx Office | Container Store |
| LA Fitness | Choice Pet Market |
| Aveda | Dunkin Donuts |
| Cyprus Grill | Forever21 |
| Pizzeria Bianco | First Bank |
| Whole Foods | Hopdoddy |
| Trader Joe's | Luxe Nail Bar |
| Nordstrom Rack | Nekter Juice |
| Mattress Firm | Orvis |
| Bright Now Dental | SNOOZE, an AM Eatery |
| Paper Source | |
| Potbelly Sandwich Shop | |

3

Camelback Colonnade

- | | |
|-----------------------|--------------------|
| Best Buy | Bed Bath & Beyond |
| Bath & Body Works | Jackson's Car Wash |
| Fry's Food & Drug | LensCrafters |
| Cafe' Zupas | Last Chance |
| Old Navy | In N Out Burger |
| PetSmart | The Buffalo Spot |
| Torchys | Thai Chili |
| California Fish Grill | Panera |
| Ulta Beauty | Greka Pita |
| Michaels | IHOP |
| Staples | AlphaMeD |
| Cold Stone | Cafe' au lait |
| COX | Marshalls |
| Ike's Sandwiches | Men's Warehouse |
| Public Storage | Polish Nail Bar |
| Great Clips | Floor & Decor |
| Five Below | Arizona Federal |
| Comerica | |
| NYPD Pizza | |

4

Camelback Marketplace

- | | |
|--------------------|-------------------|
| Chick-fil-A | Duck and Decanter |
| Einstein Bros. | Copenhagen |
| McDonald's | Yogis Grill |
| CAVA | Jamba Juice |
| Baja Fresh | GNC |
| Starbuck's | QuikTrip |
| Subway | Target |
| Sally Beauty | Data Doctors |
| Pokitritrion Sushi | Verizon |

5

Camelback Retail Center

- | | |
|-------------------|------------------------|
| Chipotle | Total Wine |
| CVS/Pharmacy | Jimmy John's |
| Desert Financial | Corleone's |
| Tropical Smoothie | H&R Block |
| Nationwide Vision | The Joint Chiropractic |
| Message Envy | |





CAMELBACK CENTER

2355 E Camelback Road, Phoenix, AZ 85016

Brett Abramson
t 602-803-6604
brett.abramson@nmrk.com

Chris Latvaaho
t 602-616-7978
chris.latvaaho@nmrk.com

Chris Beall
t 602-459-5634
chris.beall@nmrk.com

NEWMARK

**BRIDGE
COMMERCIAL
REAL ESTATE**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.