

RENOVATED 2024-25

FULL SERVICE

MOVE-IN READY

Modern Class A. Move-in ready. *~30% below market.*

A renovated downtown Class A building at roughly half the Biltmore rate and ~30% below the Phoenix Class A average — full service, turnkey or a blank full floor.

\$24/SFSTARTING FS
RATE**±168,250**SF AVAILABLE • F2-
F10**4:1,000**FREE COVERED
PARKING**250,000**

SF • BUILDING RBA

10

FLOORS

±168,250SF AVAILABLE • F2-
F10**\$24-30**

PSF • FULL SERVICE

Rate varies by floor

±25,750

SF TYPICAL PLATE

Why 200 EVB

1

77,253 SFContiguous block
across Floors 7-9.

2

**Internal
staircase**Directly connects
Floors 8 & 9.

3

**Building
signage**Available to
qualifying tenants.

4

**True Full
Service**No CAM or utility
pass-throughs.

5

**4:1,000
parking**Free covered — in
the rent.

Availability & Pricing

SUITE	FLOOR / TYPE	RSF	RATE (FS)	MONTHLY
202	2 · Built-out half-floor	10,550	\$24.00	\$21,100
401-425	4 · Offices / Coworking suites	115-2,537	\$24-48	from \$800
510	5 · Full-floor block	17,300	\$24.00	\$34,600
610 / 650+	6 · Built-out / furnished suites	to 21,500	\$24-26	\$10,850+
700 / 800 / 900	CONTIG. 7-9 · Full floors	25,750 ea	\$24.00	\$51,500
1000 / 1010 / 1035	10 · Penthouse & event floor	3,000-16,000	\$28-30	\$7,000+

±168,250 SF available across floors 2-10. Floors 7-9 form a 77,253 SF contiguous block, linked by an internal staircase between 8 & 9. Building signage available for qualifying tenants. ~3% escalations; TI to the deal. Pricing & availability subject to change.

The cost case

OCCUPANCY COST VS. MARKET · FS

Biltmore / Camelback A

~\$54

Greater Phoenix Class A avg

~\$34

200 EVB — full service

\$24

~\$100,000+/yr saved

on a full floor vs. the Class A average — before free parking (\$150-250 / space).

Class / submarket	A · 4-Star · CBD
Built / renovated	1995 · \$3M 2024-25
Ceiling heights	11 ft · 13 ft (F10)
Lease type	Full service
Parking	4 : 1,000 · free
Signage	25k+ SF · first-come
Connectivity	Fiber + generator

Location

WALK SCORE 70 · DOWNTOWN CORE

ASU Downtown campus	1 block
Footprint Center · Suns	4 min
Valley Metro light rail	0.2 mi
Chase Field · D-backs	5 min
Sky Harbor Int'l	12 min

On-site & included

- 24/7 fitness
- Attended lobby
- Press Coffee
- Tenant lounge
- Game room
- Podcast studio
- 4 conference rooms

Tour this week.

Turnkey suites and full floors available now — bring your team through.

LEASING

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Book a tour

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