

FOR SUBLEASE

# *CAMELBACK II* OFFICE SPACE

Class A office space  
available in the  
Camelback Corridor

2325 E CAMELBACK ROAD,  
PHOENIX, AZ 85016

KIDDER.COM

 **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



CORNER OFFICE VIEWS



WORKSTATION SPACE



TRAINING ROOM



CONFERENCE ROOM



PRIVATE OFFICES





*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




*For more information contact*

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