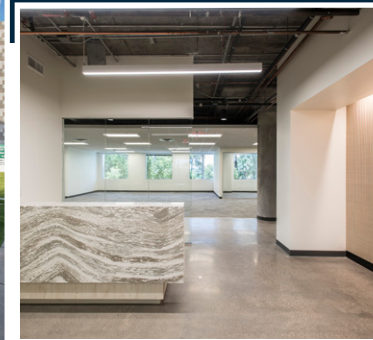
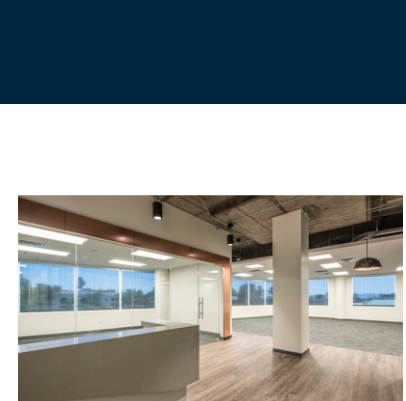




MISSOURI FALLS

AN URBAN OFFICE EXPERIENCE



OWNED BY:

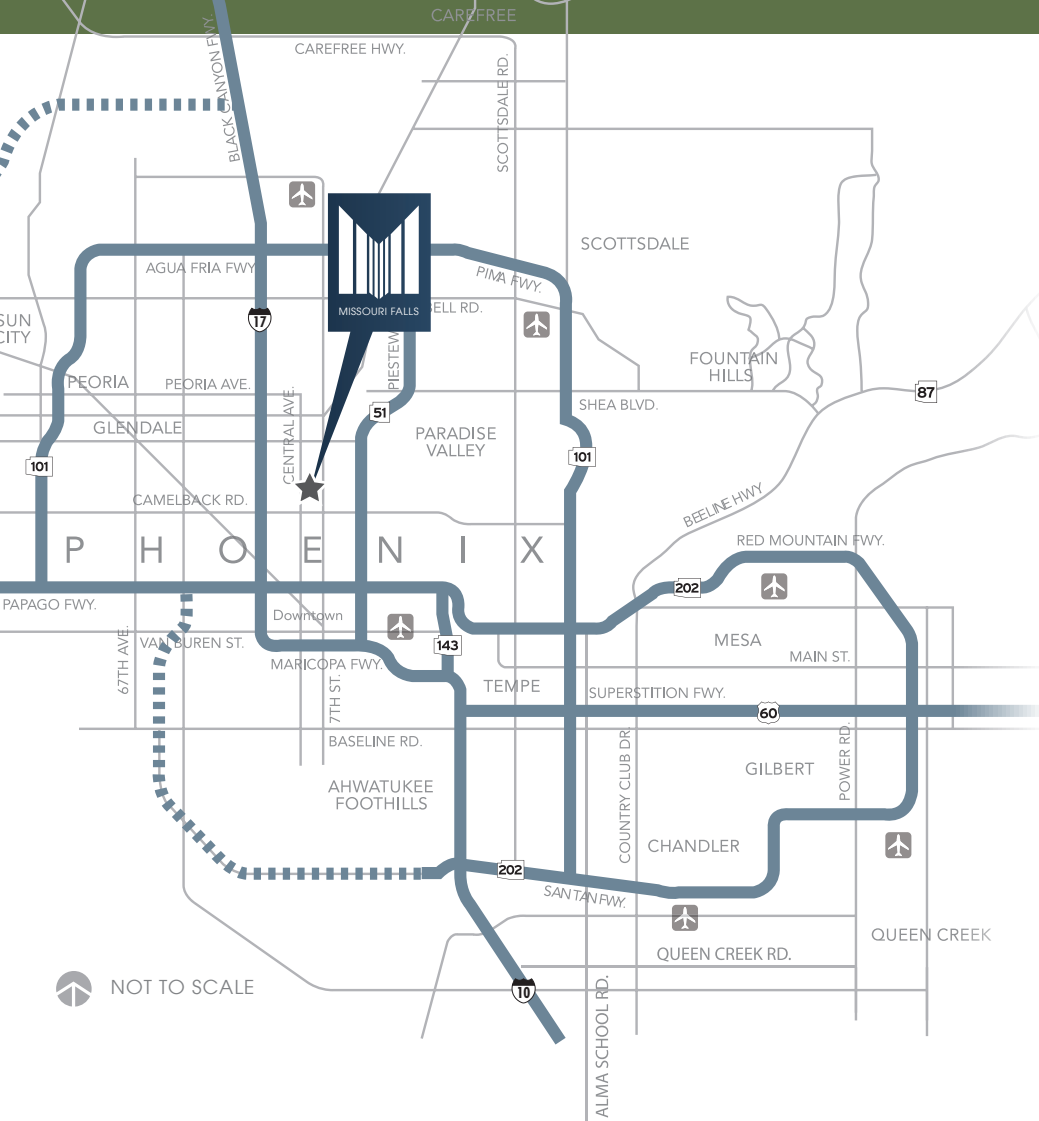


El Dorado
Holdings, Inc.

645 EAST MISSOURI AVENUE, PHOENIX, ARIZONA 85012
www.missourifalls.com

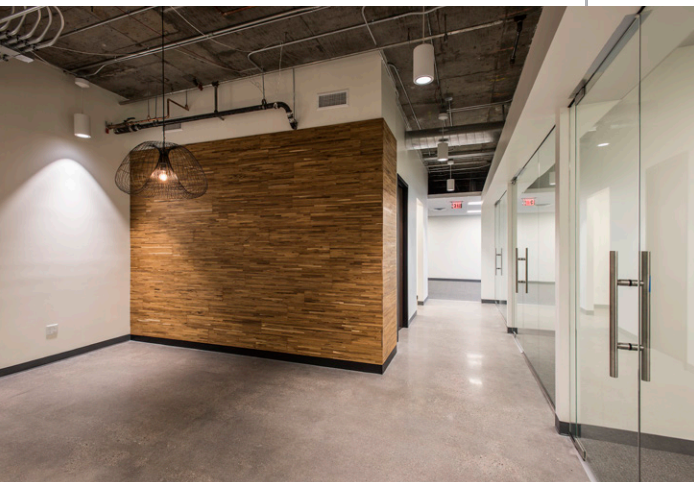
PROFESSIONALLY MANAGED BY:





PROPERTY FEATURES

- » ±190,419 rentable square foot, four-story, Class “A” building
- » Large floor plates
- » Ideally located at the meeting point of Midtown, Camelback Corridor and the Piestewa Peak submarkets
- » 360 degree scenic views of Phoenix, including downtown, Piestewa Peak and Camelback Mountain
- » Notable building in the heart of North Central Phoenix
- » Unique fountain feature and surrounding reflecting pools along the first-floor glass line
- » Energy star labeled for its operating efficiency
- » High ceilings throughout the building
- » Minutes to the SR-51 and the I-17 freeways
- » Three-level underground parking
- » Walk to retail amenities





CREATIVE SPEC SUITES

- » ±80,000 SF of brand new spec suites
- » Featuring concrete floors, exposed ceilings, custom finishes
- » Large tenant break/game/lounge areas in each suite
- » High-end appliances in all suites
- » Extensive interior glass for collaborative feel
- » Mecho-shades on all exterior windows

MISSOURI FALLS—Surrounded by Urban Infill Amenities

Within 3-Mile Radius



Fast Food/
Restaurants

378+



Shopping/
Retail

360+



Gyms/Fitness
Facilities

12



FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD



POM E L O



FARM & CRAFT





MISSOURI FALLS

CBRE

BRAD ANDERSON
Executive Vice President
602.735.1713
brad.anderson@cbre.com

MIKE STRITTMATTER
First Vice President
602.735.5512
mike.strittmatter@cbre.com

LAUREN GILBERT
Associate
602.735.5681
lauren.anderson@cbre.com

Missouri Falls: 645 East Missouri Avenue, Phoenix, Arizona | www.missourifalls.com

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