

# THE ESPLANADE

## BUILDING *Addresses*

<b>ESPLANADE I</b>	2425 EAST CAMELBACK ROAD
<b>ESPLANADE II</b>	2525 EAST CAMELBACK ROAD
<b>ESPLANADE IV</b>	2575 EAST CAMELBACK ROAD
<b>ESPLANADE V</b>	2555 EAST CAMELBACK ROAD

## PROJECT *Highlights*

<b>PROJECT DESCRIPTION</b>	Located in the heart of Phoenix's desirable Biltmore neighborhood, enjoy access to world-class shopping, dining, resorts, golf, and more, including a dedicated pedestrian tunnel directly connecting The Esplanade with the upscale Biltmore Fashion Park.
<b>TOTAL PROJECT SIZE</b>	±1,008,351 SF
<b>TOTAL AVAILABILITY</b>	±173,778 SF
<b>MAX CONTIGUOUS</b>	±24,344 SF
<b>LEASE RATE</b>	\$41.50 PSF Full Service Gross
<b>EXPENSE STOP</b>	Base Year
<b>PARKING RATIO</b>	3.0/1,000 SF, Expandable



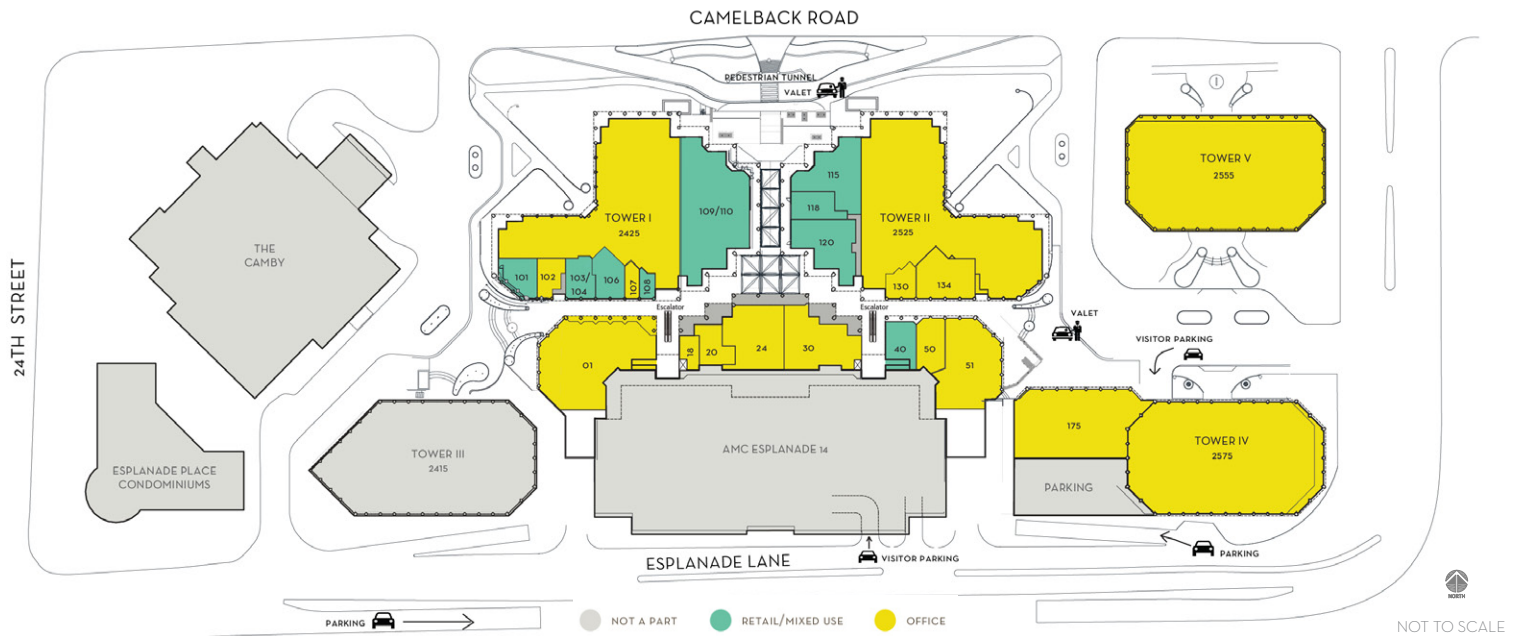
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## Available SPACE

### ESPLANADE I (2425)

SUITE 250	± 6,159 SF	SPEC SUITE
SUITE 550	± 5,428 SF	SPEC SUITE
SUITE 610	± 3,024 SF	
SUITE 650	± 3,099 SF	SPEC SUITE
SUITE 660	± 1,995 SF	SPEC SUITE AVAIL. 1/1/2020
SUITE 700	± 4,132 SF	AVAILABLE 2/1/2020
SUITE 850	± 8,502 SF	
SUITE 1000	± 3,936 SF <sup>1</sup>	AVAILABLE 1/1/2020
SUITE 1020	± 4,859 SF <sup>1</sup>	AVAILABLE 10/1/2019
SUITE 1150	± 1,570 SF	
<b>TOTAL</b>	<b>± 42,704 SF</b>	

<sup>1</sup>Contiguous to ±8,795 SF

### ESPLANADE II (2525)

SUITE 130/134	± 3,728 SF	
SUITE 260	± 3,605 SF	
SUITE 285	± 5,710 SF	
SUITE 925	± 3,405 SF	} CONTIGUOUS TO ±7,575 SF
SUITE 940	± 4,170 SF	
<b>TOTAL</b>	<b>± 22,748 SF</b>	

### ESPLANADE IV (2575)

SUITE 175	± 10,054 SF
SUITE 770	± 4,542 SF
9TH FLOOR	± 24,344 SF
<b>TOTAL</b>	<b>± 38,940 SF</b>

### ESPLANADE V (2555)

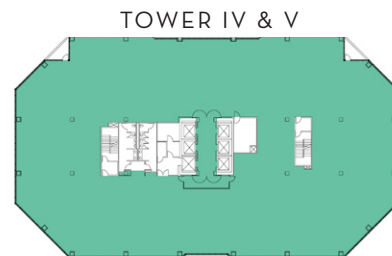
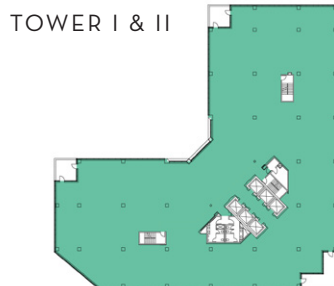
SUITE 100	± 6,169 SF	AVAILABLE 1/1/2020
SUITE 140	± 3,283 SF	
SUITE 210	± 2,795 SF	
SUITE 350	± 15,855 SF	
SUITE 500	± 19,424 SF	
SUITE 850	± 5,186 SF	SPEC SUITE
SUITE 1050	± 9,466 SF	
<b>TOTAL</b>	<b>± 62,178 SF</b>	

### ESPLANADE GROUND FLOOR (2501)

SUITE 18	± 1,839 SF <sup>2</sup>	(Includes 531 SF Patio)
SUITE 20	± 871 SF <sup>2</sup>	
SUITE 30	± 4,498 SF	Available w/60-Day Notice (Includes 989 SF Patio)
<b>TOTAL</b>	<b>± 7,208 SF</b>	

<sup>2</sup>Contiguous to ±2,710 SF

## Typical FLOOR PLATES



FLOOR PLANS NOT TO SCALE

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