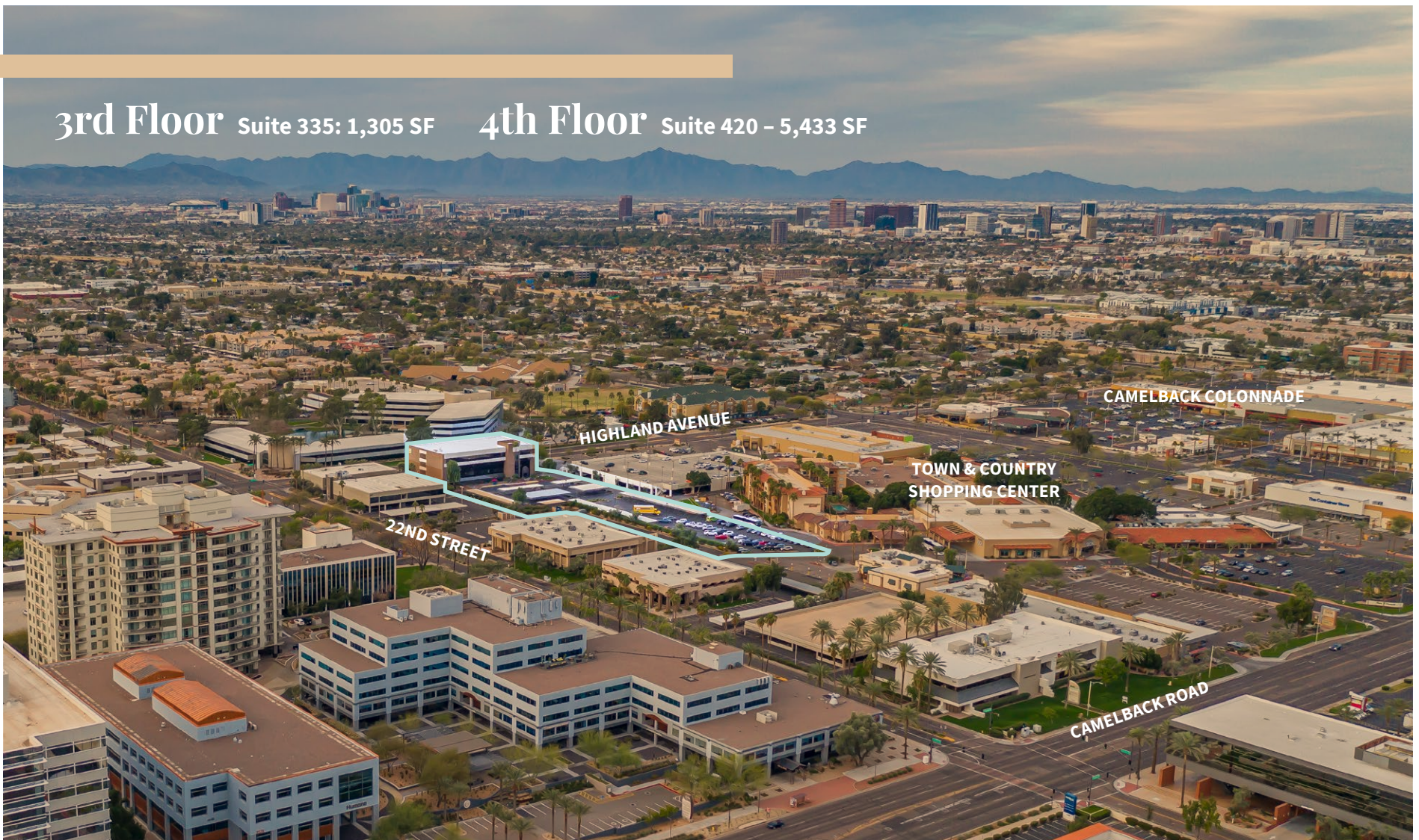




# Biltmore Terrace

2122 E. Highland Avenue, Phoenix, Arizona

3rd Floor Suite 335: 1,305 SF    4th Floor Suite 420 - 5,433 SF



## About the property

Located just east of the SR-51 freeway off Highland Avenue and 22nd Street

Near countless amenities within Town & Country Shopping Center, Camelback Colonnade, The Esplanade and Biltmore Fashion Park

An unmatched location without the high-end cost

Best parking ratio in the Camelback Corridor at 7/1,000

Monument signage available fronting Highland Avenue

Newly renovated common area & recent modern upgrades

## Highlights:

Total building size: 53,235 SF

Parking: 4.5/1,000 – 7/1,000 overflow

Steward Orthopedic, Sports Medicine, and others

Total SF available: 6,738 SF

Property Manager on site

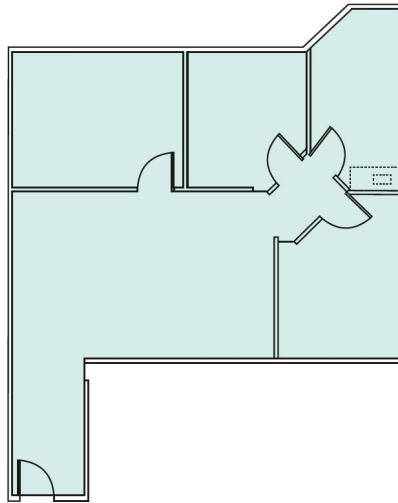
4-story building

Unique contiguous glass line

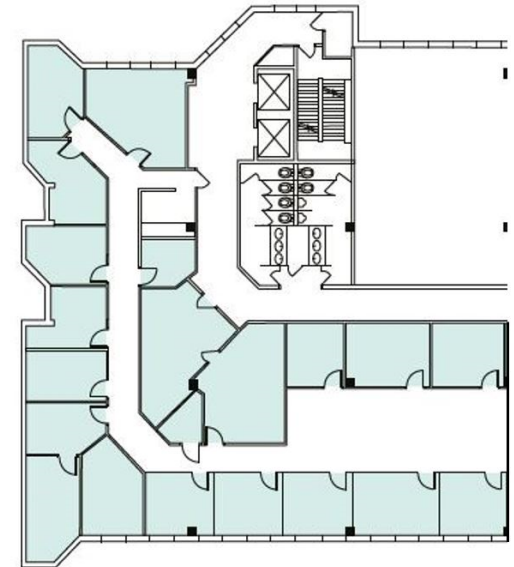
Incredible views from the upper floors

Join Abrazo Medical Group,

## Availabilities:



**3rd Floor**  
Suite 335: 1,305 SF

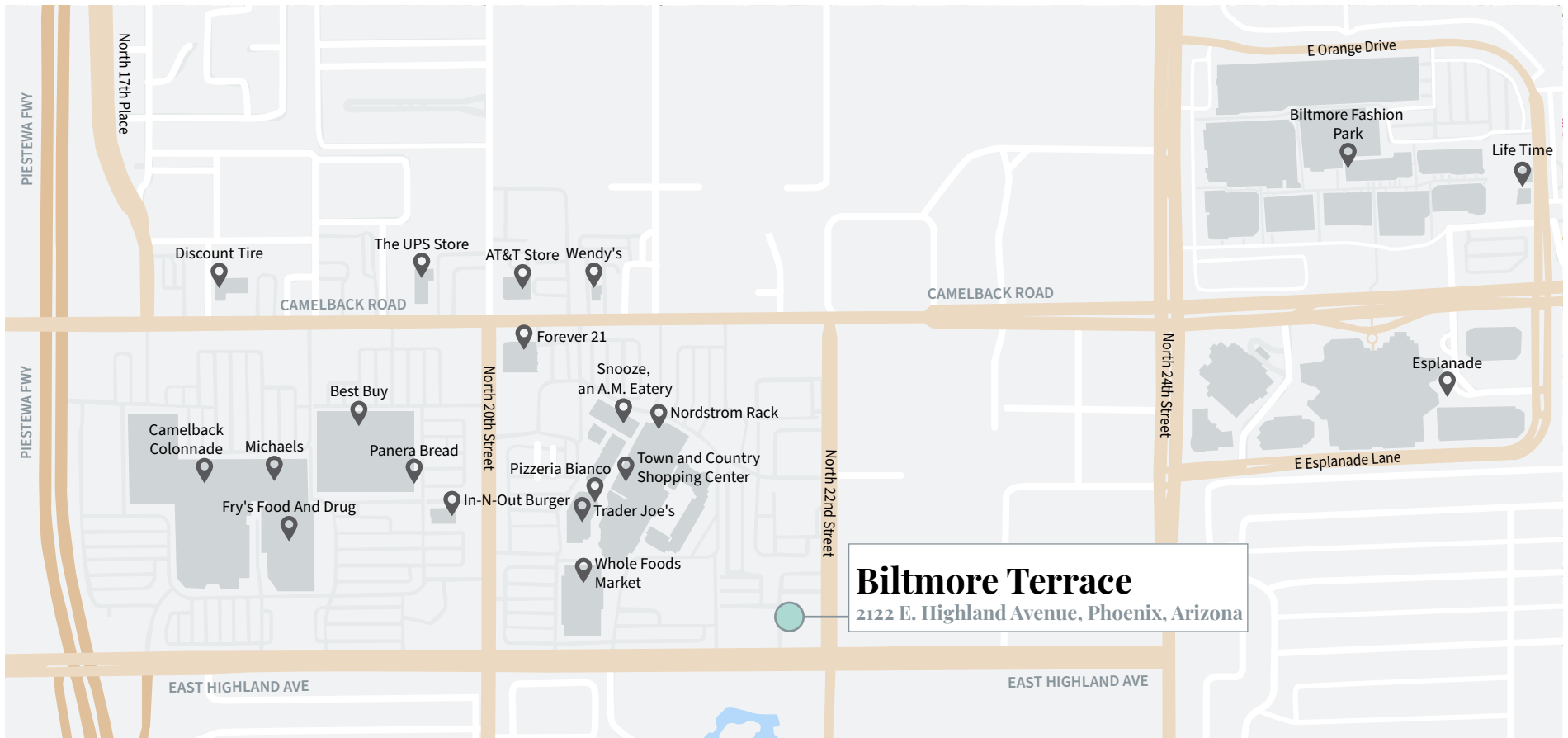


**4th Floor**  
Suite 420: 5,433 SF





## Location



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

## The Camelback Corridor



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