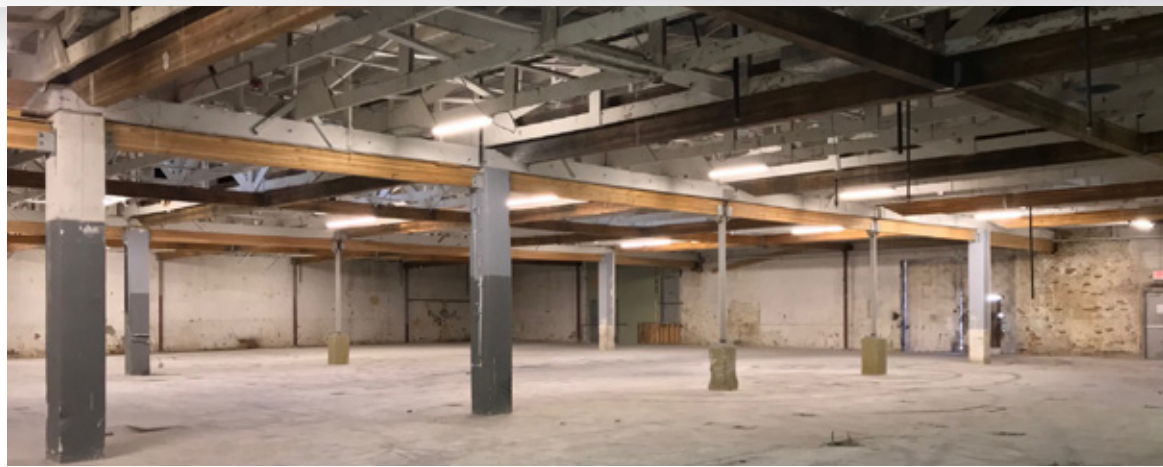


**402** SOUTH  
ST  
PHOENIX, AZ



**CREATIVE OFFICE SPACE AVAILABLE  
±9,062 RSF AVAILABLE FOR LEASE**



**CBRE**



## CREATIVE OFFICE SPACE



ONE-STORY CREATIVE OFFICE SPACE  
DIVISIBLE TO ±9,062 RSF



BOW TRUSS ROOF, EXPOSED BRICK WALLS,  
AND LARGE AMOUNTS OF NATURAL LIGHT



PROMINENT EXTERIOR  
SIGNAGE AVAILABLE



ABILITY TO ADD  
MEZZANINE SPACE

## LOCATION FEATURES



LOCATED IN DOWNTOWN PHOENIX  
WAREHOUSE DISTRICT



OVER 100 RESTAURANTS WITHIN  
A TWO-MILE RADIUS



19 HOTELS WITHIN TWO MILES



CLOSE TO 100+  
CORPORATE NEIGHBORS



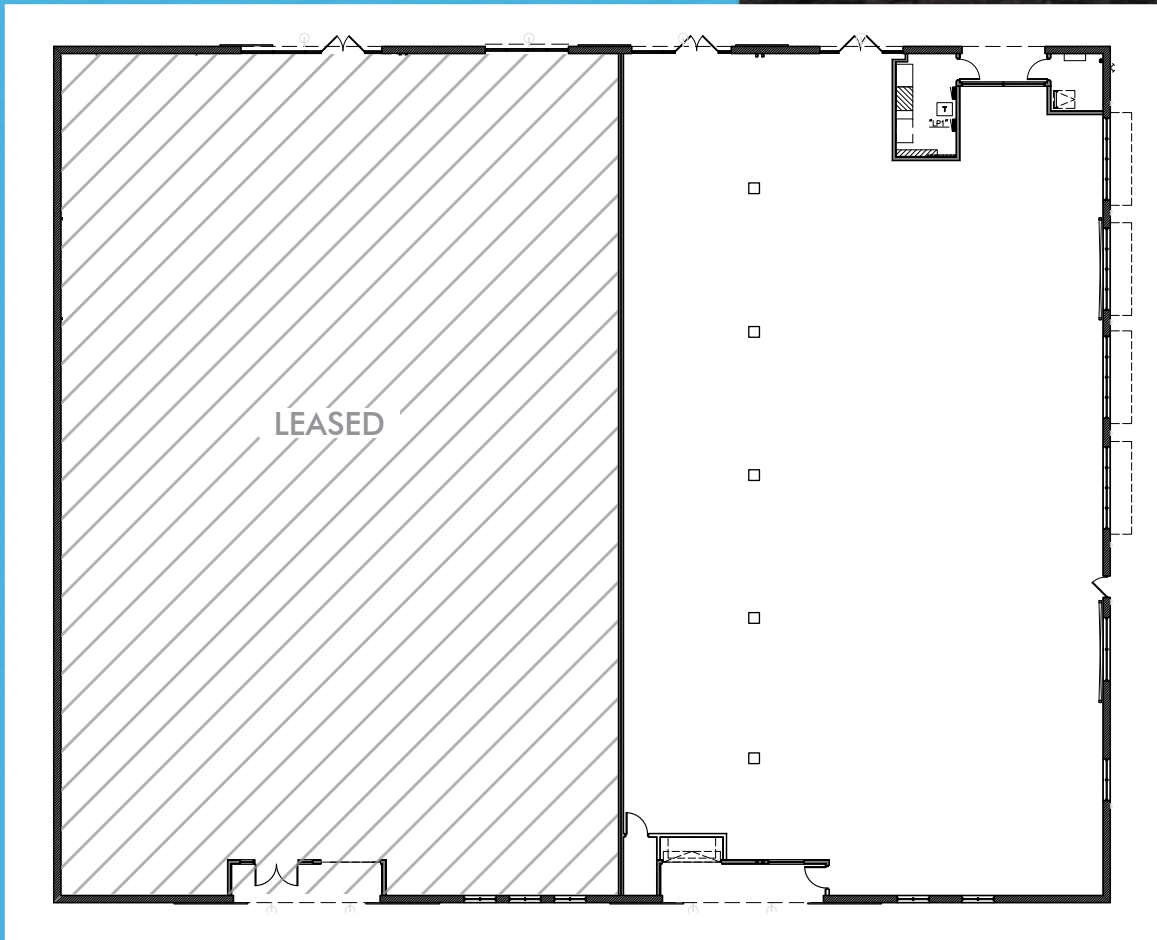
ENTERTAINMENT VENUES:

- CHASE FIELD
- TALKING STICK RESORT ARENA
- COMERICA THEATRE
- CRESCENT BALLROOM
- STAND UP LIVE
- VALLEY BAR
- HERBERGER THEATRE
- ARIZONA SCIENCE CENTER
- PHOENIX ART MUSEUM
- BENTLEY GALLERY



±9,062 RSF AVAILABLE

## FLOOR PLAN



 NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE



# AREA AMENITIES

## LEASING BROKERS

### COREY HAWLEY

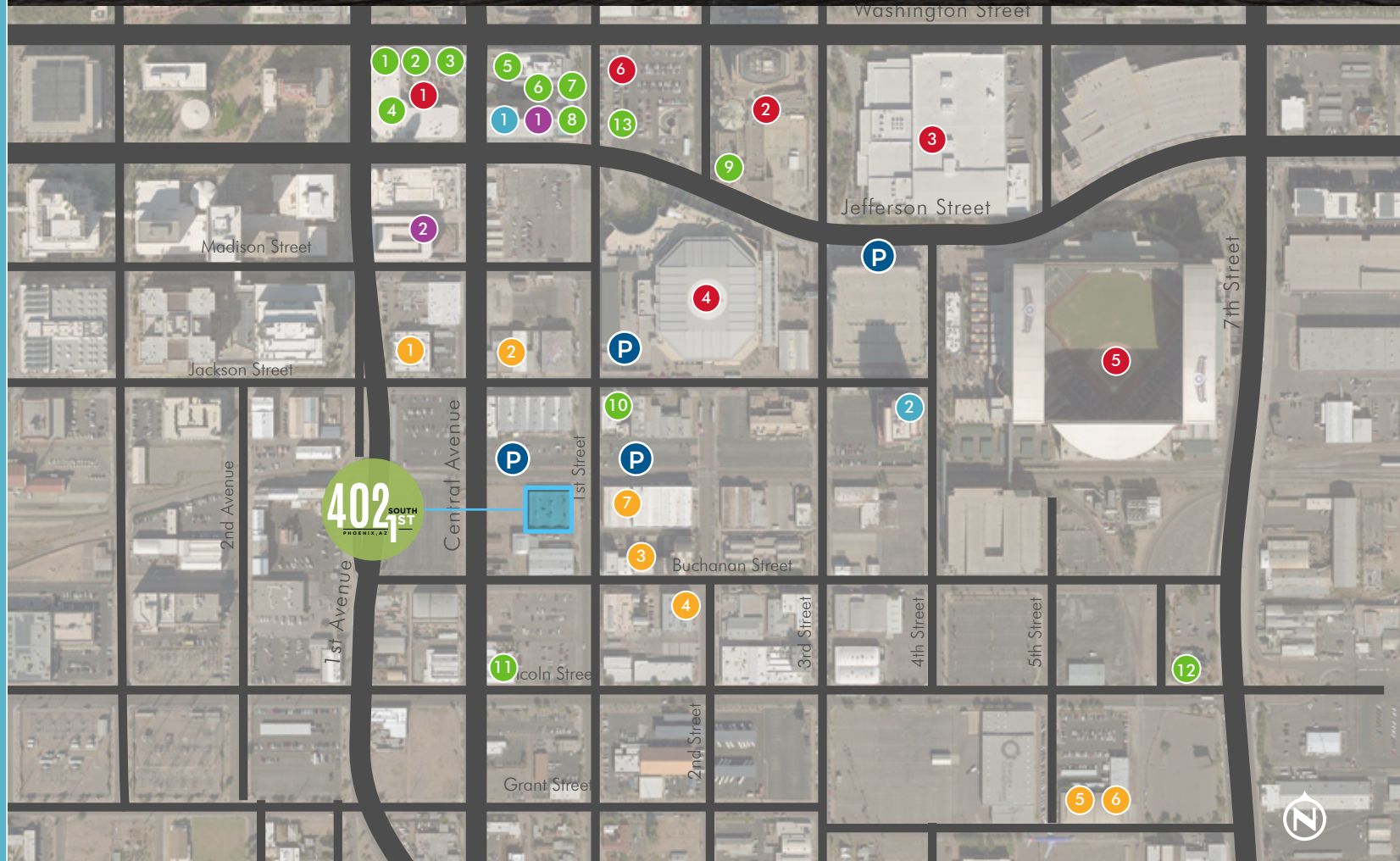
First Vice President  
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### ● ATTRACTIONS

1. CityScope
2. Collier Center
3. Phoenix Convention Center
4. Talking Stick Resort Arena
5. Chase Field
6. Block 23 at CityScope

### ● RESTAURANTS

1. Chipotle
2. Jimmy John's
3. Copper Blues
4. Starbucks
5. Potbelly Sandwiches
6. Breakfast Club
7. The Strand
8. Arrogant Butcher
9. Hard Rock Café
10. Cooperstown
11. The Duce
12. Tee Pee Tap Room
13. Fry's Marketplace

### ● TECH COMPANIES

1. Moses Inc
2. Dudley Ventures
3. CCBG Architects
4. R&R Partners
5. WebPT
6. Galvanize
7. STC

### ● MULTIFAMILY HOUSING

1. Residences at CityScope
2. Summit at Copper Square

### ● HOTELS

1. Hotel Palomar
2. Luhrs Marriott



## RESTAURANTS



STARBUCKS



## NEIGHBORS



DudleyVentures

