



24TH AT CAMELBACK

2375 EAST CAMELBACK ROAD, PHOENIX, ARIZONA

RENOVATIONS COMING!

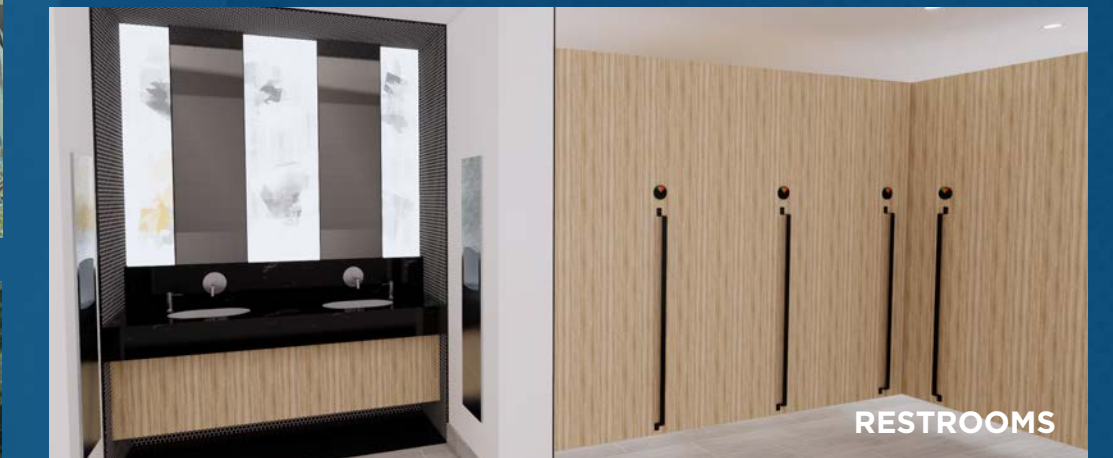
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OVERVIEW

This is where world-class architecture is coupled with best-in-market features. This project's sustainability features, sophisticated design and management services attract top tenants.

RENOVATIONS COMING





NOT TO SCALE

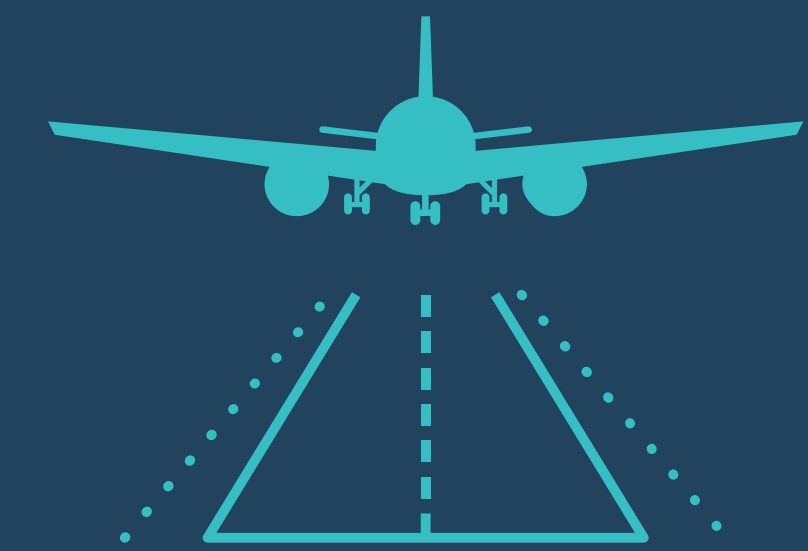
24TH STREET AND CAMELBACK

IN THE MIDDLE

As one of the nation's fastest growing regions for the last several decades, Phoenix now stands as the nation's 12th largest MSA with an estimated 4.5 million residents.



CONNECTED TO ALL MAJOR FREEWAYS



MINUTES FROM SKY HARBOR



CENTRALLY LOCATED



FLOWER CHILD



POSTINO



hopdoddy
BURGER BAR



Matt's
BIG
BREAKFAST



THE HENRY



nook



ARTIZEN
CRAFTED AMERICAN KITCHEN



HILLSTONE

THE NEW CAMELBACK CORRIDOR

THE MACINTOSH

BUCK & RIDER

CHESTNUT
FINE FOODS & PROVISIONS

THE parlor

DUNKIN'
DONUTS

POTBELLY
SANDWICH SHOP

scramble
a breakfast joint

CHELSEA'S KITCHEN

Zambra

THE GLADLY

Snooze
AN A.M. EATERY

nook

BLANCO
TACOS + TEQUILA

O.H.S.O.
EATERY + nano BREWERY

THE LITTLE WOODY

6,805

MULTIFAMILY UNITS

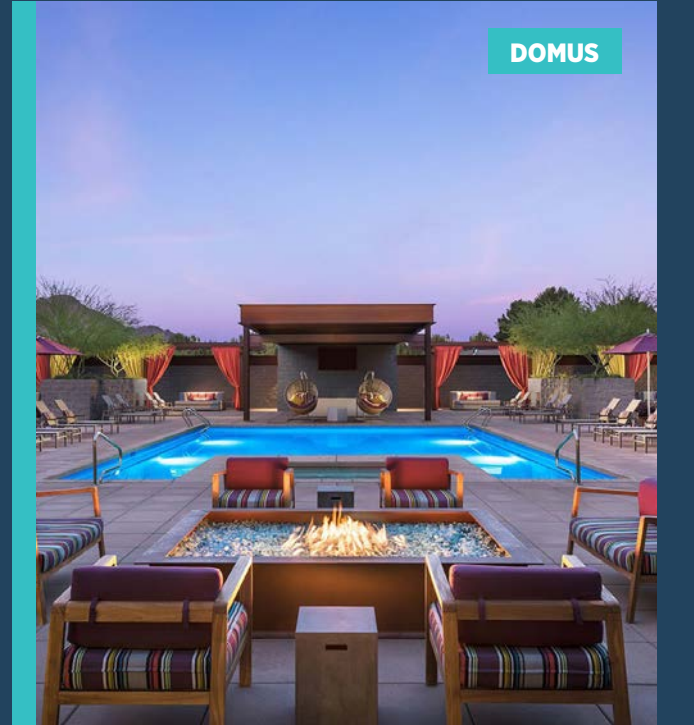
6,805 CLASS A UNITS WITHIN 3 MILES
1,848 UNITS CURRENTLY UNDER CONSTRUCTION



THE ANGELA



BILTMORE AT CAMELBACK



DOMUS



24TH AT CAMELBACK

75

WALKSCORE

AVERAGE PHOENIX WALKSCORE: 40

24TH AT CAMELBACK

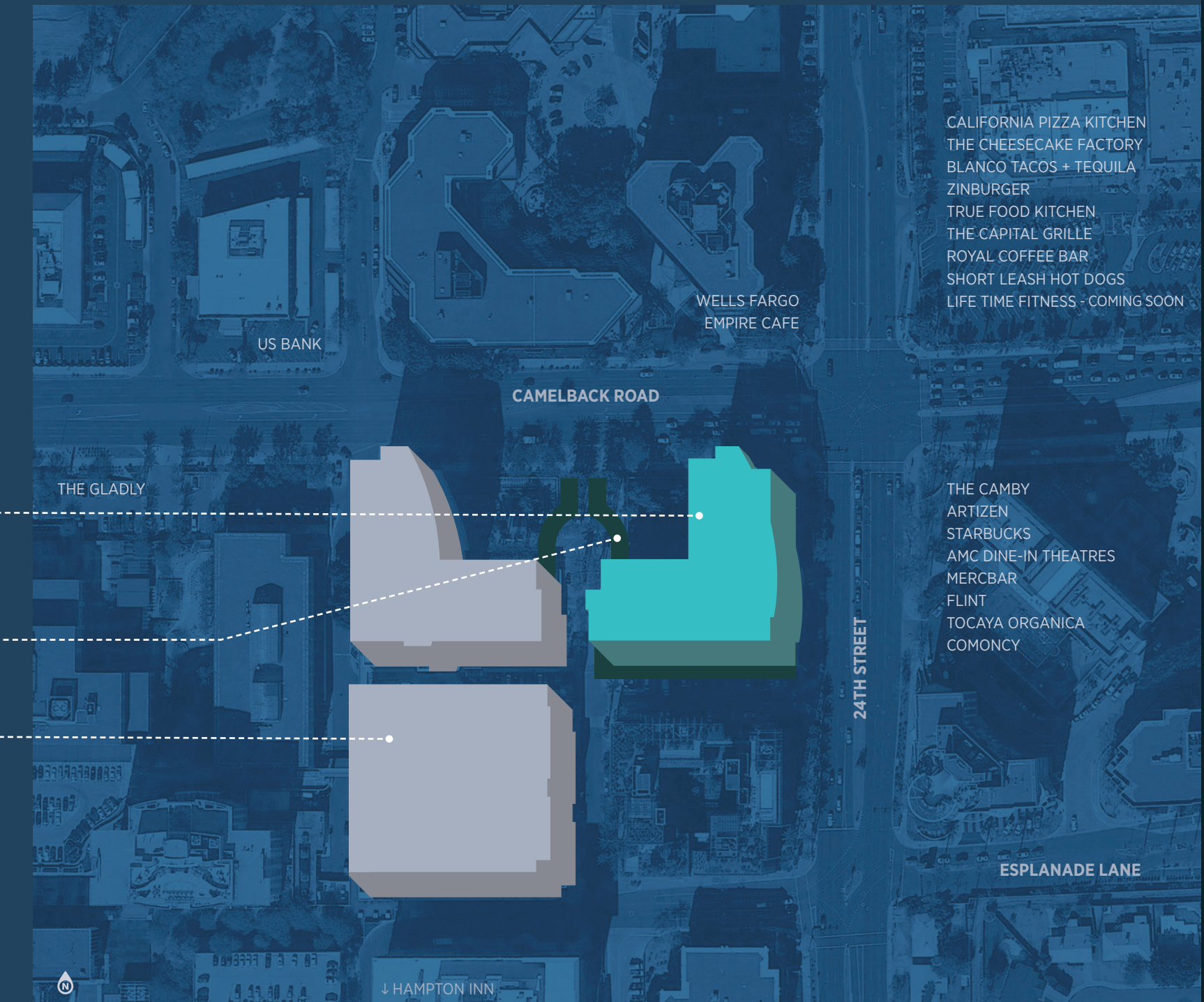
Corner location walkable to dozens of amenities.

VISITOR PARKING

Short-term and long-term spaces available.

PARKING GARAGE

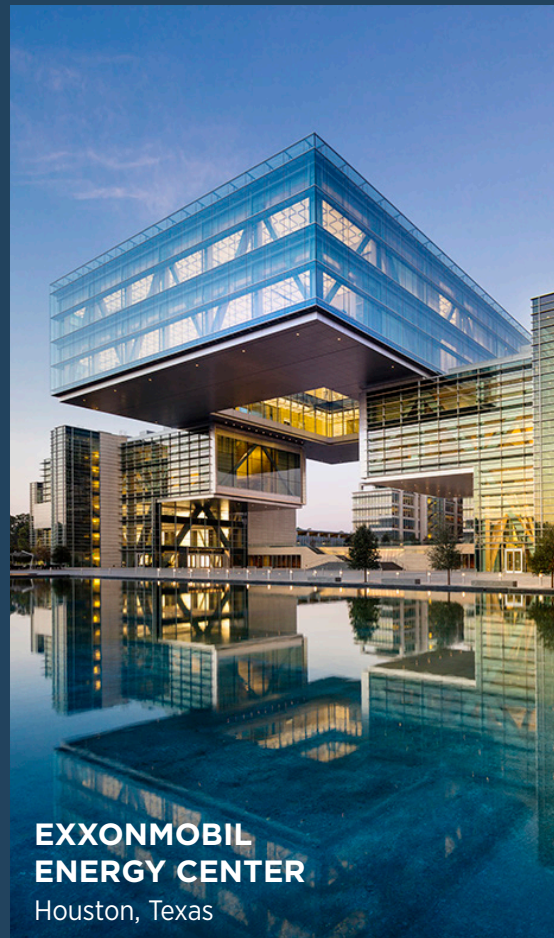
Ground floor contains more visitor parking. Reserved & unreserved tenant parking throughout.



ARCHITECT

PICKARD CHILTON

Designed by international architectural firm, Pickard Chilton, 24th at Camelback features sweeping horizontal planes, powerful geometry and careful attention to detail.



THE BUILDING

THE BUILDING

- + Two floor-by-floor, water-cooled DX units
- + Telecommunications provided by Cox Communications, XO Communications, Cogent and Level 3
- + Superior levels of broadband internet connectivity
- + On-site security guard 24/7
- + Six main passenger elevators
- + Outdoor meeting areas
- + Expanded visitor parking
- + New fitness center
- + On-site restaurant

SUSTAINABILITY FEATURES

- + Single-stream recycling program
- + High efficiency fixtures to increase water efficiency
- + Occupancy sensors in all elevators
- + Green cleaning program
- + Smart water-reducing irrigation timers

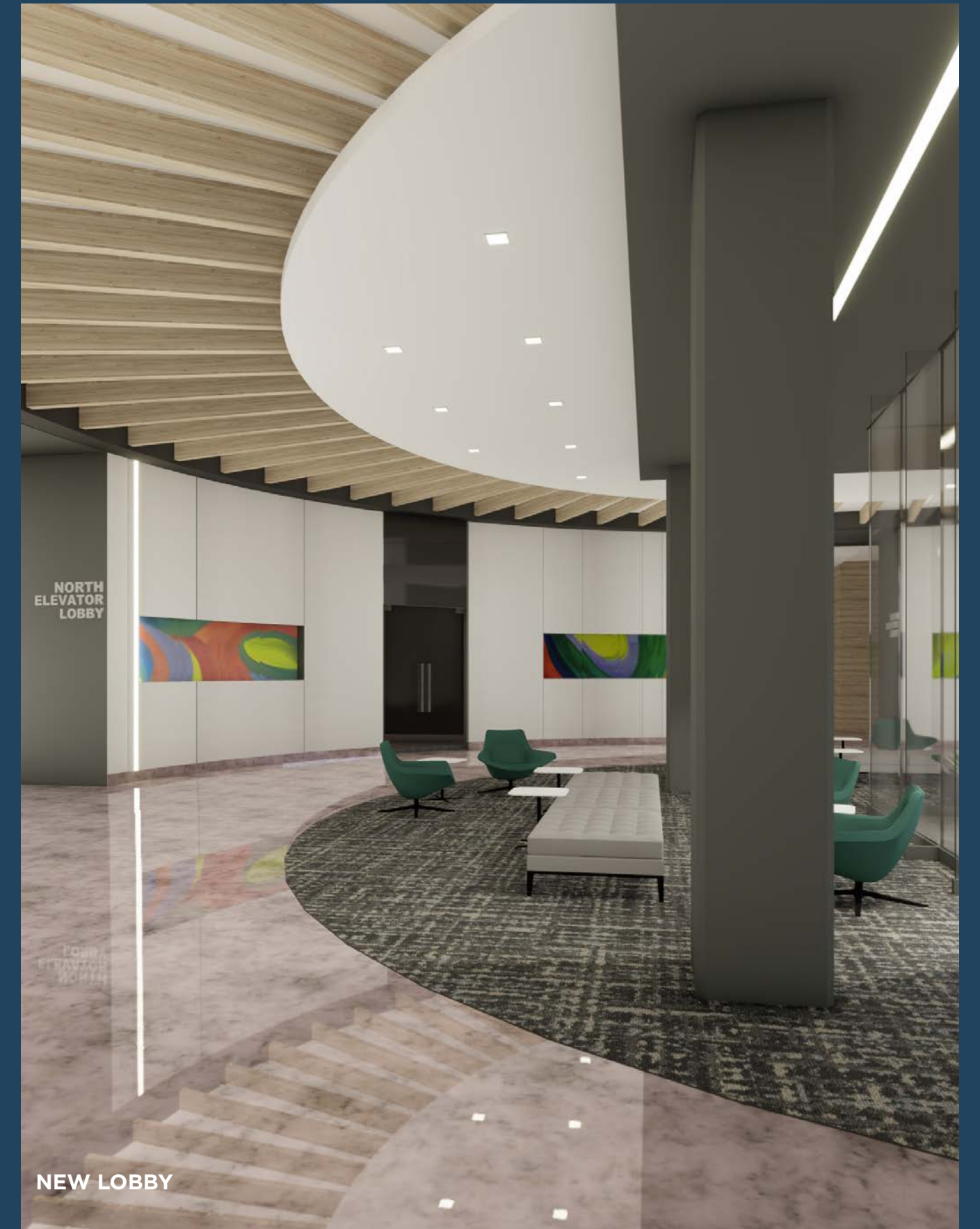


MAJOR TENANTS

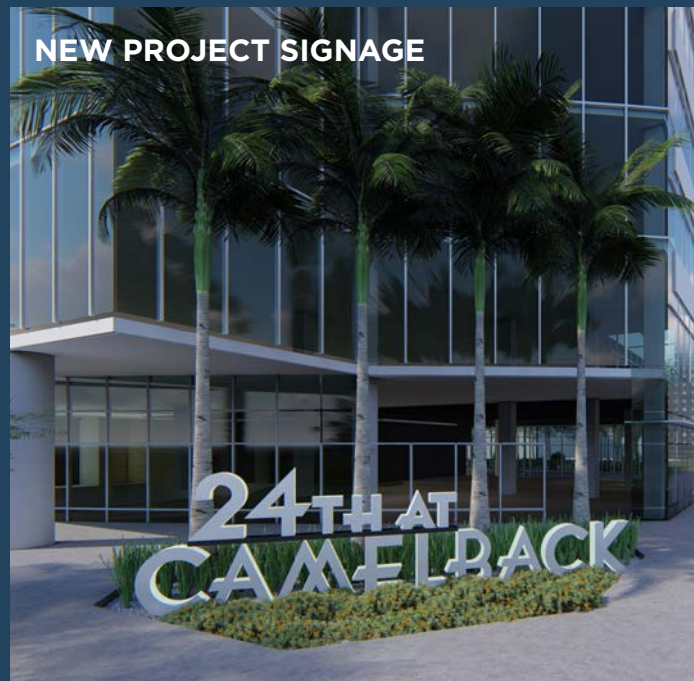




NEW NORTH ELEVATOR LOBBY



NEW LOBBY



NEW PROJECT SIGNAGE



NEW OUTDOOR PLAZA



EXISTING UPGRADED FITNESS CENTER WITH SHOWERS

BEST LOBBY ON CAMELBACK

LIGHTS AND LINES

The circular lobby, which connects the dual elevator cores, is finished with Fiore del Pesco marble and beautiful, heavy embossed, bonded quartz white paneling.





STUNNING SPEC SUITES

MOVE-IN READY CREATIVE SPACE

The building features an inventory of well-designed and open-styled spec suites ranging in size. Each have been delivered with high quality materials & standards.



DEVELOPER

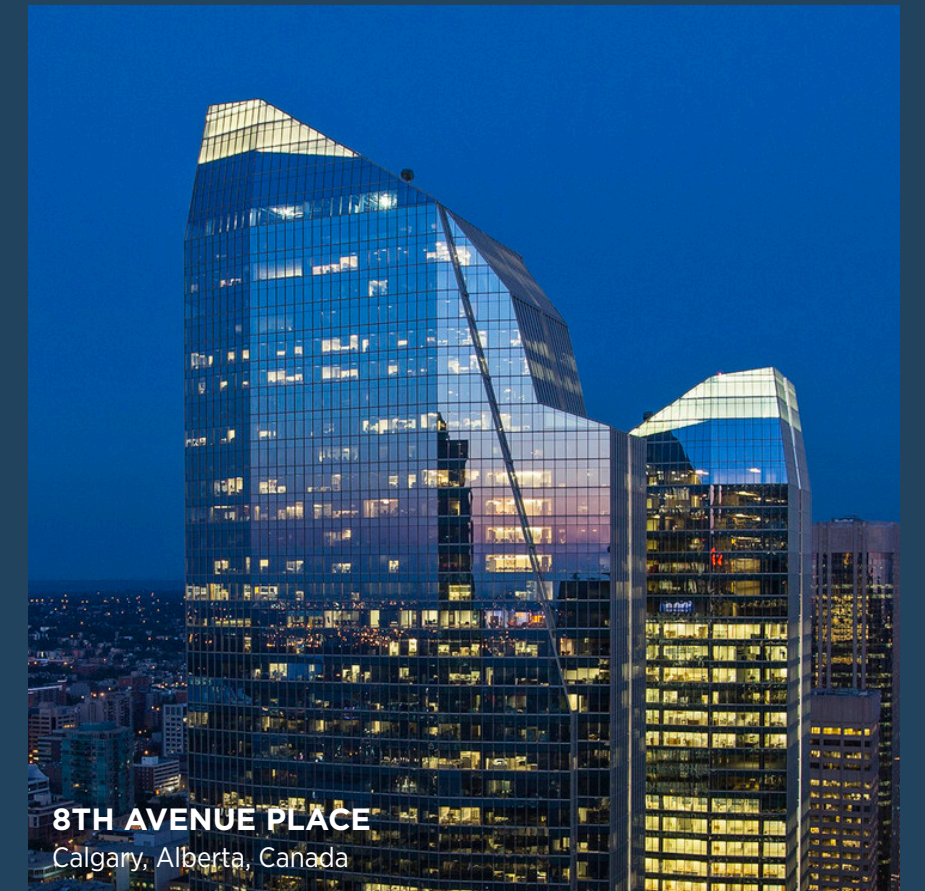
Hines

DEVELOPER & PROPERTY MANAGER

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 182 cities in 20 countries and \$89.1 billion of assets under management—including \$42.5 billion for which Hines provides fiduciary investment management services and \$46.6 billion for which Hines provides third-party property-level services.



53W53
New York, New York



8TH AVENUE PLACE
Calgary, Alberta, Canada



CRYSTAL BRIDGES
Bentonville, Arkansas



RIVER POINT
Chicago, Illinois

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FOR MORE INFORMATION, PLEASE CONTACT

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OWNERSHIP



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