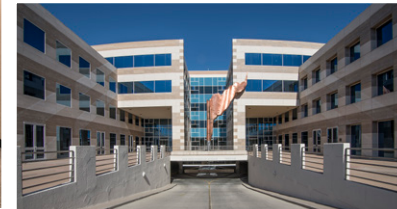
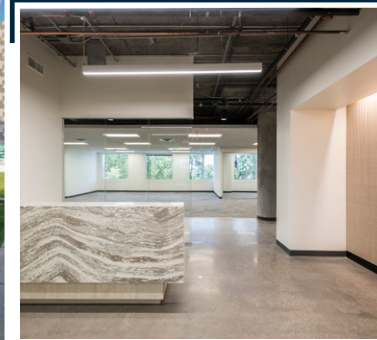
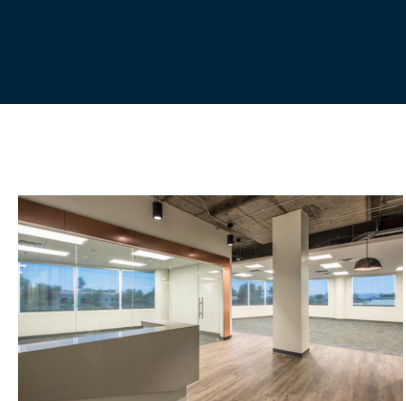




MISSOURI FALLS

# AN URBAN OFFICE EXPERIENCE



OWNED BY:

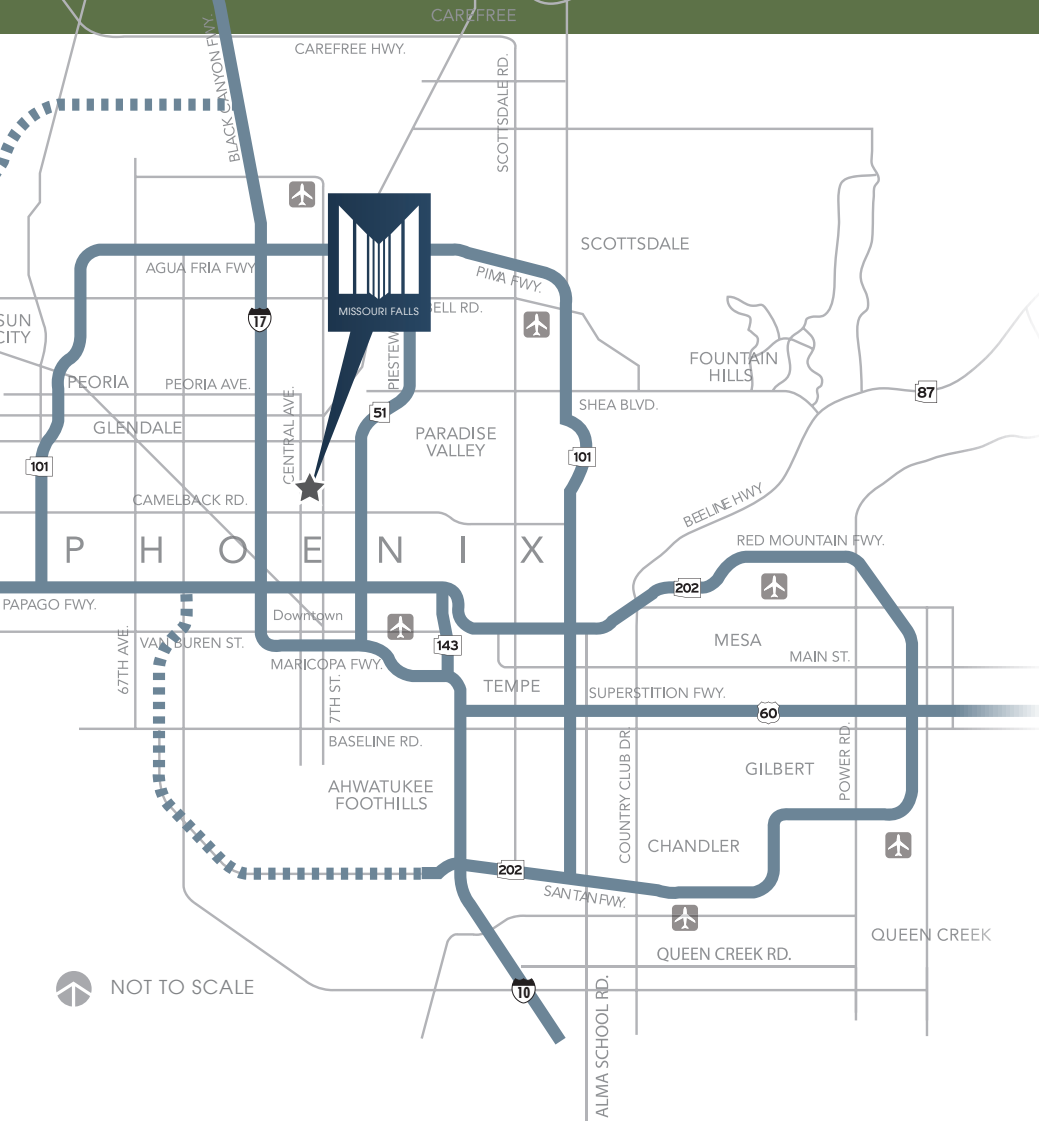


**El Dorado**  
Holdings, Inc.

645 EAST MISSOURI AVENUE, PHOENIX, ARIZONA 85012  
[www.missourifalls.com](http://www.missourifalls.com)

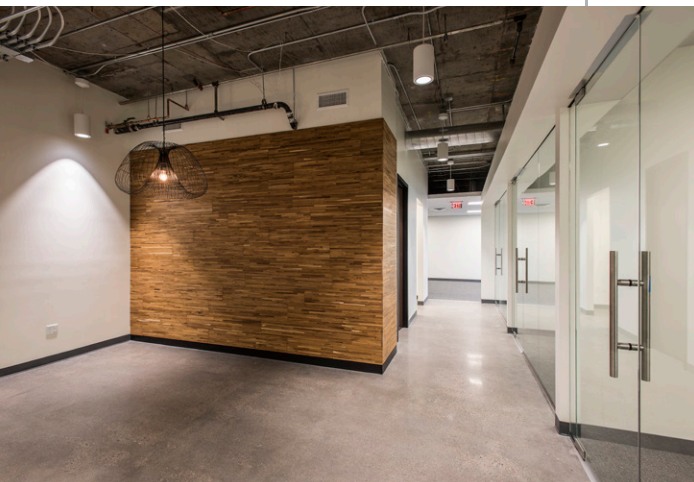
PROFESSIONALLY MANAGED BY:



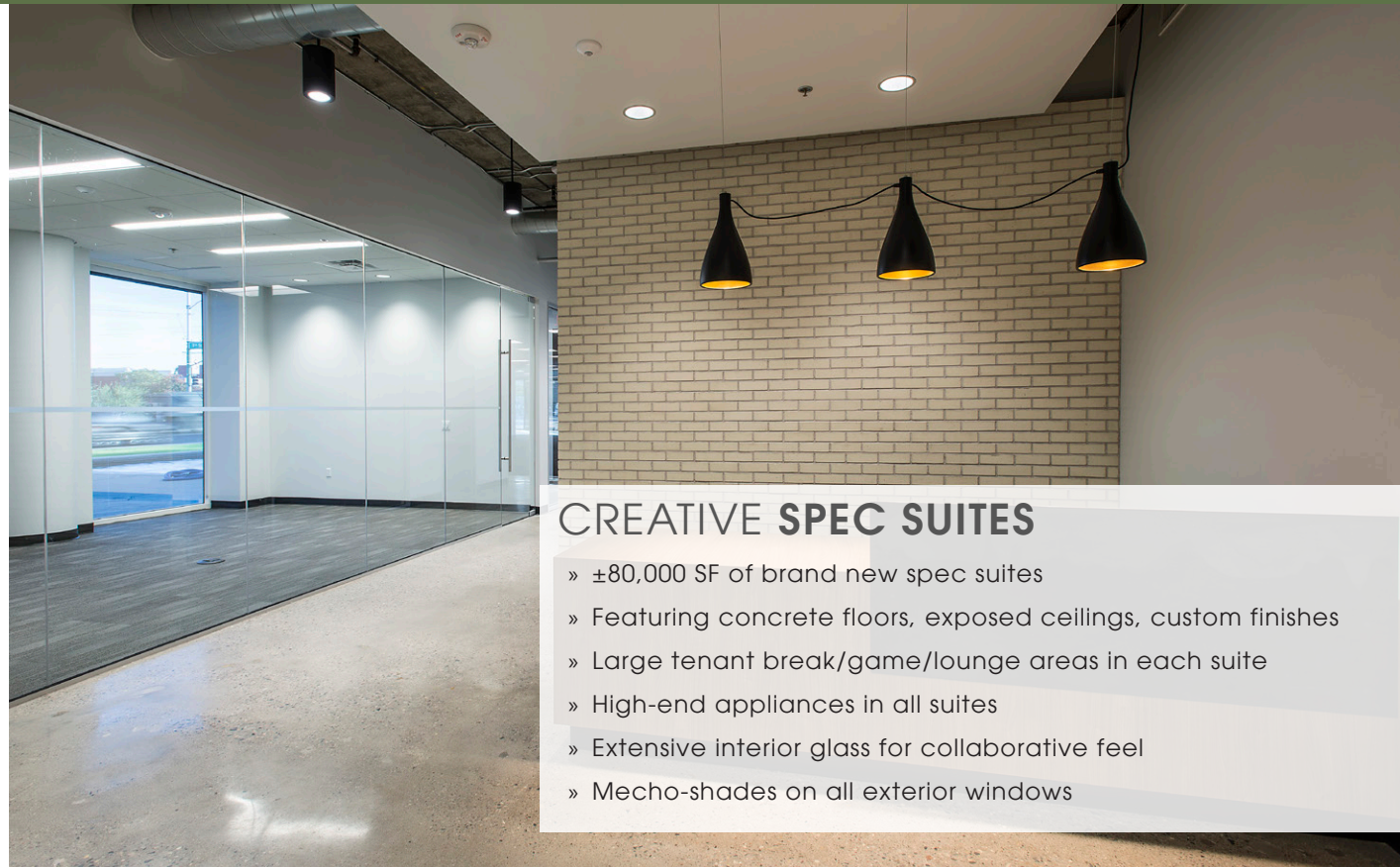


## PROPERTY FEATURES

- » ±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

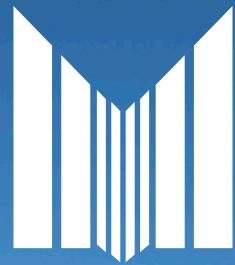
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FLOWER CHILD  
HEALTHY FOOD FOR A HAPPY WORLD







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](http://www.missourifalls.com)

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