

THE ESPLANADE




A modern glass skyscraper stands at a city intersection, surrounded by palm trees and streetlights. The entire scene is overlaid with a semi-transparent teal color. The text "SPEND THE Best PART OF YOUR DAY HERE." is centered over the building. "Best" is written in a white script font, while the other words are in a black serif font. A thick black horizontal line is positioned below the text.

SPEND THE
Best PART OF
YOUR DAY HERE.

COLLABORATIVE
EXCELLENCE

DEFINED *at*
PHOENIX'S PREMIER
MIXED-USE CAMPUS






E xplore all the exciting new developments at Phoenix's premier mixed-use campus located in the heart of the Biltmore/Camelback Corridor.

E levate your expectations at The Esplanade. Surround yourself with world-class shopping and dining. Enjoy the convenience of 6 hotels, easy airport and freeway access.

E xperience the live/work/play lifestyle with nearby luxury homes and high-rise living.



We've enhanced the essence of The Esplanade with artfully crafted communal areas, modern shade structures and a completely refreshed retail mix creating an innovative urban environment.

CONTEMPORARY *and* VIBRANT



Outdoor OASIS

Enjoy a variety of vibrant outdoor courtyards, alfresco dining and fluid indoor/outdoor spaces that bring people together to collaborate and innovate.



Renovated LOBBIES

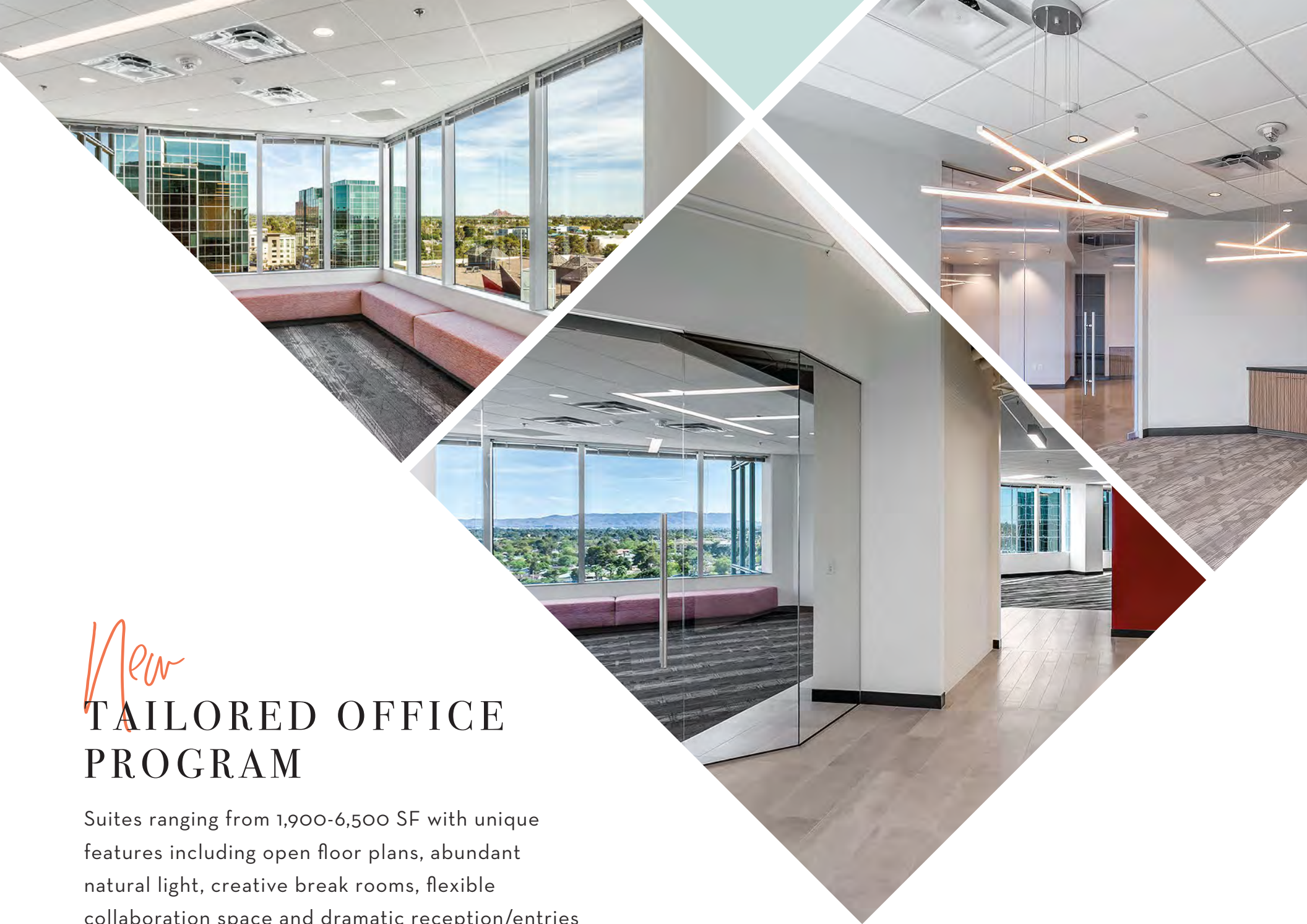
Modern yet timeless, soaring and marble-lined lobbies make a striking impression.



E-CENTER

The Esplanade's E-Center offers high-tech conferencing and event space for up to 120 people featuring a 165" HD projection screen, video wall and all the latest wireless audio and visual equipment. This comfortably modern indoor/outdoor event space opens up by sliding glass doors to a shaded lounge-style patio perfect for parties and cocktail mixers.





New
**TAILORED OFFICE
PROGRAM**

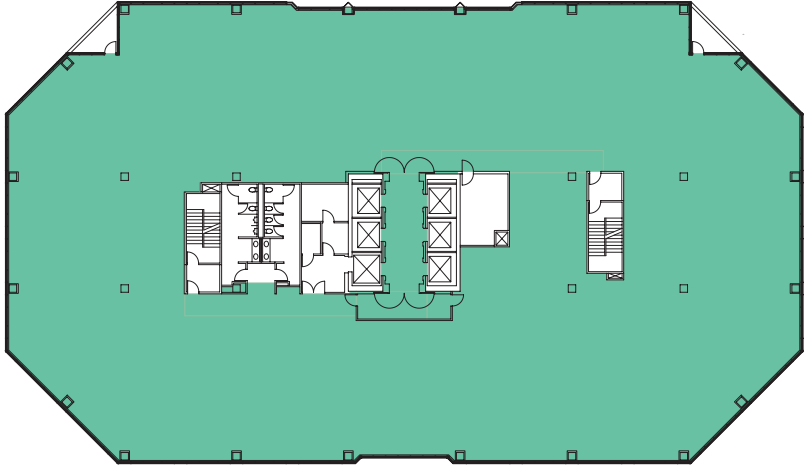
Suites ranging from 1,900-6,500 SF with unique features including open floor plans, abundant natural light, creative break rooms, flexible collaboration space and dramatic reception/entries are now available.

TYPICAL FLOOR PLATES

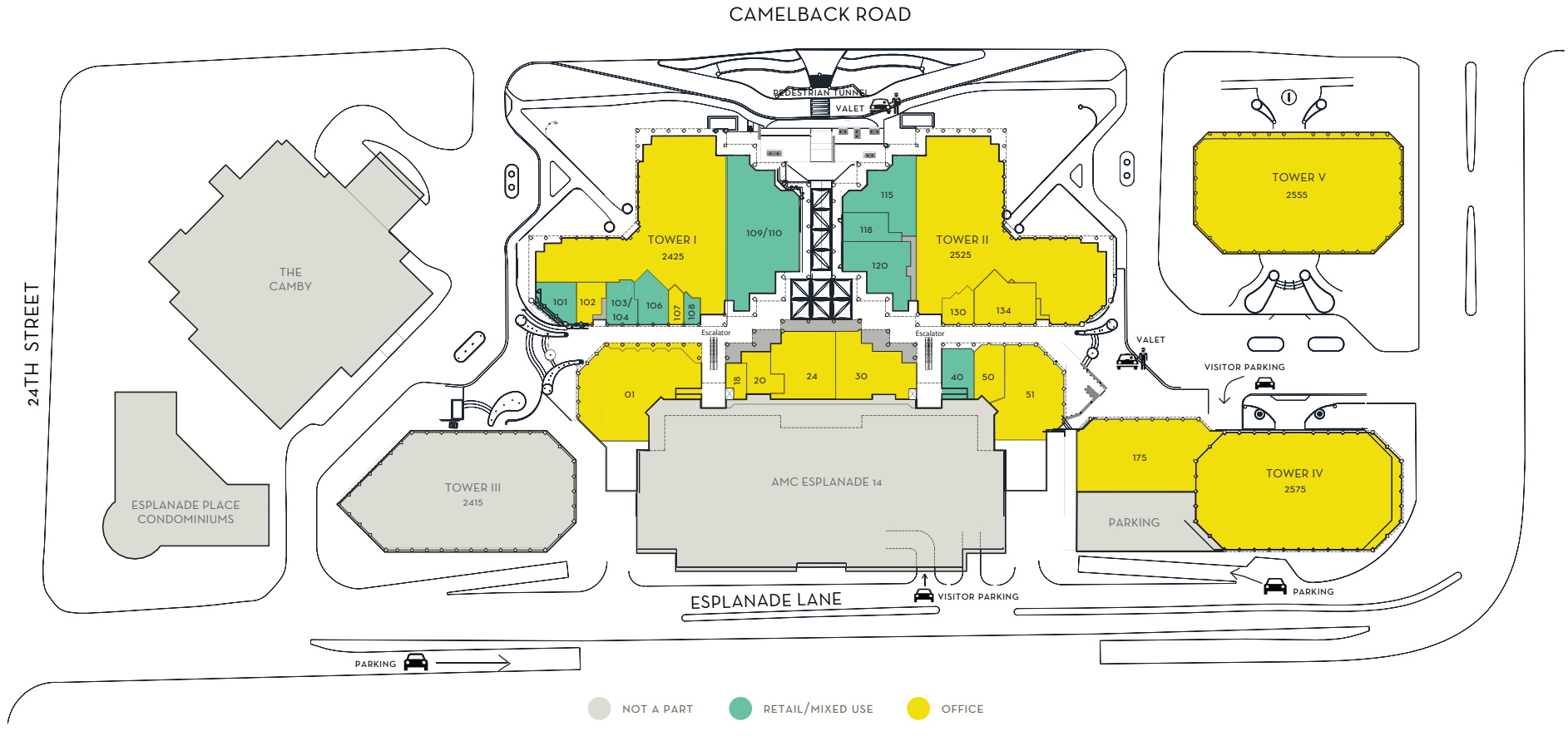
TOWER I & II



TOWER IV & V



SITE PLAN



BUILDING ADDRESSES

ESPLANADE I 2425 EAST CAMELBACK ROAD

ESPLANADE IV 2575 EAST CAMELBACK ROAD

ESPLANADE II 2525 EAST CAMELBACK ROAD

ESPLANADE V 2555 EAST CAMELBACK ROAD

WHERE *innovative* WORK MEETS *dynamic* LIFESTYLE

Located in the heart of Phoenix's desirable Biltmore neighborhood, enjoy access to world-class dining, shopping, resorts, golf, and more. A dedicated pedestrian tunnel directly connects The Esplanade with the upscale Biltmore Fashion Park.



6 HOTELS

**6 ONSITE
RESTAURANTS**

40 RESTAURANTS

and **2 GOLF COURSES**

WITHIN ONE MILE

PHOENIX MOUNTAINS PRESERVE

ECHO CANYON RECREATION AREA

CHOLLA TRAILHEAD

ARIZONA BILTMORE HOTEL

CAMELBACK MOUNTAIN

ARIZONA CANAL

OLD TOWN SCOTTSDALE
15 MINUTE DRIVE

ARIZONA BILTMORE GOLF CLUB

PHOENIX MOUNTAINS
12 MINUTE DRIVE
24TH ST

SAFeway
TWISTED GROVE
HAVA JAVA

KEGAN'S GRILL
BANK OF AMERICA
DONO VANS
STEAK AND CHOP HOUSE
JONES LANG LASALLE
HOME SMART

GRAND CANYON TITLE AGENCY
MIDFIRST BANK

EMBASSY SUITES
OMAHA STEAK HOUSE
CHASE BANK
HILLSTONE RESTAURANT

MERRILL LYNCH
UBS
CUSHMAN AND WAKEFIELD

BILTMORE AT CAMELBACK APARTMENTS
CBRE
GALLAGHER & KENNEDY

BILTMORE
MACY'S
WILLIAMSON
SONOMA
POTTERY BARN
NORRIS
J. CREW
TRUE FOOD KITCHEN
R. ALDI
LAUREN
CAMELBACK RD

WELLS FARGO
STARBUCKS
OPUS

ALLIANCE RESIDENTIAL
MERC BAR
TIFFANY & BOSCO

AMC THEATRE

THE CAMBY
THE BEES KNEES
ARTIZEN

THE ESPLANADE

WELLS FARGO
FARMHOUSE CRAIG
ARRIBA MEXICAN GRILL
BBVA COMPASS
COST PLUS
WORLD MARKET
US BANK
COLLIERS INTERNATIONAL
ARMADILLO GRILL
THE PARLOR PIZZERIA
MORGAN STANLEY
GRANT THORNTON LLP
MARCUS MILICHAR
NORTH FERN
TRUST

THE GLADLY
CISCO SYSTEMS
POTBELLY SANDWICH CAFE RIG
COURTYARD BY MARRIOTT

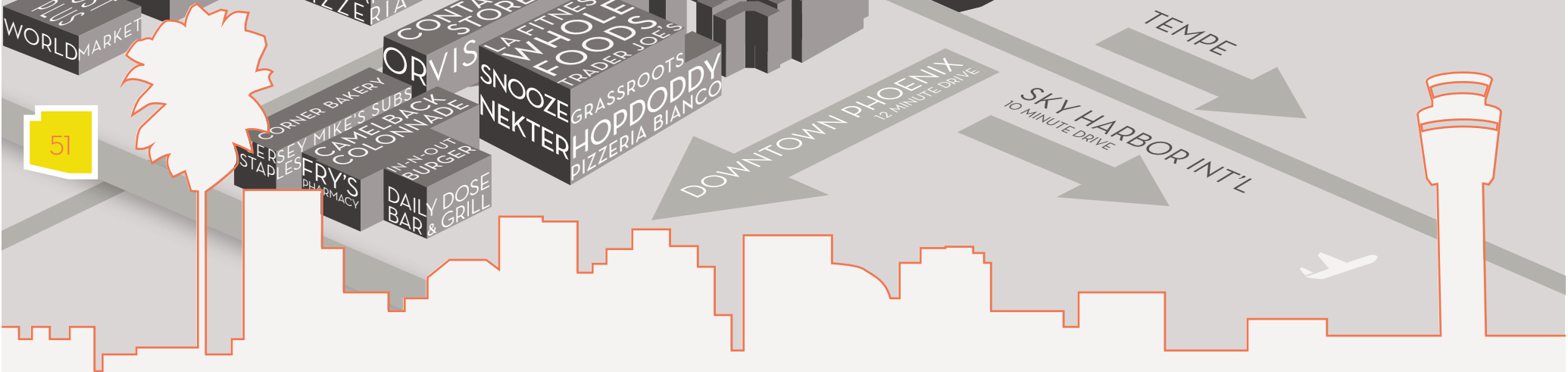
ORVIS
LA FITNESS
WHOLE FOODS MARKET
TRADER JOE'S
SNOOZE NEKTER
GRASSROOTS
HOPDODDY
PIZZERIA BIANCO
CORNER BAKERY
MIKE'S SUBS
CAMELBACK COLONNADE
IN-N-OUT BURGER
FRY'S PHARMACY
DAILY DOSE BAR & GRILL

DOWNTOWN PHOENIX
12 MINUTE DRIVE

SKY HARBOR INT'L
10 MINUTE DRIVE

TEMPE

51



at THE ESPLANADE

E-Center

Starbucks Coffee

The Camby Hotel

Bees Knees at The Camby

Artizen Restaurant at The Camby

Tocaya Organica

FLINT by Baltaire

Comoncy

Project Center Printing

Optical Expressions

City Market Deli

On-Site Banking

AMC Theatres

MercBar



DEMOGRAPHICS



POPULATION 2018

138,942



POPULATION 2023

149,882

7.9% GROWTH

± 8,561

BUSINESS ENTITIES DRIVE AN
ATMOSPHERE OF THRIVING COMMERCE

\$426,955

ESTIMATED AVERAGE HOME VALUE
WITHIN ONE SQUARE MILE



HOUSEHOLDS 2018

61,352



HOUSEHOLDS 2023

66,274

8.0% GROWTH

\$78,030

AVERAGE HOUSEHOLD INCOME

± 5,923

NEW APARTMENT UNITS BUILT WITHIN
A 3-MILE RADIUS OVER THE PAST 3 YEARS

*All within a 3-mile radius unless stated otherwise.



For LEASING INFORMATION

OFFICE

Brad Anderson

Executive Vice President

602.735.1713

Michael Strittmatter

Vice President

602.735.5512

Lauren Gilbert

Associate

602.735.5681

RETAIL

LeDonna Spongberg

First Vice President

602.735.5640



ESPLANADEPHX.COM