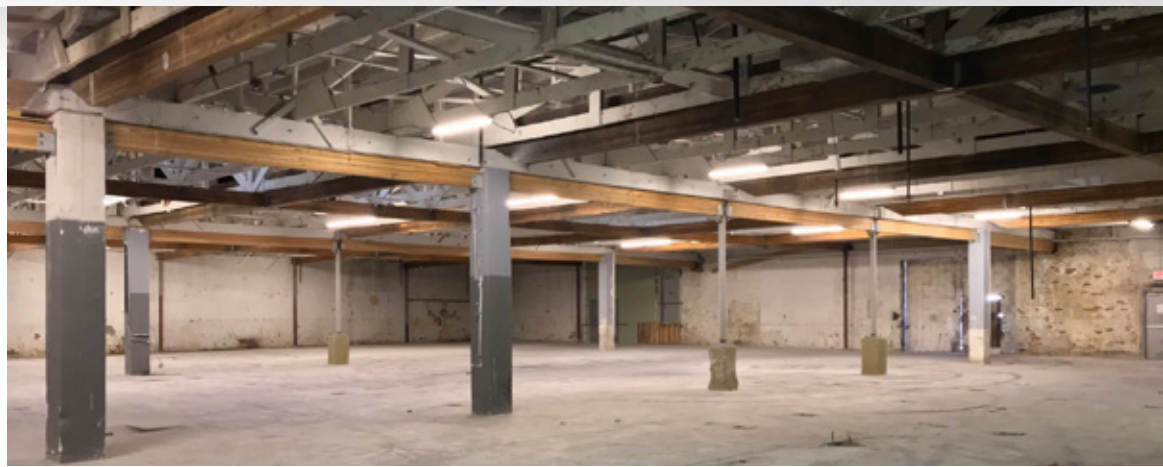


402 SOUTH
ST
PHOENIX, AZ



**CREATIVE OFFICE SPACE AVAILABLE
FOR LEASE ±18,225 RSF**



CBRE



CREATIVE OFFICE SPACE



FULL BUILDING OPPORTUNITY, ONE-STORY CREATIVE OFFICE SPACE TOTALING ±18,225 RSF DIVISIBLE TO ±6,000 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



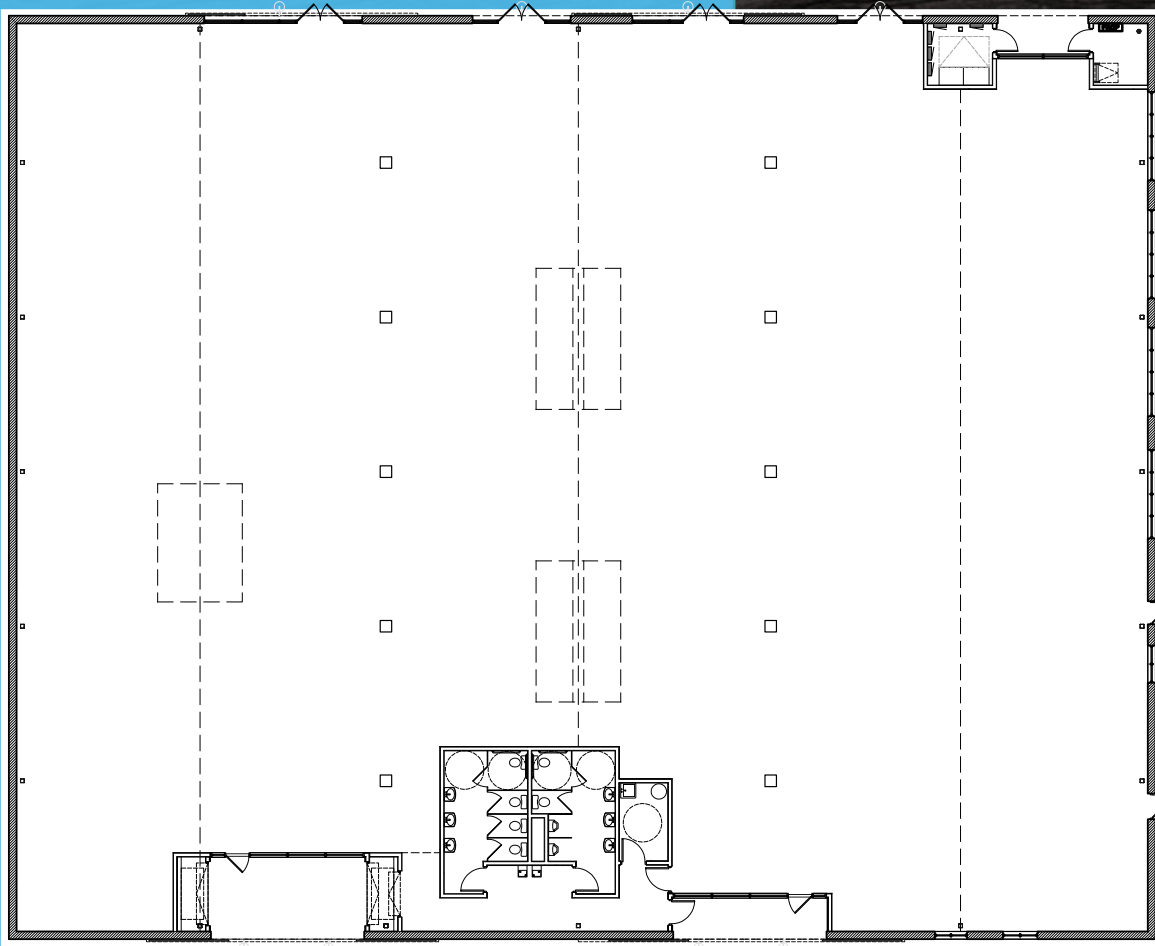
ENTERTAINMENT VENUES:

- 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



±18,225 RSF

FLOOR PLAN



NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE



AREA AMENITIES

LEASING BROKERS

COREY HAWLEY

First Vice President

602 735 1742

corey.hawley@cbre.com

JIMMY CORNISH

Associate

602 735 1741

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CBRE

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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 gouldevans



WebPT

DudleyVentures

