

2415 E. CAMELBACK ROAD, PHOENIX, AZ



# ESPLANADE III

CAMELBACK



**CH** | C-III Capital Partners

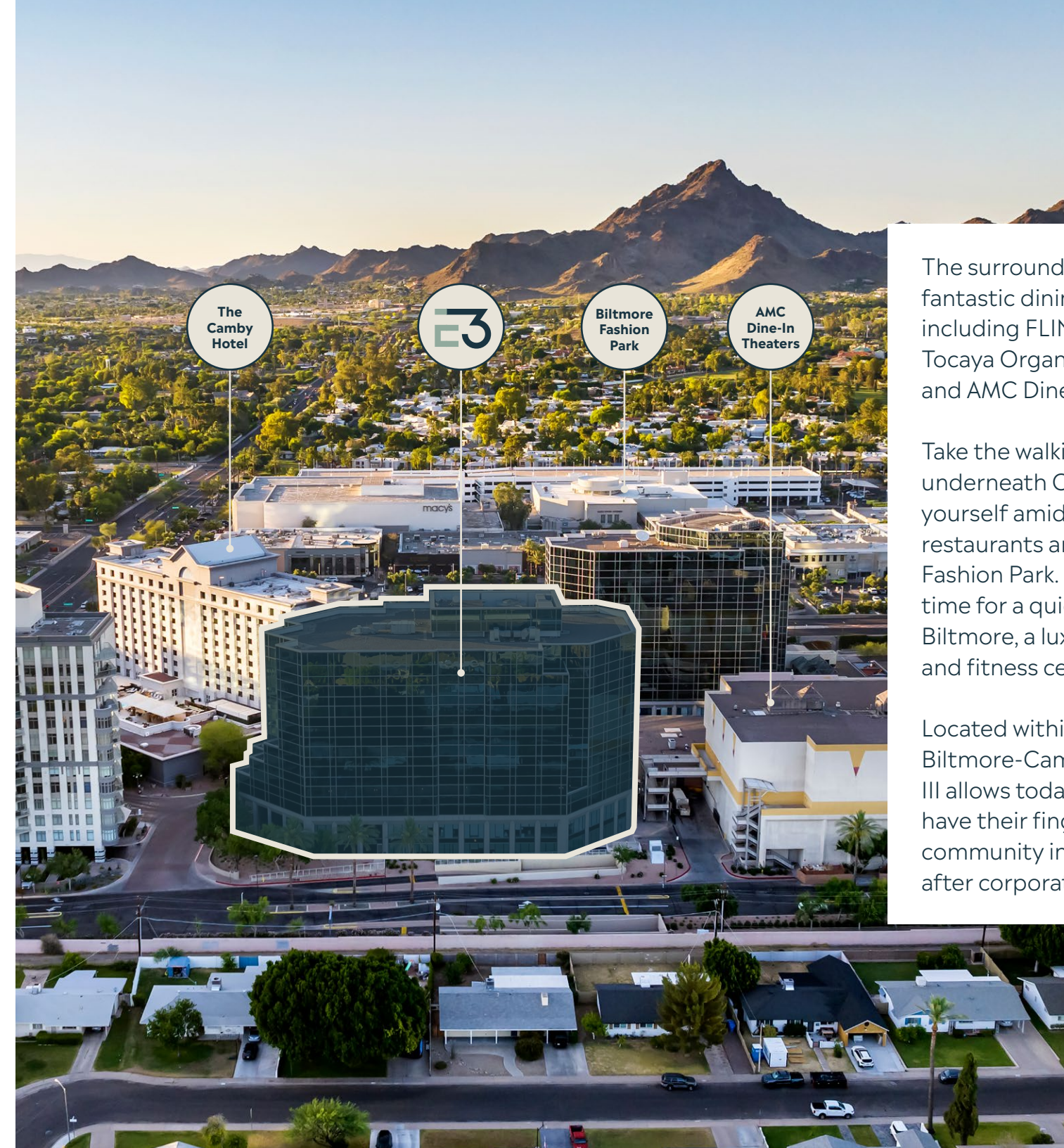
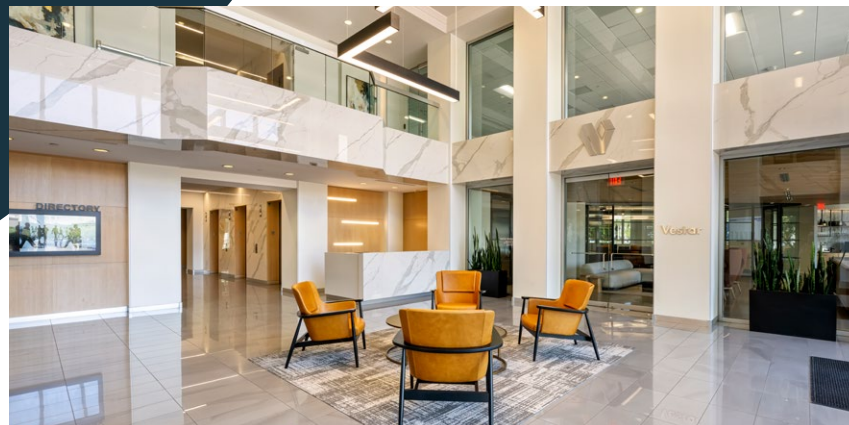
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# Central. Vibrant. Exemplary.

Located within the iconic Esplanade business campus, Esplanade III sits in the southwest corner and stands 10-stories tall.

This ±221,836 RSF Class A office building offers gorgeous panoramic views of Camelback Mountain and Piestewa Peak and is walking distance to unmatched dining and shopping amenities.



The surrounding campus is dotted with fantastic dining and cocktail options including FLINT by Baltaire, Merc Bar, Tocaya Organica, Comoncy, Little Pickle, and AMC Dine-In Theatres.

Take the walking bridge to the north underneath Camelback Road and find yourself amidst numerous high-end restaurants and shops at the Biltmore Fashion Park. Grab lunch or even make time for a quick workout at Life Time Biltmore, a luxurious health club, gym and fitness center.

Located within the heart of the Biltmore-Camelback Corridor, Esplanade III allows today's discerning tenant to have their finger on the pulse of a vibrant community in the city's most sought after corporate location.



# Build out your space or move in today.






**2,200 - 24,000 SF** Available  
**Shell and move-in ready suites**  
boutique suites to full floor options  
**±22,184 SF** typical floor







# Building Highlights

-  **±221,836**  
Total RSF
-  **10 Story**  
Class A office building
-  **3.0/1,000**  
Parking ratio
-  **Covered parking**  
or unreserved tenant parking
-  **Complimentary valet**  
and convenient visitor parking





# The Heart of Phoenix.

24th Street and Camelback

↙ **15 minutes**  
to Downtown Phoenix

↓ **10 minutes**  
to Sky Harbor  
International Airport

→ **15 minutes**  
to Downtown Scottsdale







# The Essence of Urban Elegance





# Walkable Amenities & Easy Commuting

## Dining

Artizen  
BISUTORO Sushi Bar Grill  
Blanco Cocina + Cantina  
Bobby-Q BBQ Restaurant and Steak-house  
Breakfast Club  
Café Zupas  
California Pizza Kitchen at Biltmore  
Chick-fil-A  
City Market Deli  
Cold Stone Creamery  
Comoncy  
First Watch  
FLINT by Baltaire

Greka Pita  
Hava Java  
Hillstone Restaurant  
Hopdoddy Burger Bar  
IHOP  
In-N-Out Burger  
Kura Revolving Sushi Bar  
Little Pickle  
Matt's Big Breakfast  
MercBar  
Miracle Mile Deli  
Nekter Juice Bar  
New York Pizza Dept.  
Noble Eatery

Original ChopShop  
Panera Bread  
Pizzeria Bianco  
Pomo Pizzeria - Biltmore  
Potbelly  
Press Coffee - Biltmore  
PROVISION  
Scramble  
Seasons 52  
Snooze, an A.M. Eatery  
Sushi 32  
Tarbell's  
The Buffalo Spot  
The Capital Grille

The Cheesecake Factory  
The Collins Small Batch Kitchen  
The Gladly  
The Macintosh  
The Parlor Pizzeria  
Tocaya Modern Mexican  
Torchy's Tacos  
True Food Kitchen  
Twin Peaks  
Wendy's  
Zinburger  
Zookz Sandwiches

## Shopping

Anthropologie  
Arhaus  
Athleta  
Aveda  
Banana Republic  
Best Buy  
Chico's  
Citrine Natural Beauty Bar  
Cornelia Park  
Everything But Water  
Floor & Decor  
Forever

Forever 21  
Fry's Food Stores  
J.Crew  
J.McLaughlin  
lululemon  
MAC Cosmetics  
Macy's  
Marshalls  
Michaels  
Molina Fine Jewelers  
My Little Peanut  
My Pet Market

My Sister's Closet  
Nordstrom Rack  
Old Navy  
Orvis  
PetSmart  
Pottery Barn  
Ralph Lauren  
Safeway  
Saks Fifth Avenue  
SEPHORA  
Soma

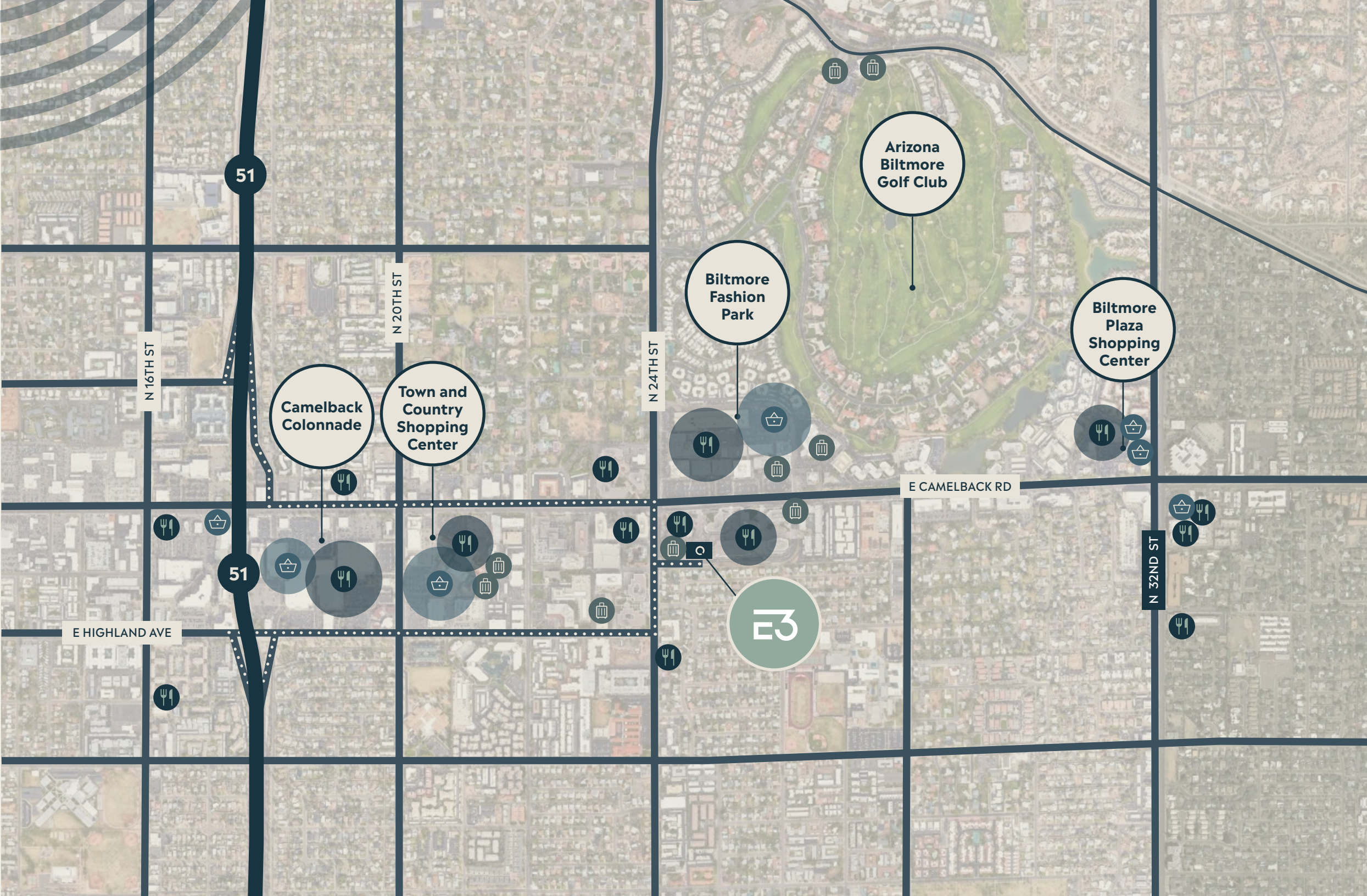
Tarbell's Wine Store  
The Clothierie  
The Container Store  
Total Wine & More  
Trader Joe's  
TUMI Store  
Ulta Beauty  
White House Black Market  
Whole Foods Market  
Williams-Sonoma

## Hotels and Fitness

AC Hotel by Marriott Phoenix Biltmore  
Arizona Biltmore Golf Club  
Arizona Biltmore, A Waldorf Astoria Resort

Embassy Suites by Hilton Phoenix Biltmore  
Hampton Inn Phoenix-Biltmore  
LA Fitness

Life Time  
Sonesta Select Phoenix Camelback  
The Camby, Autograph Collection







# The People

## Demographic Profile

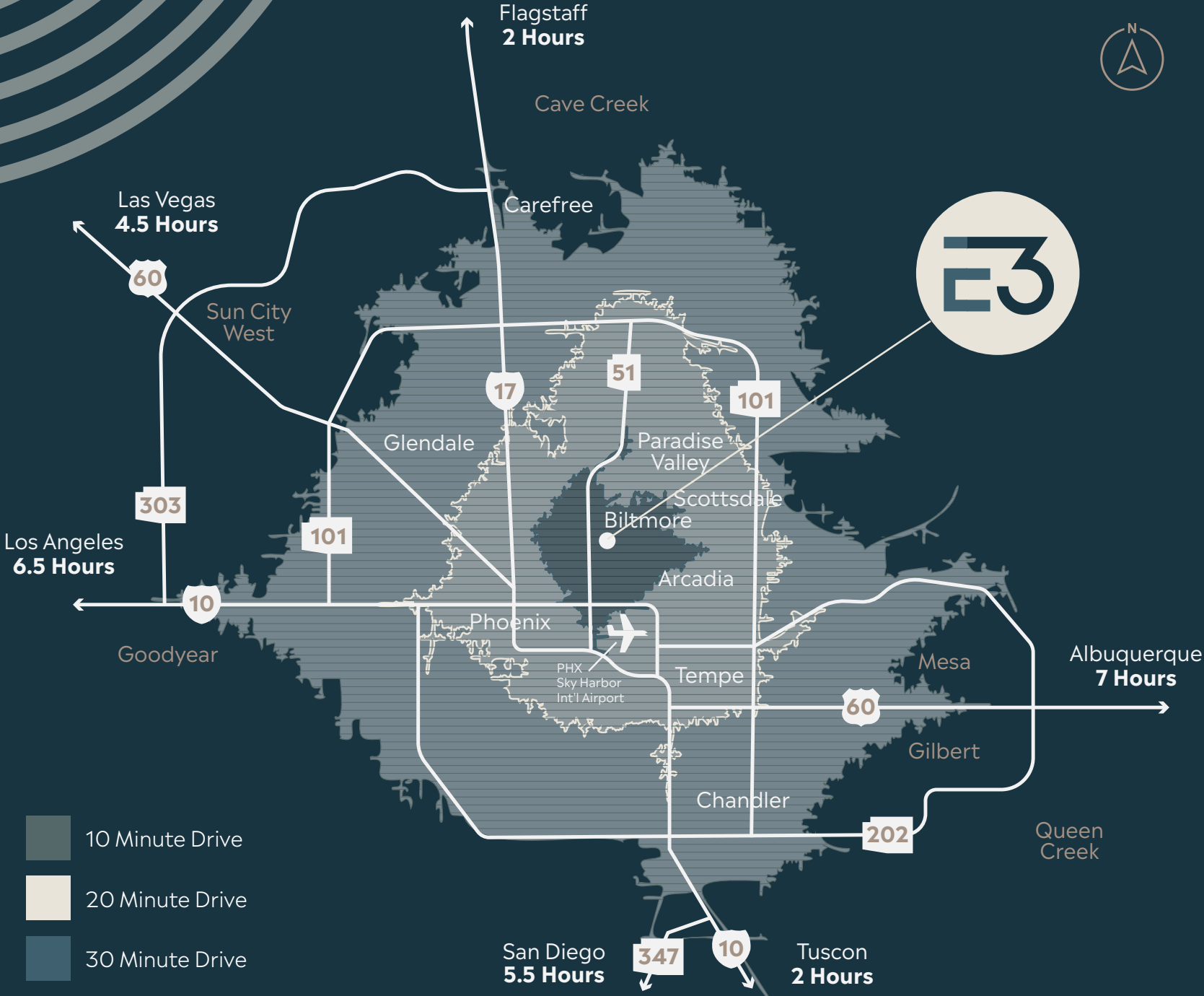
<b>413,941</b> (22%) Bachelors Degree	<b>238,211</b> (13%) Graduate/ Professional Degree	<b>2,207,835</b> Population Aged 18+	<b>0.70%</b> Annual Population Growth Rate	<b>\$100,314</b> Average Household Income	<b>34.7</b> Median Age
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## Labor Profile

	Leadership				Support Staff	
	<b>166,806</b> Management	<b>148,334</b> Sales	<b>17,211</b> Legal		<b>103,399</b> Business / Finance	<b>197,924</b> Call Center / Administrative

	Healthcare			Scientific	
	<b>82,737</b> Healthcare Practitioner / Technician	<b>45,187</b> Healthcare Support		<b>28,883</b> Architecture / Engineering	<b>11,407</b> Science

	Tech and Media			Non-Profit	
	<b>63,851</b> Tech	<b>28,351</b> Arts / Media / Entertainment / Sports		<b>71,328</b> Education / Training	<b>24,889</b> Community / Social Service







# ESPLANADE III

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