



Camelback CENTER

2355 E Camelback Road
Phoenix, AZ 85016

BRIDGE
COMMERCIAL
REAL ESTATE





Prominent location within a
vibrant community

Amenity rich cluster in the center of the
Camelback Corridor

Be a part of
something bigger

A new paradigm.

A world-class location

Located in the prominent setting of the Camelback Corridor, this breakthrough work environment will empower businesses large and small to thrive as they pursue success on a local and global scale. Camelback Center is located right in the heart of the Phoenix Metro Area.



Great Outdoors

Quick access to the Arizona Canal, Piestewa Peak, Dreamy Draw Trails and Camelback Mountain provide strong connections to nature.



Amenity Rich

A live, work, play environment: cafes, restaurants, parks, and fitness are combined with adjacent hotel, housing, and retail.



Connectivity

A symbiotic relationship between the Camelback Center and the Camelback Corridor combined with a mixed use walkable community.



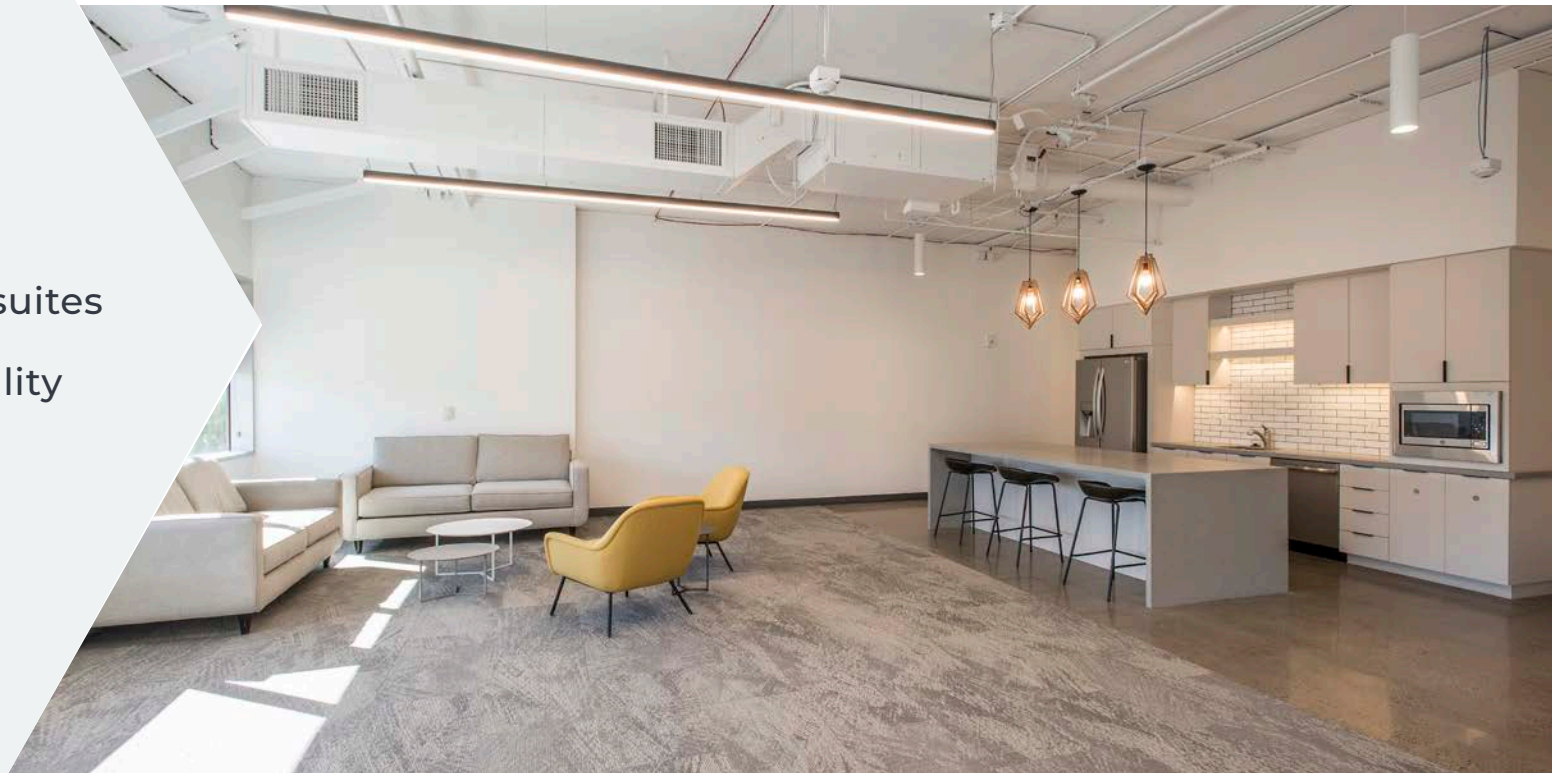
A new vision.

Sustainability and wellness

The vision for Camelback Center is to create an ecosystem where the workplace and nature are mutually celebrated. It's the standard for the future of workspace where restorative design promotes health and wellness for occupants and the environment.

Highlights

- 232,615 RSF
- Class A Office
- 9 stories
- ±29,608 SF floorplates
- Outdoor tenant amenity area
- New building cafe and patio
- 4 per 1,000 SF parking ratio
- High-end move-in ready spec suites
- State of the art conference facility
- On-site property management
- On-site security



24th Street and Camelback Road.

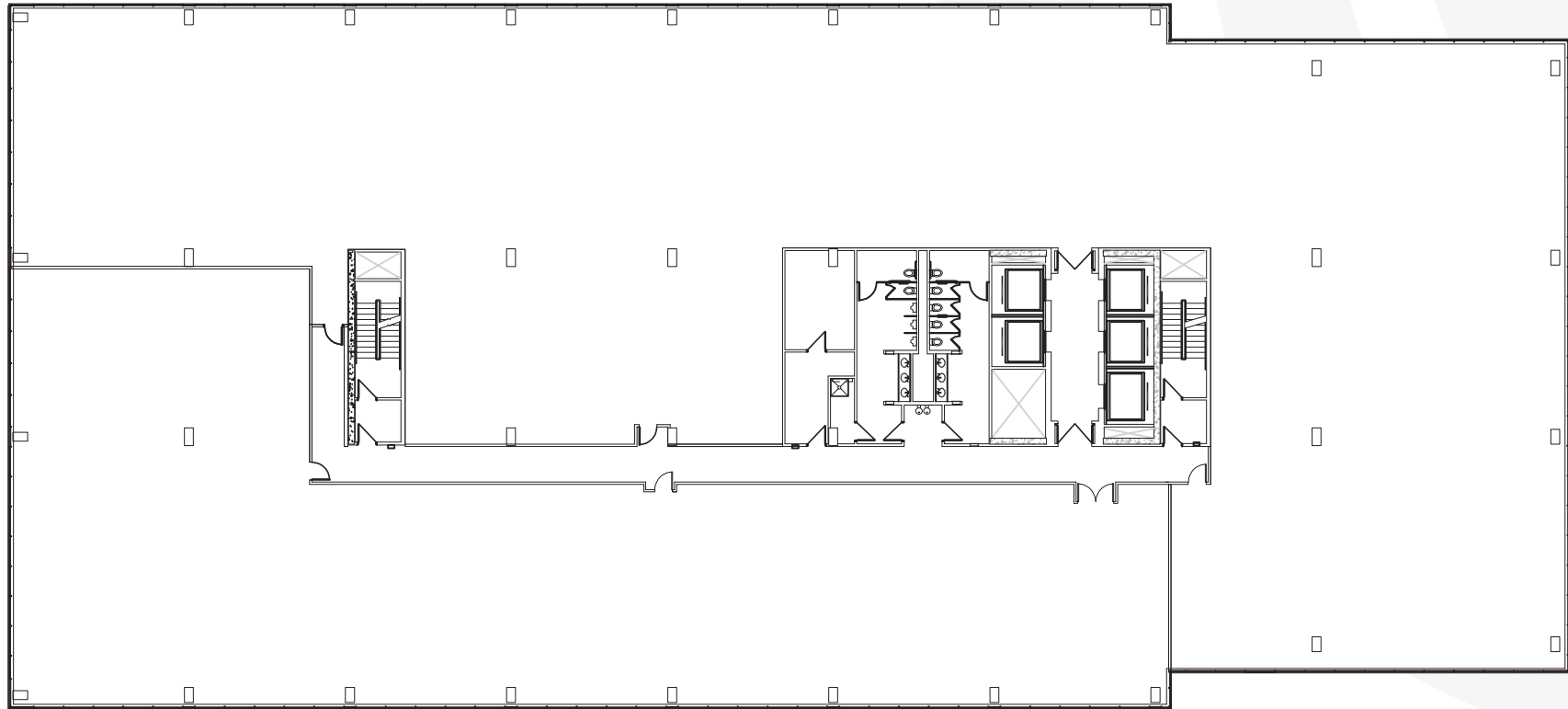
Camelback Center provides Class “A” space solutions for a broad range of uses for both large and small businesses, Corporate Headquarters, Creative, Tech and more.



CAMELBACK RD

24TH STREET

Typical Floor Plate



Flexible Space

Large floor plates combined with shallow bay depths maximize tenant size flexibility



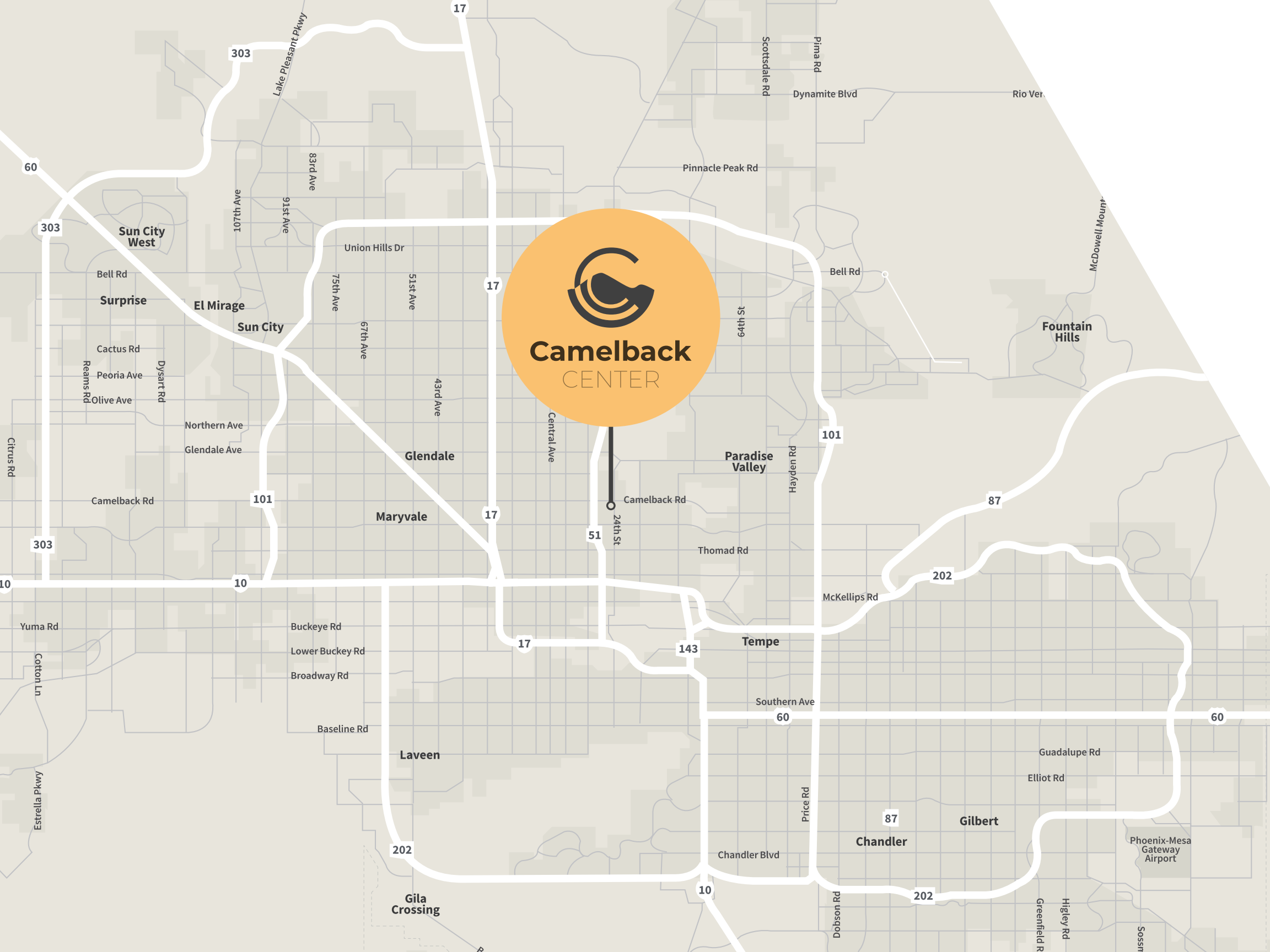
Stunning Views

Views of Camelback Mountain and Downtown Phoenix plus second level outdoor patio



Easy Access

Direct access to the 51 highway off of Highland Avenue. Camelback Center is located within minutes of nearby amenities.




Camelback
CENTER

51

A classic urban hub.

Located where employees live and work

Camelback Center is in a vibrant walkable community anchored by food, retail, public parks, hospitality, business, and housing.

1,243
restaurants

3,919
retailers

135
hotels

13
apartment
complexes



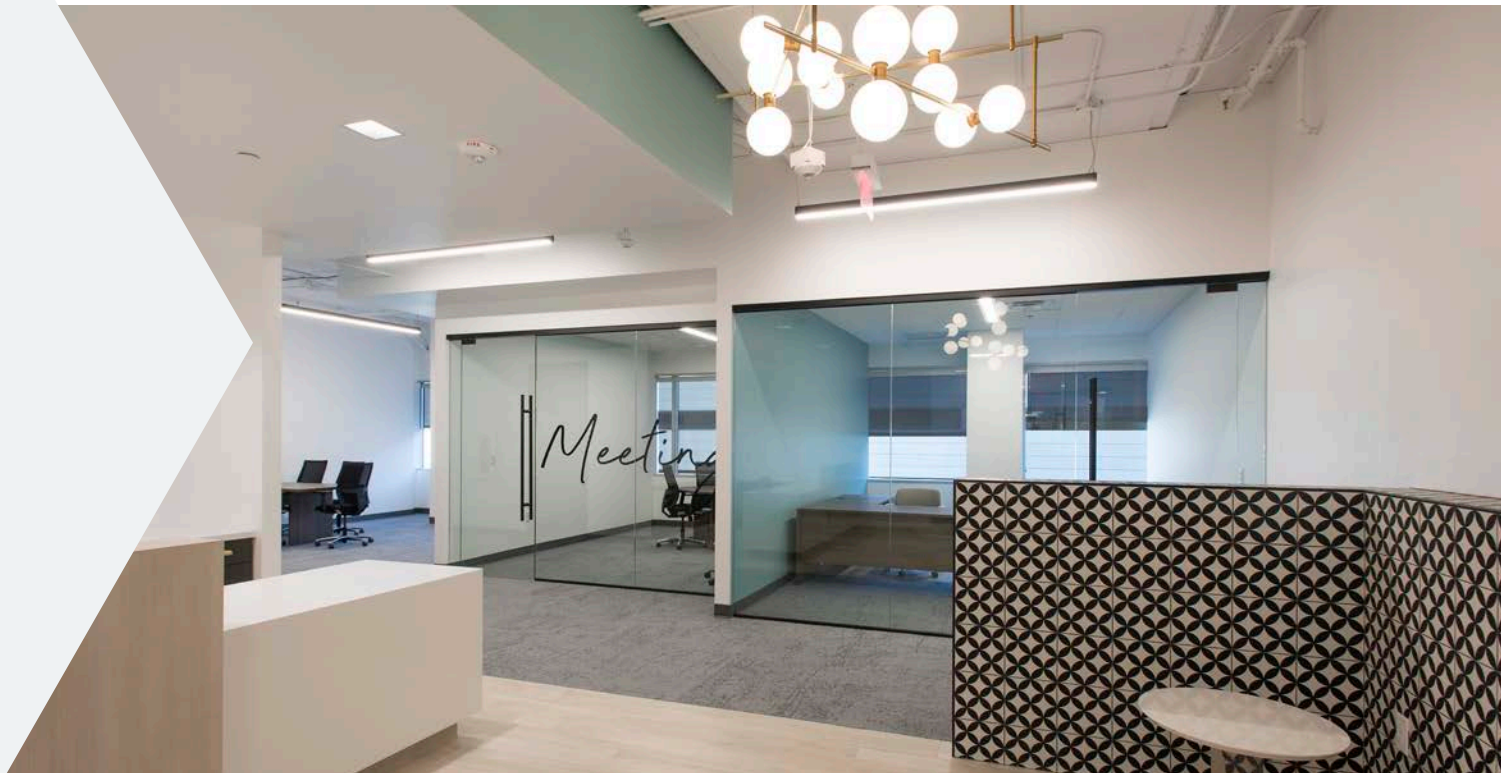
Spec Suites

The high-end, move-in ready spec suites that take you “around the world”.

With design and modernization in mind, these suites allow you to immerse into a few select major cities across the globe. These spaces were made to spark innovation, creation and a vibrant environment.

Improvements

- Recently renovated outdoor amenity space
- Brand new, fully renovated modern cafe'
- Renovated grand lobby with new lighting
- Modernized common areas with stylish furniture
- Brand new conference center and amenity lounge
- Refreshed finishes throughout the project
- Upgraded elevators and elevator lobbies
- 24/7 on-site security via security guards and surveillance cameras





CAMELBACK RD

24TH STREET

E HIGHLAND AVE

1 Biltmore Fashion Park

Macy's	Zinburger
Saks Fifth Avenue	Seasons 52
Pottery Barn	Ralph Lauren
True Food	Brooks Brothers
Stingray	California Pizza Kitchen
Williams-Sonoma	The Cheesecake Factory
The Capital Grill	MercBar
Ann Taylor	Starbucks
AMC 14 Dine-in Theatres	M.A.C. Cosmetics
Blanco Tacos + Tequila	Citrine Natural Beauty
ARHAUS	Bar
Breakfast Club	Pottery Barn
Life Time Fitness	True Food
Sephora	J Crew
Lululemon	True Food Kitchen
Lorna Jane	Ralph Lauren

2 Town & Country Shopping Center

Cafe Rio	Potbelly Sandwich Shop
Five Guys	Primp & Blow
Blimpie Subs	Athleta
Chili's	Bluemercury
FedEx Kinko's	Banana Republic
LA Fitness	Container Store
Dunkin' Donuts	Choice Pet Market
Cyprus Grill	Dunkin Donuts
Pizzeria Bianco	Forever21
Whole Foods	First Bank
Trader Joe's	Hopdoddy
Nordstrom Rack	Luxe Nail Bar
Patagonia by Ducks-back	Nekter Juice
Yogurtology	Orvis
My Sister's Closet	Paper Source
Hi-Health	SNOOZE, an AM Eatery

3 Camelback Colonnade

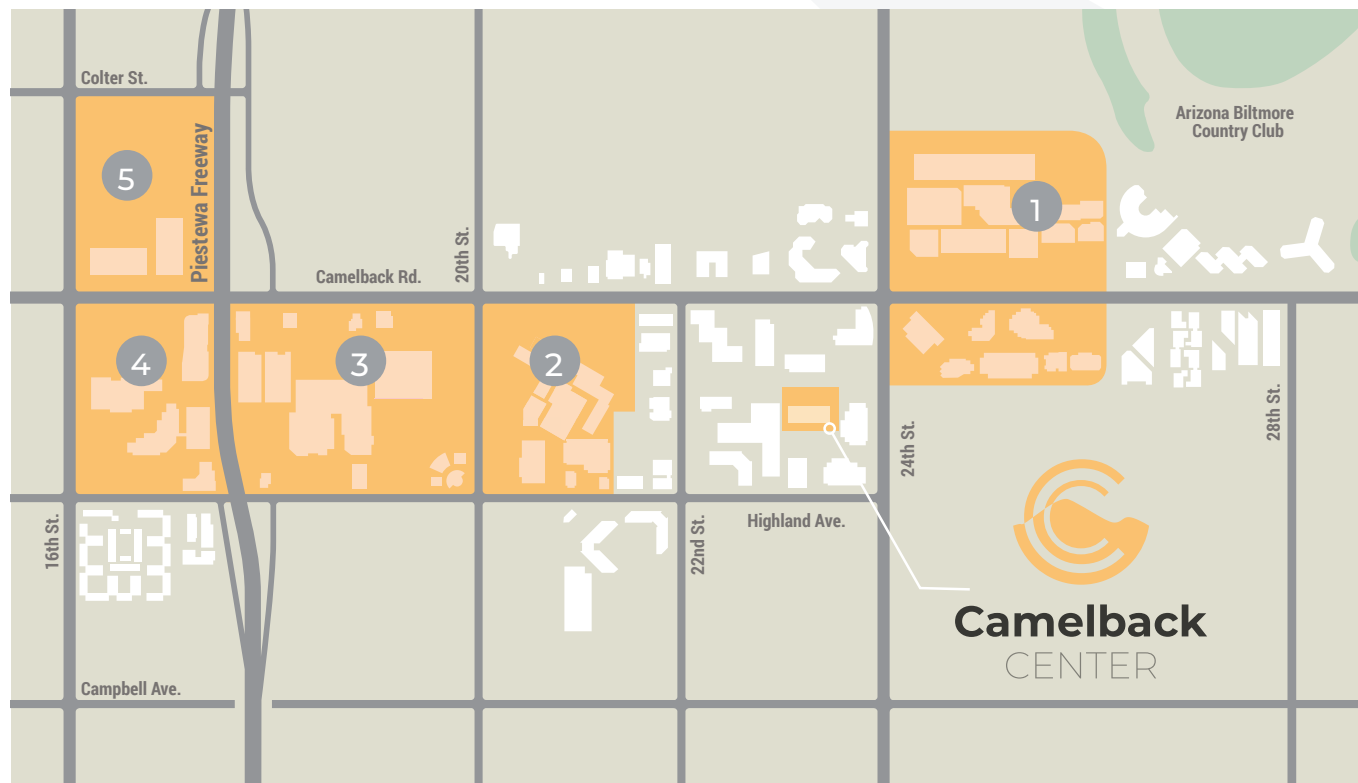
Best Buy	NYPD Pizza
Famous Footwear	Bed Bath & Beyond
Fry's Food & Drug	Jackson's Car Wash
Cafe Zupas	LensCrafters
Old Navy	Last Chance
PetSmart	In N Out Burger
Smashburger	The Buffalo Spot
Daily Dose	Thai Chili
Ulta Beauty	Panera
Michaels	Greek Pita
Staples	IHOP
Cold Stone	Dori Ramen
COX	Cafe au lait
The Vitamin Shop	Marshals
Public Storage	Men's Warehouse
Great Clips	Famous Footwear
Five Below	Floor & Decor
Comerica	Arizona Federal

4 Camelback Marketplace

Chick-fil-A	Duck and Decanter
Einstein Bros.	Copenhagen
McDonald's	Yogis Grill
Scottrade	Jamba Juice
Sports Authority	Verizon
Starbuck's	QuikTrip
Subway	Target
Zoe's Kitchen	Data Doctors
Pokitriton	Verizon

5 Camelback Retail Center

Chipotle	Jimmy John's
Credit Union	Corleone's
CVS/pharmacy	
Desert Schools	
Bluewater Grill	
Nationwide	
Vision	
Robeks	
Total Wine	
Message Envoy	



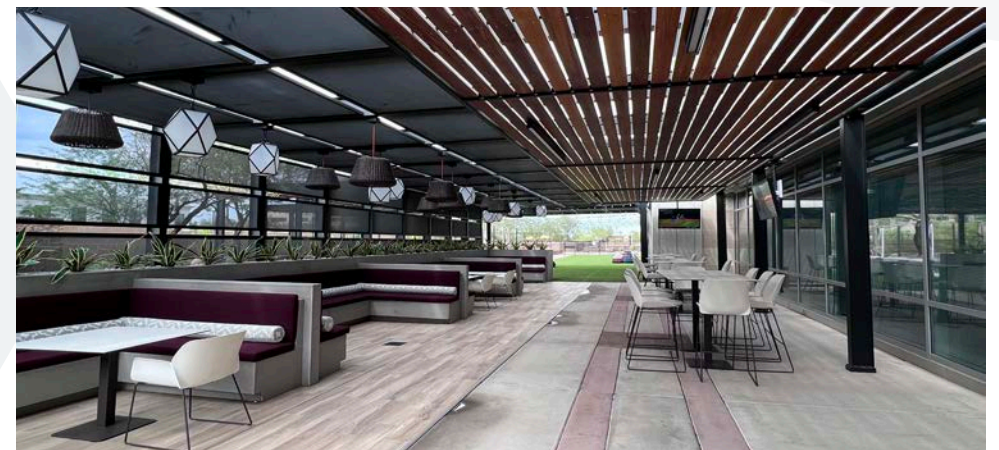


Brand new outdoor amenity space at Camelback Center

Gaming Area



Shaded Lounge





Camelback CENTER

2355 E Camelback Road
Phoenix, AZ 85016

**BRIDGE
COMMERCIAL
REAL ESTATE**



Leasing

John Bonnell
Managing Director
T +1 602 282 6256
M +1 602 717 1784

john.bonnell@jll.com

Brett Abramson
Executive Vice President
T +1 602 282 6257
M +1 602 803 6604

brett.abramson@jll.com

Chris Latvaaho
Senior Vice President
T +1 602 282 6313
M +1 602 616 7978

chris.latvaaho@jll.com

Chris Beall
Senior Associate
T +1 602 282 6262
M +1 602 459 5634

chris.beall@jll.com

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.