

PROPERTIES FOR LEASE – CAMELBACK



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OCTOBER 5, 2016

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Camelback - Lease Availabilities

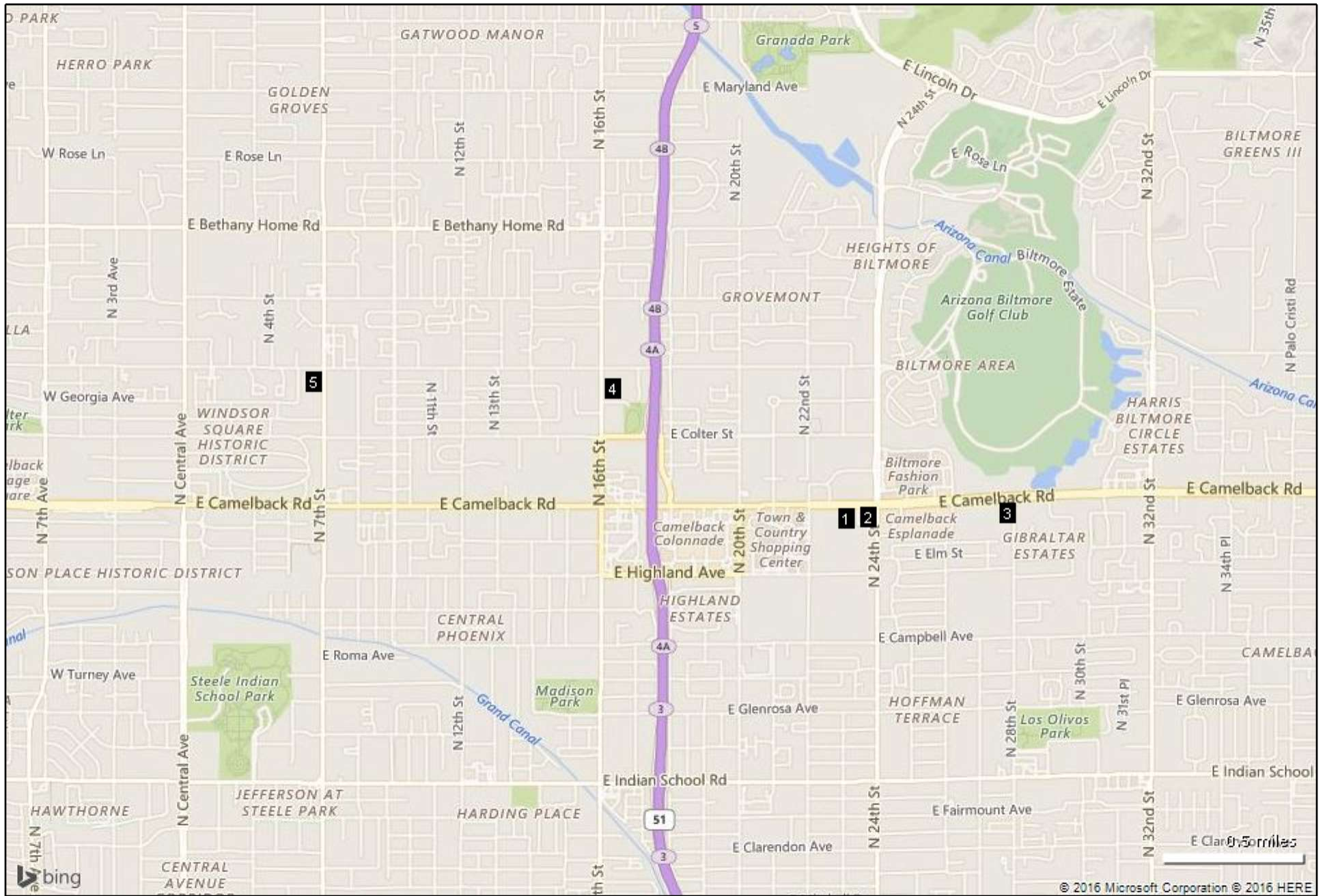
- I. **24th at Camelback II** *(26,910 & 36,387 SF | Subleases)*
2325 E. Camelback Road

- II. **24th at Camelback** *(23,915 – 46,409 SF)*
2375 E. Camelback Road

- III. **2777 E. Camelback** *(28,728 – 36,702 SF)*
2777 E. Camelback Road

- IV. **The Madison** *(22,794 SF)*
5343 N. 16th Street

- V. **Missouri Falls** *(8,000 – 142,000 SF)*
645 E. Missouri Falls



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Lease Availability Report

2325 E Camelback Rd - 24th at Camelback II
 Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2010
RBA:	307,101 SF
Floors:	11
Typical Floor:	26,000 SF

AVAILABILITY

Min Divisible:	2,323 SF
Max Contig:	36,387 SF
Total Available:	86,343 SF
Asking Rent:	\$24.00 - 38.00/FS

EXPENSES PER SF

Taxes:	\$3.72 (2012)
Opex:	\$12.00 (2012)
Total Expenses:	\$15.72 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	200	Office	Sublet	36,387	36,387	36,387	\$24.00/FS	Vacant	Thru Jun 2020
±36,387 RSF Available - Creative former architects space Rate: \$24.00 Full Service Gross Lease Expires: June 30, 2020 Parking: 4:1,000 Lobby exposure Camelback Mountain views Walking distance to numerous restaurants and retail amenities									
E 8th		Office	Relet	15,968 - 26,910	26,910	26,910	\$38.00/FS	30 Days	Negotiable

AMENITIES

Controlled Access, Energy Star Labeled, Security System

TRANSPORTATION

Parking:	100 Surface Spaces @ \$65.00/mo; 1,040 Covered Spaces @ \$110.00/mo; Reserved Spaces @ \$95.00/mo; Ratio of 3.50/1,000 SF
Airport:	16 minute drive to Phoenix Sky Harbor International Airport
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Some Transit (43)

KEY TENANTS

Marsh	26,910 SF	Clear Channel Outdoor, Inc.	26,000 SF
VEREIT, Inc.	26,000 SF	Bonnett, Fairbourn, Friedman & Balint, PC	19,322 SF
Stifel, Nicolaus & Company, Inc.	16,692 SF	Holder	10,439 SF

2325 E Camelback Rd - 24th at Camelback II

Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING NOTES

24th At Camelback II is a new eleven-story 300,000 square foot Class A office building at the heart of a 10-acre master-planned, mixed-use complex. Adjacent is 24th At Camelback I, a 300,000 square foot Class A office building. A landscaped outdoor pedestrian plaza with seating connects the two buildings, offering a relaxing respite. In 2011, the property was recognized by the Arizona chapter of NAIOP with two Best of NAIOP Awards. The Class A office development at 2325 E. Camelback Road was selected as the Speculative Office Development of the Year, in addition to being recognized for the Transaction of the Year for the Cole Real Estate Investments lease. This building was awarded an Energy Star label in 2012 for its operating efficiency. In 2013, this building was awarded LEED certification at the Platinum level by the U.S. Green Building Council.



24TH AT CAMELBACK II

2325 EAST CAMELBACK ROAD
SUITE 200

PHOENIX, ARIZONA
FEATURES:

- :: ±36,387 RSF Available - Creative former architects space
- :: Rate: \$24.00 Full Service Gross
- :: Lease Expires: June 30, 2020
- :: Parking: 4:1,000
- :: Lobby exposure
- :: Camelback Mountain views
- :: Walking distance to numerous restaurants and retail amenities
- :: Located at Phoenix's most prestigious

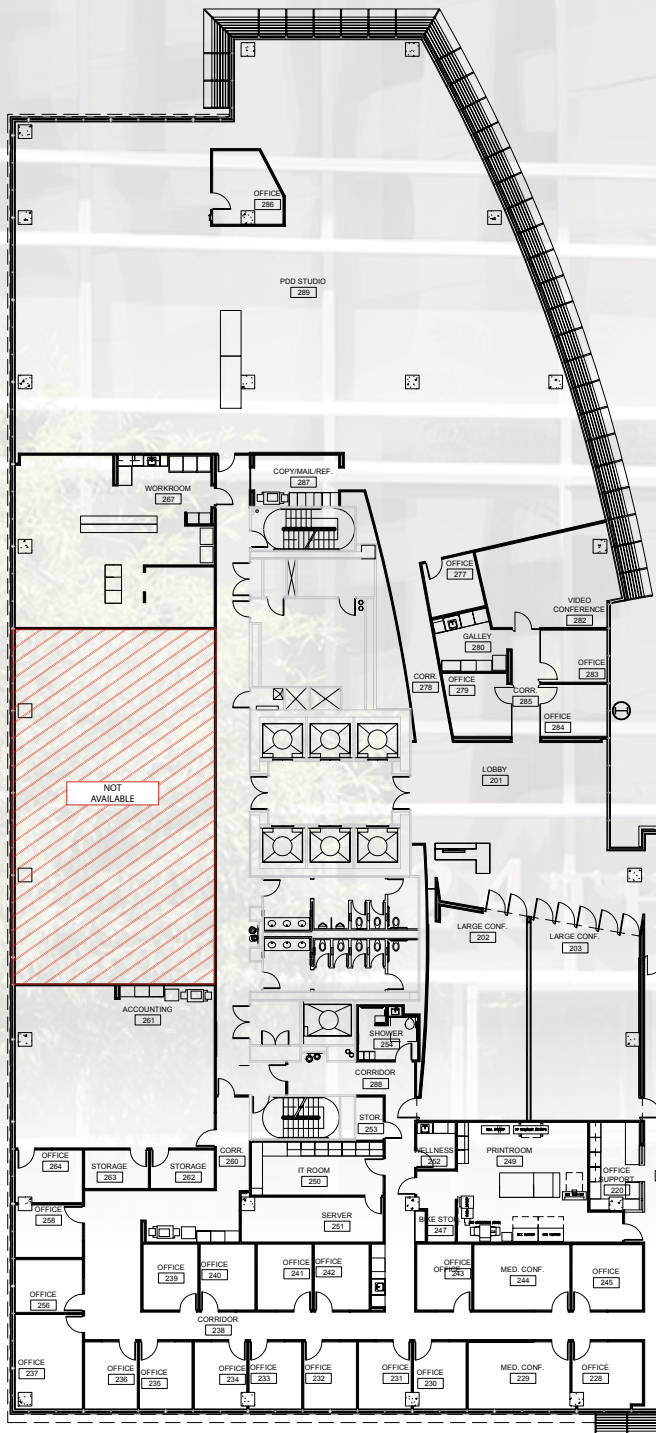
CBRE

FOR MORE INFORMATION PLEASE CONTACT:

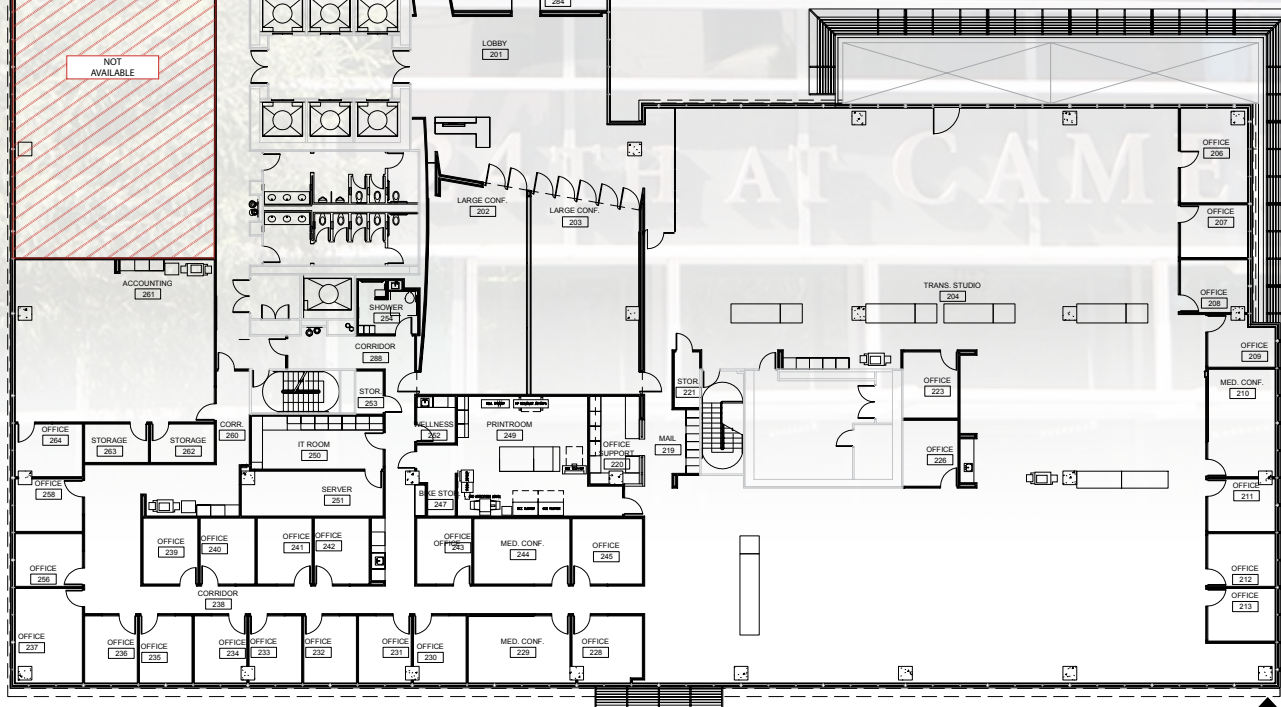
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**AVAILABLE
FOR
SUBLEASE**



AVAILABLE FOR SUBLEASE



FLOOR PLAN NOT TO SCALE

24TH AT CAMELBACK

**2325 EAST CAMELBACK ROAD
SUITE 200**

PHOENIX, ARIZONA

2415 East Camelback Road
Phoenix, AZ 85016
www.cbre.com/phoenix



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**BEST IN
CLASS SPACE**

**8TH FLOOR
AVAILABLE**

24TH @ camelback II

2325 East Camelback Road | Phoenix, Arizona

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24TH @ camelback II

2325 East Camelback Road | Phoenix, Arizona

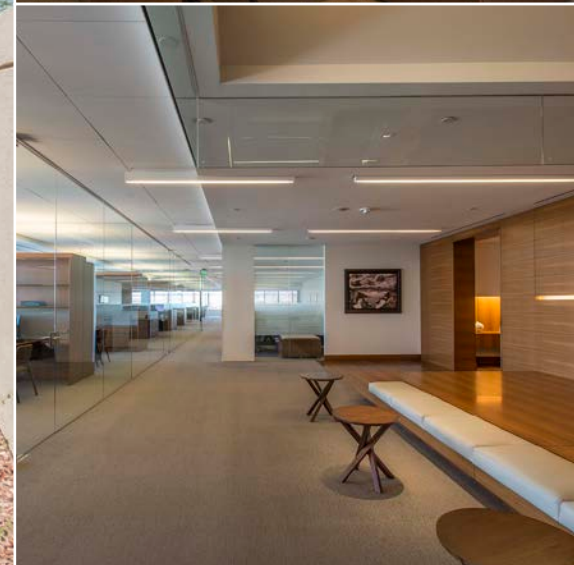
BUILDING FEATURES



- **RENTABLE AREA:** ±307,915 square feet of office space
- **FLOORS:** Eleven Stories
- **ELEVATORS:** Six tower elevators with direct secured access to underground executive parking
- **PARKING:** A parking ratio of approximately 3.5/1,000 located in two underground levels and adjacent six-level parking structure.
- **CERTIFICATIONS:** Leed-Platinum & Energy Star Certified

AVAILABILITY

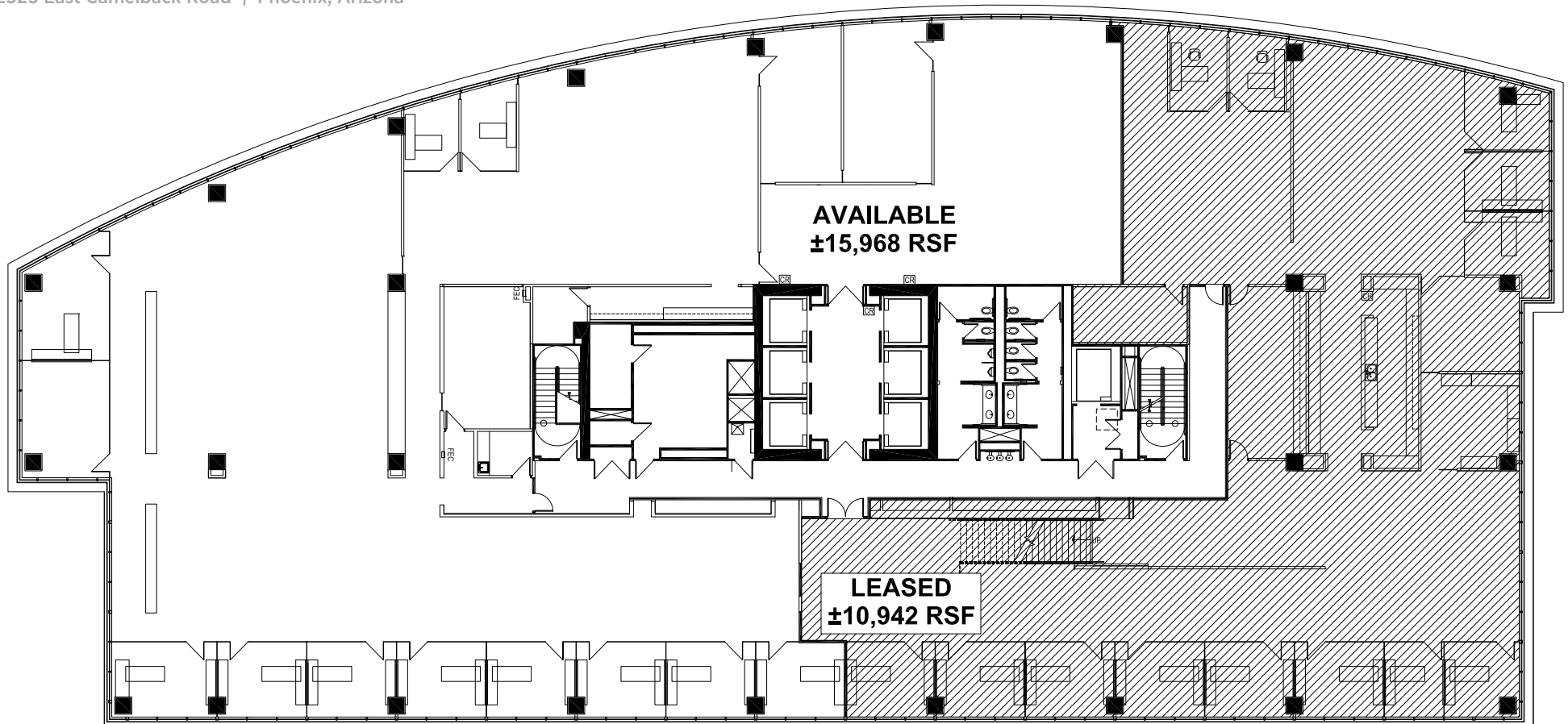
- **8TH FLOOR**
±15,986 TO ±26,910 RSF



24TH @ camelback II

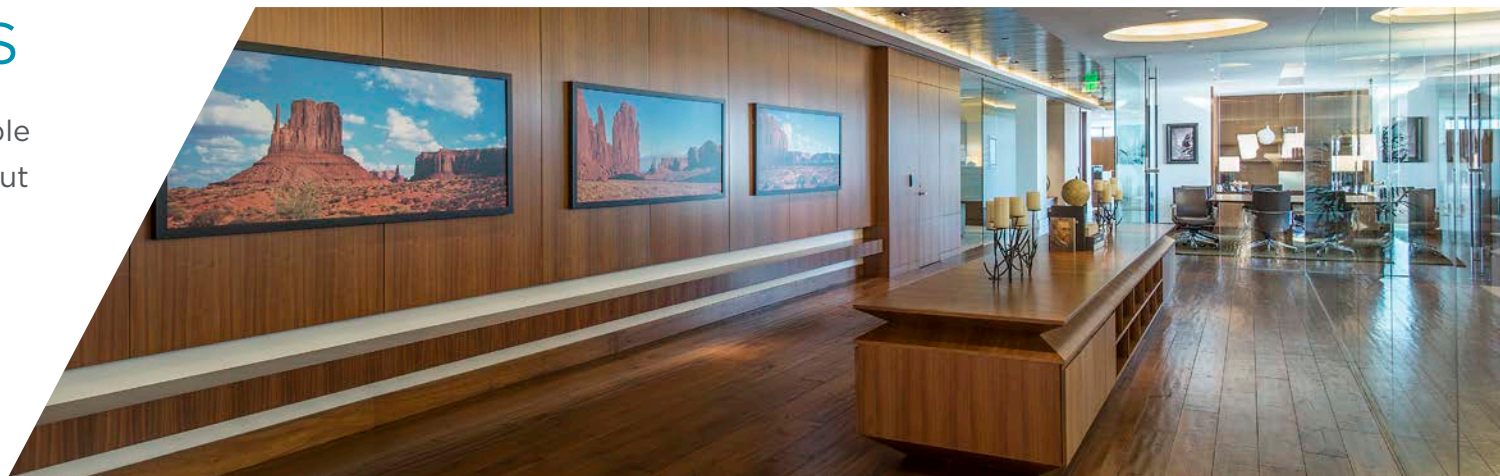
2325 East Camelback Road | Phoenix, Arizona

FULL FLOOR CAN BE MADE AVAILABLE



SPACE FEATURES

- $\pm 15,968$ to $\pm 26,910$ RSF - Divisible
- Best in Class Finishes Throughout
- Turn-Key - Furnished Space
- Breathtaking Mountain Views
- Generous Parking Ratio
- Term: January 2024



SPECTACULAR VIEWS



24TH @ camelback II

2325 East Camelback Road | Phoenix, Arizona

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Lease Availability Report

2375 E Camelback Rd - 24th At Camelback
 Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2000
RBA:	302,209 SF
Floors:	8
Typical Floor:	39,143 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	46,409 SF
Total Available:	75,646 SF
Asking Rent:	\$35.00 - 36.00/FS

EXPENSES PER SF

Taxes:	\$4.65 (2015)
Opex:	\$7.83 (2012-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	300	Office	Relet	23,915	32,686	46,409	\$35.00 - 36.00/FS	Jan 2017	5 - 10 Yrs
• ±302,208 SF of office space in 8 stories • A mid-rise office building, structured parking and ground level retail space. The design is sleek and contemporary with a particular focus on the street level experience. • Lease Rate: Starting at \$28.00 PSF • Expense Stop: \$11.50 • Parking Ratio: 3.5:1,000 • Building is both Energy Star and LEED Gold Certified • Lobby renovated in 2013 • Common conference room in Phase II building									
P 3rd	380	Office	Relet	7,400	32,686	46,409	\$35.00 - 36.00/FS	Vacant	5 - 10 Yrs
• ±302,208 SF of office space in 8 stories • A mid-rise office building, structured parking and ground level retail space. The design is sleek and contemporary with a particular focus on the street level experience. • Lease Rate: Starting at \$28.00 PSF • Expense Stop: \$11.50 • Parking Ratio: 3.5:1,000 • Building is both Energy Star and LEED Gold Certified • Lobby renovated in 2013 • Common conference room in Phase II building									
P 3rd	385	Office	Relet	1,371	32,686	46,409	\$35.00 - 36.00/FS	Vacant	5 - 10 Yrs
• ±302,208 SF of office space in 8 stories • A mid-rise office building, structured parking and ground level retail space. The design is sleek and contemporary with a particular focus on the street level experience. • Lease Rate: Starting at \$28.00 PSF • Expense Stop: \$11.50 • Parking Ratio: 3.5:1,000 • Building is both Energy Star and LEED Gold Certified • Lobby renovated in 2013 • Common conference room in Phase II building									
P 4th	400	Office	Relet	13,723	13,723	46,409	\$35.00/FS	Vacant	5 - 10 Yrs
• ±302,208 SF of office space in 8 stories • A mid-rise office building, structured parking and ground level retail space. The design is sleek and contemporary with a particular focus on the street level experience. • Lease Rate: Starting at \$28.00 PSF • Expense Stop: \$11.50 • Parking Ratio: 3.5:1,000 • Building is both Energy Star and LEED Gold Certified • Lobby renovated in 2013 • Common conference room in Phase II building									

SALE

Last Sale: Sold on Dec 20, 2012 for \$81,000,000 (\$268.03/SF)

AMENITIES

Energy Star Labeled, Hotel, On Site Management, Property Manager on Site

Lease Availability Report

2375 E Camelback Rd - 24th At Camelback
Phoenix, AZ 85016 - Camelback Corridor Submarket



TRANSPORTATION

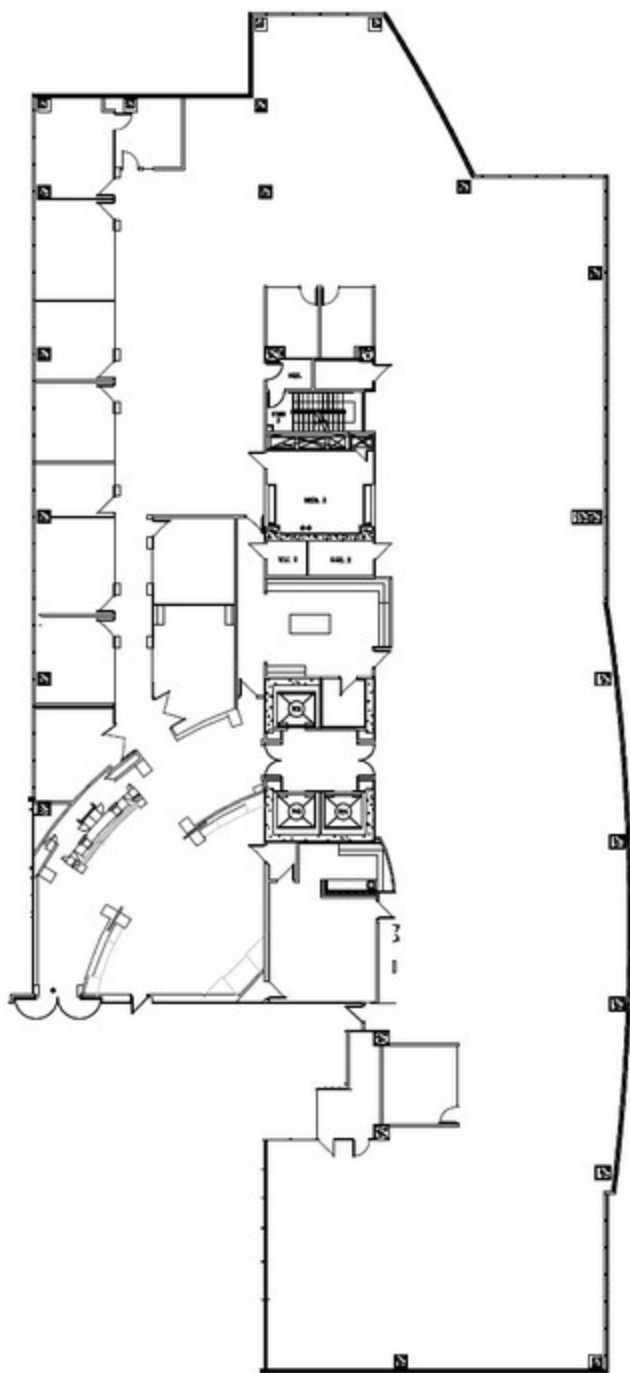
Parking:	20 Surface Spaces are available; 1,200 Covered Spaces are available; Ratio of 3.50/1,000 SF
Airport:	15 minute drive to Phoenix Sky Harbor International Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (43)

KEY TENANTS

Greenberg Traurig LLP	63,085 SF	AAA Arizona, Inc.	27,491 SF
Cisco Systems	20,486 SF	Old Republic Title Company	20,240 SF
Cushman & Wakefield	19,572 SF	Regus	17,119 SF

BUILDING NOTES

24th at Camelback offers a prime business address in a business park location. Its prominent, enduring architecture provides a strong corporate identity. Features include CAT 5 cabling and ISDN, 24-hour security, and landscaped gardens. It also offers impressive views over the Biltmore Resort, Squaw Peak, and the Ritz Carlton Hotel. There is simple and convenient in-and-out parking for the building. The site is easily accessible from I-10, I-17, and SR-60 and by public transportation, and is approximately 20 minutes from Sky Harbor International Airport. The property is also close to the Phoenix Convention and Visitors Bureau, Camelback Mountain, and various office complexes including the Esplanade. There are banking, retail, personal services, and 21 restaurants within walking distance. This building was awarded an Energy Star label in 2002 for its operating efficiency. In 2010, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council. In 2014, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.



Architectural Group
 200 West Camelback Road
 Suite 200
 Phoenix, Arizona 85016
 Telephone 602.622.4200
 Facsimile 602.622.4200

24TH AT CAMELBACK PHASE I
 PHOENIX, ARIZONA

SUITE 300
 23,915 RSF

8-11-16

Lease Availability Report

2777 E Camelback Rd

Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1998
RBA:	104,531 SF
Floors:	3
Typical Floor:	34,843 SF
Core Factor:	12%

AVAILABILITY

Min Divisible:	2,162 SF
Max Contig:	36,702 SF
Total Available:	49,843 SF
Asking Rent:	\$28.00 - 30.00/FS

EXPENSES PER SF

Taxes:	\$2.97 (2015)
Opex:	\$7.39 (2013-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Relet	3,000 - 28,728	36,702	36,702	\$28.00 - 30.00/FS	Vacant	3 - 5 Yrs

- Highly efficient 34,000+ sf floorplates - Surface and underground visitor parking with direct elevator access - Premium Camelback Corridor location with easy uncongested access - Signalized intersection on Camelback Road - On-site management and security guard - Low common area factor - Highly visible building signage available - Community conference room - On-site storage in secure units in garage

SALE

Last Sale: Sold on Jun 19, 2013 for \$14,850,000 (\$142.06/SF) at 4.00% Cap

AMENITIES

Signage, Storage Units

TRANSPORTATION

Parking:	55 free Surface Spaces are available; 75 Covered Spaces @ \$55.00/mo; Reserved Spaces @ \$65.00/mo; Ratio of 4.00/1,000 SF
Airport:	17 minute drive to Phoenix Sky Harbor International Airport
Walk Score ®:	Somewhat Walkable (66)
Transit Score ®:	Some Transit (45)

KEY TENANTS

The Lavidge Company Llc	13,599 SF	First Fidelity Bancorp Inc	7,032 SF
Hill International, Inc.	5,923 SF	UMB Bank	5,482 SF
Hengst, Streff, Bajko Architects	4,061 SF	Avison Young	3,000 SF

2777 E Camelback Rd

Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING NOTES

This building has a Prestigious Camelback Corridor location with easy access. It has a modern design utilizing glass, light stone, and wood. It is close to Squaw Peak Parkway. This building was awarded an Energy Star label in 2008 for its operating efficiency. In 2011, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.



2777
east camelback

With contemporary architecture, large floor plates and unmatched signage opportunities, 2777 E Camelback offers a unique office environment within the prestigious Camelback Corridor.



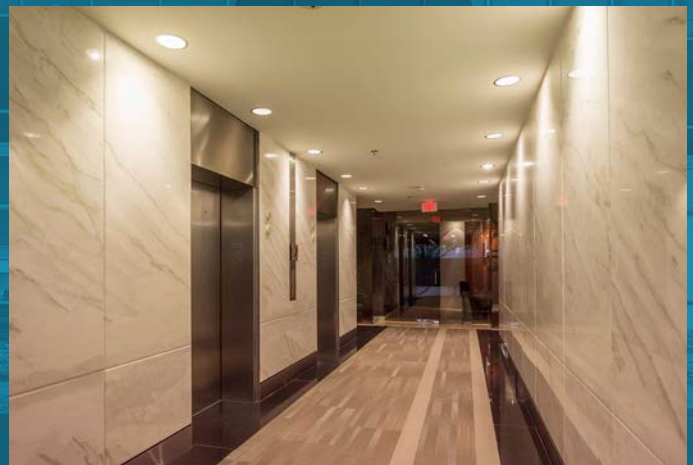
Within walking distance to:

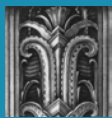
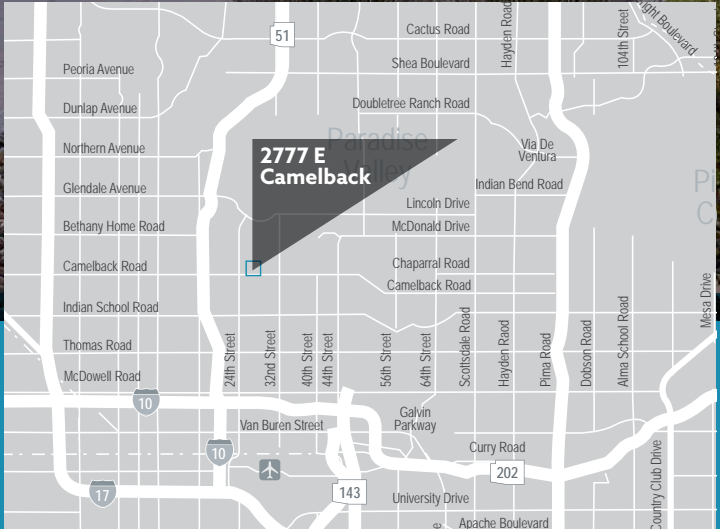
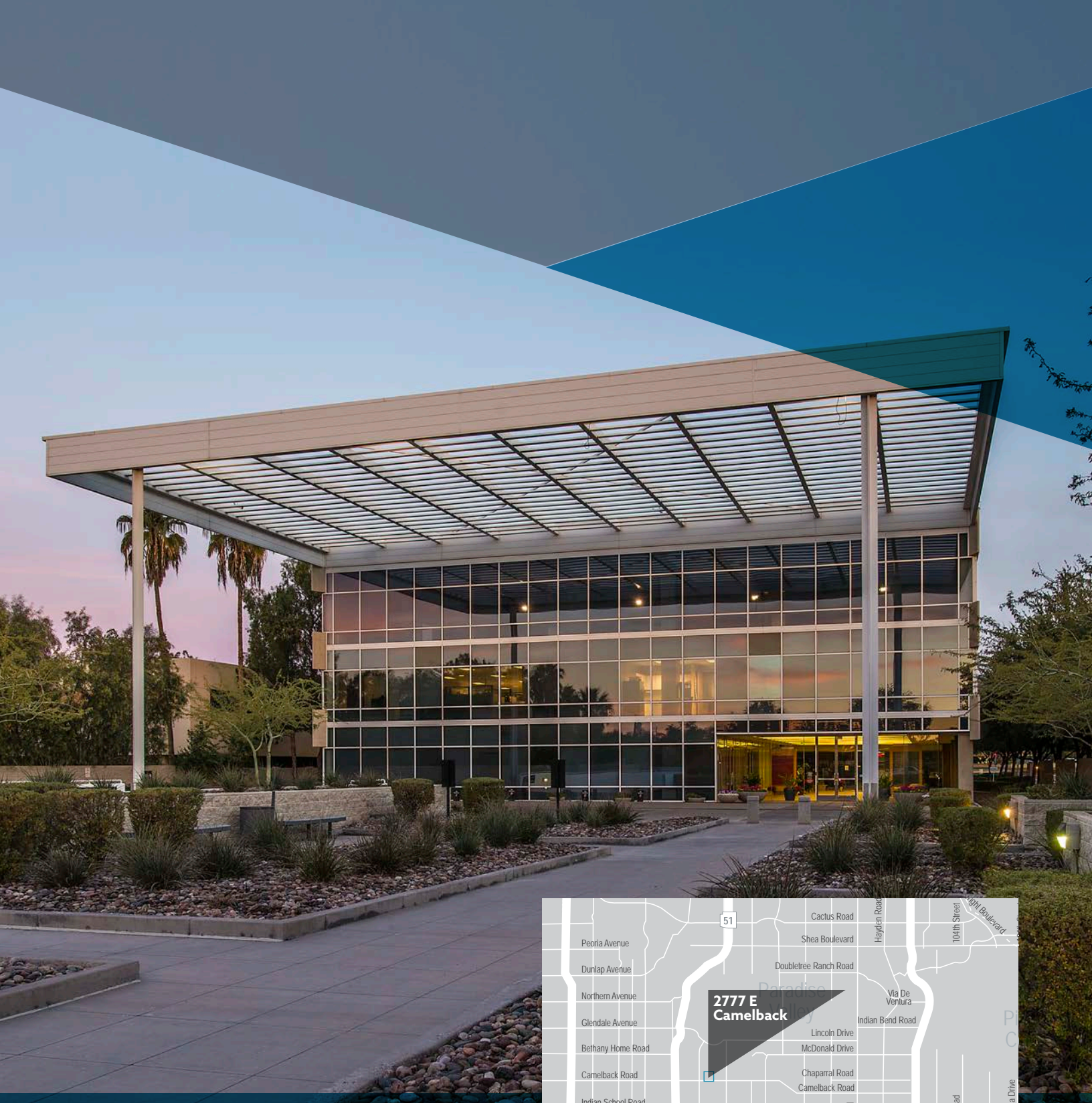
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|---------------------|-------------------------------|-----------------------------|------------------------|
| • Season's 52 | • Zinburger Wine & Burger Bar | • Hillstone | • Omaha Steakhouse |
| • Stingray Sushi | • Cheesecake Factory | • Mexx32 Tacos + Tequileria | • Paradise Bakery Cafe |
| • Capital Grille | • California Pizza Kitchen | • Delux Burger | • Keegan's |
| • True Food Kitchen | • Blanco Tacos + Tequila | • Donovan's | • Matt's Big Breakfast |



BUILDING FEATURES

- ▶ 104,618 rentable square feet
- ▶ 36,000 square foot floor plates with 13 foot ceiling height and raw concrete open space
- ▶ 4:1000 parking ratio
 - ▶ Surface and two-level underground visitor parking with direct elevator access
- ▶ Easy ingress and egress
- ▶ Less than 1.5 miles from Arizona State Route 51
- ▶ On-site owner/management and security
- ▶ Shared tenant conference room
- ▶ On-site secured storage





On-site ownership, Fountainhead Equity Partners combined with DRA Advisors LLC, provides institutional ownership to accommodate tenants in a responsive and professional manner.



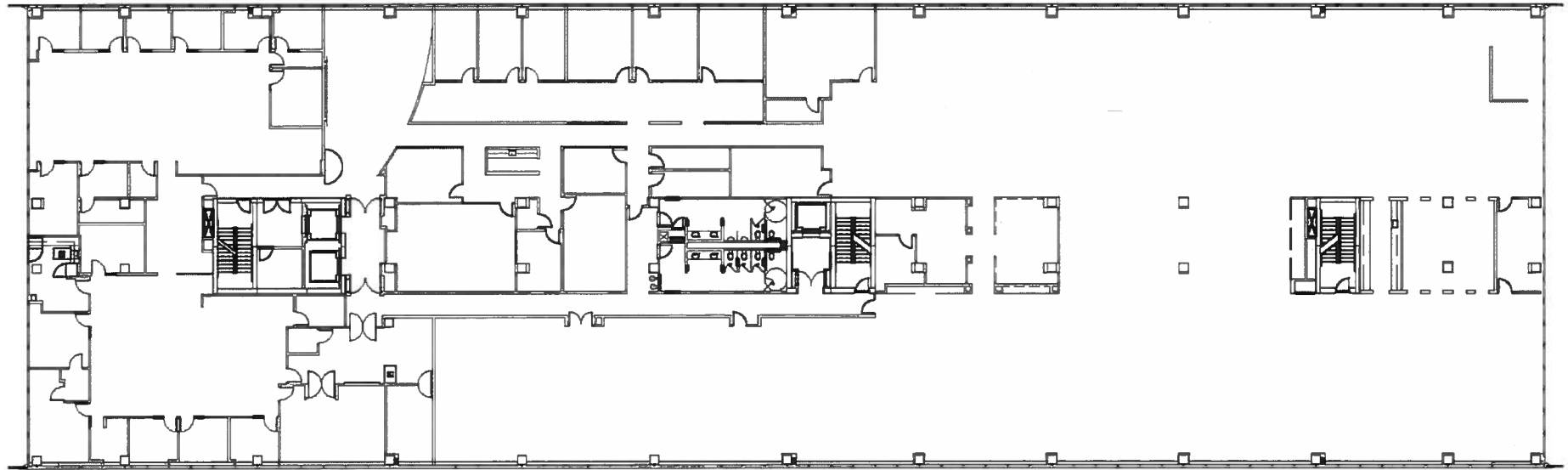
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SUITE 230
OCCUPIED
7,974 RSF

SUITE 200
AVAILABLE
28,728 RSF



For leasing information, contact:

John Bonnell	602.282.6256
Brett Abramson	602.282.6257
Chris Latvaaho	602.282.6313

2777 E. CAMELBACK RD.

SECOND FLOOR PLAN

Lease Availability Report

5343 N 16th St

Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1990
RBA:	88,178 SF
Floors:	4
Typical Floor:	22,044 SF

AVAILABILITY

Min Divisible:	1,537 SF
Max Contig:	22,794 SF
Total Available:	32,428 SF
Asking Rent:	\$25.50/FS

EXPENSES PER SF

Taxes:	\$2.30 (2015)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 3rd	300	Office	Relet	10,000 - 22,794	22,794	22,794	\$25.50/FS	Vacant	3 - 5 Yrs

- Under new ownership · Fully renovated lobby · New restrooms · Elevator interior upgrades · Upgraded corridors · Upgraded conference room · New on-site deli
- Underground parking structure with elevator access to building · New exterior paint · New outside seating area · New monument signage

SALE

Last Sale: Portfolio of 2 Office Properties in Phoenix, AZ Sold on Dec 17, 2014 for \$21,950,000 (\$123.79/SF)

AMENITIES

Bus Line, Conferencing Facility, Property Manager on Site, Restaurant, Signage

TRANSPORTATION

Parking:	41 Surface Spaces are available; Covered Spaces @ \$35.00/mo; Reserved Spaces @ \$55.00/mo; Ratio of 4.00/1,000 SF
Airport:	14 minute drive to Phoenix Sky Harbor International Airport
Walk Score ®:	Somewhat Walkable (59)
Transit Score ®:	Some Transit (40)

KEY TENANTS

Stuckey Insurance	4,400 SF	ZELL Commercial Real Estate Services, Inc.	4,400 SF
Henderson Engineers, Inc.	3,300 SF	Lipson Neilson Cole Seltzer & Garin PC	2,825 SF
Integrated Health Management Services	2,200 SF	The Advantage Mortgage Group, Inc.	2,062 SF

5343 N 16th St

Phoenix, AZ 85016 - Camelback Corridor Submarket



BUILDING NOTES

· Under new ownership · Fully renovated lobby · New restrooms · Elevator interior upgrades · Upgraded corridors · Upgraded conference room · New on-site deli · Underground parking structure with elevator access to building · New exterior paint · New outside seating area · New monument signage

 THE
MADISON

5343 & 5353 NORTH 16TH STREET, PHOENIX, ARIZONA 85016



TRANSFORMATION



FULLY RENOVATED
LOBBY

New Restrooms

/// ELEVATOR INTERIOR UPGRADES ///

Upgraded Corridors

Upgraded Conference Room

NEW ON-SITE DELI





UPCOMING IMPROVEMENTS: New Outdoor Seating Area & Monument Signage Upgrade

LOCATION



The Madison is two Class A office buildings strategically located at the Southeast corner of 16th Street & Missouri Avenue.

Situated in the revitalizing Madison United Neighborhood, The Madison is in close proximity to a variety of great amenities, Central Phoenix housing and Paradise Valley. Some of the hottest destination restaurants, single-family and multi-family residential, banks and hotels neighbor The Madison, including the world-renowned Arizona Biltmore Resort and the desirable Arcadia District.

The Madison boasts panoramic window lines offering stunning views of the Phoenix Skyline to the south and Piastewa Peak to the north. With ample visitor surface parking, The Madison is unique with an underground parking garage offering direct access to both buildings. In addition to many common area renovations, tenant amenities include a newly remodeled conference room, restrooms including showers, as well as a new on-site deli with outdoor seating.

Nestled between the Camelback Corridor and Midtown, The Madison is just minutes away from the SR-51 freeway with convenient access to Downtown Phoenix and Sky Harbor International Airport.

Strategically located The Madison is just 2-6 minutes away from the SR-51 freeway

RESTAURANTS



.5 Mile

.75 Mile

1 Mile

1.5 Mile

2 Mile



Dick's Hideaway

ROKERTJ

the parlor pizzeria

Paradise BAKERY & CAFÉ



WINDSOR



the VIG



GARAGE wine & tap



crudo

True Food kitchen

Hula's modern tiki

POSTINO central



Snooze AN AM. EATERY



culinary dropout

BLANCO TACOS + TEQUILA

FLOWER CHILD HEALTHY FOOD FOR A HAPPY WORLD

Jamba Juice

CAFÉ ZUPAS

CAFESTIA



Christopher's crush

JUIC LIFE

CHRISTOS PIZZA & RESTAURANT



dailydose

HALF MOON Windy City Sports Grill



Stock & Table

THE GLADLY



Merc Bar

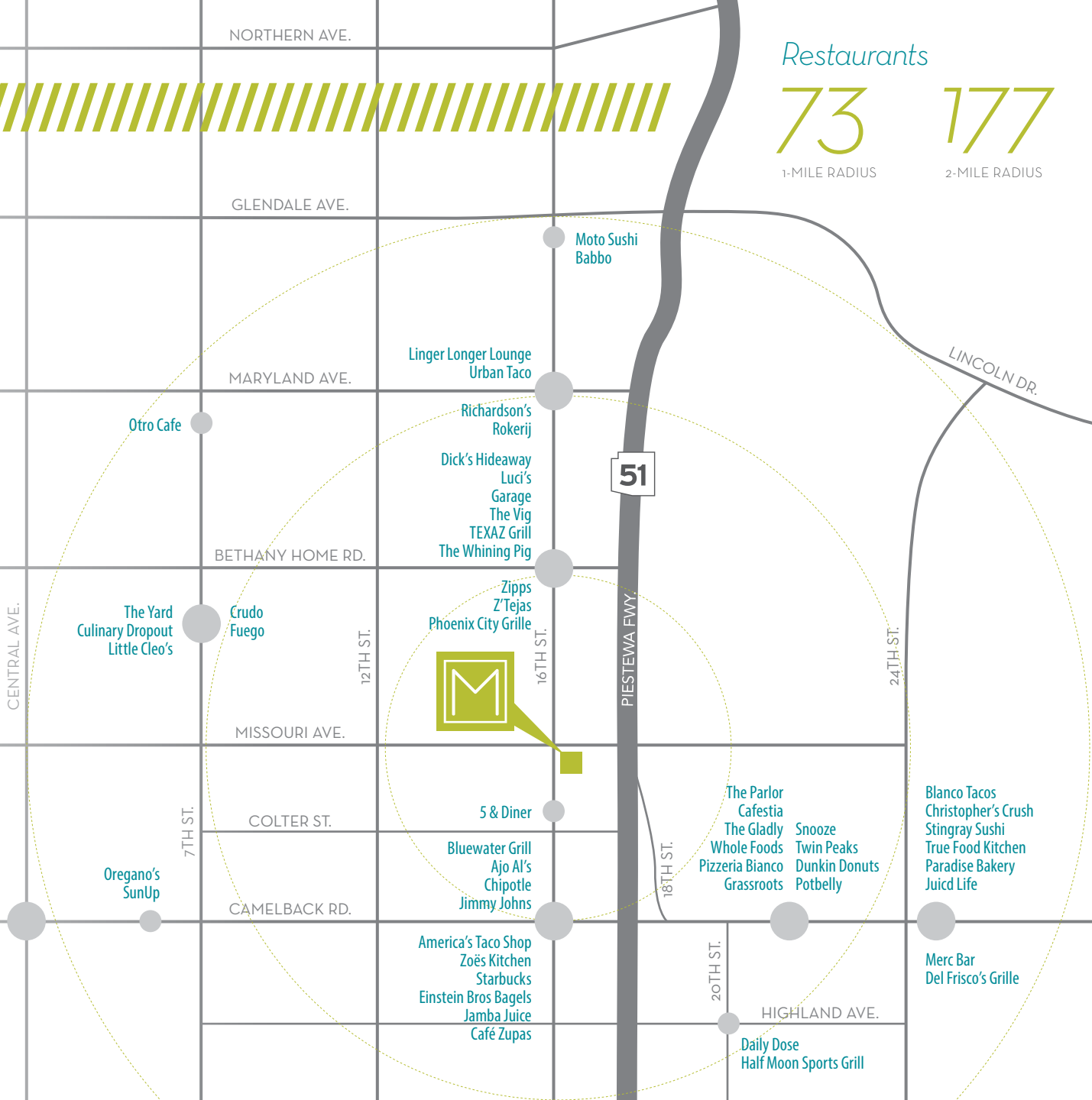
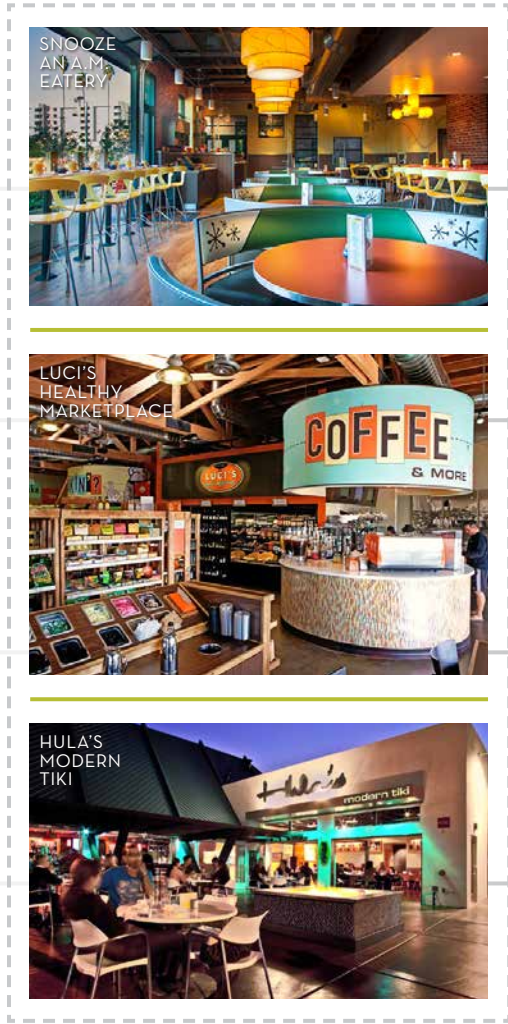
Restaurants

73

1-MILE RADIUS

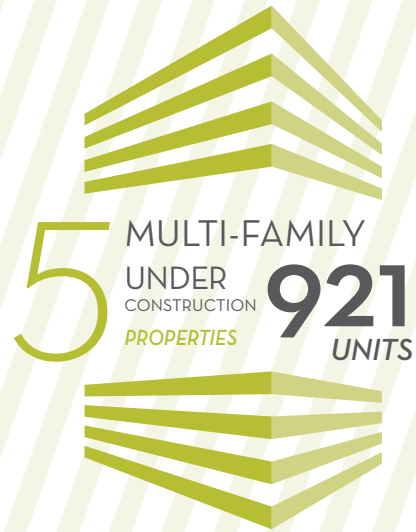
177

2-MILE RADIUS



- Moto Sushi Babbo
- Linger Longer Lounge Urban Taco
- Richardson's Rokerij
- Dick's Hideaway
- Luci's Garage
- The Vig
- TEXAZ Grill
- The Whining Pig
- Otro Cafe
- The Yard Culinary Dropout
- Crudo Fuego
- Little Cleo's
- Zipps
- Z'Tejas
- Phoenix City Grille
- 5 & Diner
- Bluewater Grill
- Ajo Al's
- Chipotle
- Jimmy Johns
- America's Taco Shop
- Zoës Kitchen
- Starbucks
- Einstein Bros Bagels
- Jamba Juice
- Café Zupas
- The Parlor
- Cafestia
- The Gladly
- Whole Foods
- Pizzeria Bianco
- Grassroots
- Snooze
- Twin Peaks
- Dunkin Donuts
- Potbelly
- Blanco Tacos
- Christopher's Crush
- Stingray Sushi
- True Food Kitchen
- Paradise Bakery
- Juicd Life
- Merc Bar
- Del Frisco's Grille
- Daily Dose
- Half Moon Sports Grill
- Federal Pizza
- Joyride
- Postino Central
- Windsor
- Oregano's SunUp
- St. Francis
- Hula's Modern Tiki
- Flower Child

NOTABLE STATS



2-MILE RADIUS

HOUSING

Total Households

8,791 151,059

1-MILE RADIUS

5-MILE RADIUS

Total Housing Units

10,309 179,512

1-MILE RADIUS

5-MILE RADIUS

Median Home Value

\$243,799

1-MILE RADIUS

\$196,204

5-MILE RADIUS

Average Household Income

\$57,155

1-MILE RADIUS

\$57,838

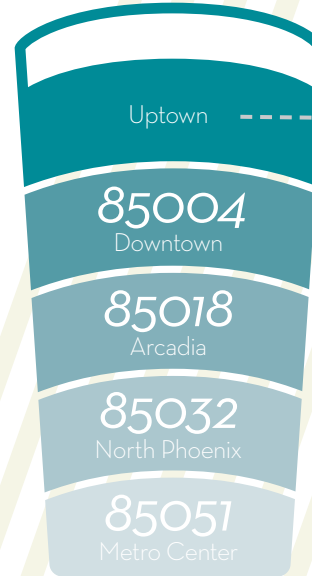
5-MILE RADIUS



1 Mile

1.5 Mile

2 Mile



The Madison zipcode
85016
 is in the **top 5**
growth areas
 OF NEW RESTAURANTS IN THE
VALLEY

OTHER AMENITIES

URBAN DWELLINGS



A-Rated Projects



Came Online 2015
225 units



Under Construction/Now Open
191 units



Renovated/Now Open
240 units



Under Construction
350 units

FEATURES





TWO BUILDINGS

Class A Office Space

/// 5343: 87,535 SF /// 5353: 87,722 SF ///

FOUR STORIES

Total ±175,257 SF

4.0/1,000 Parking Ratio

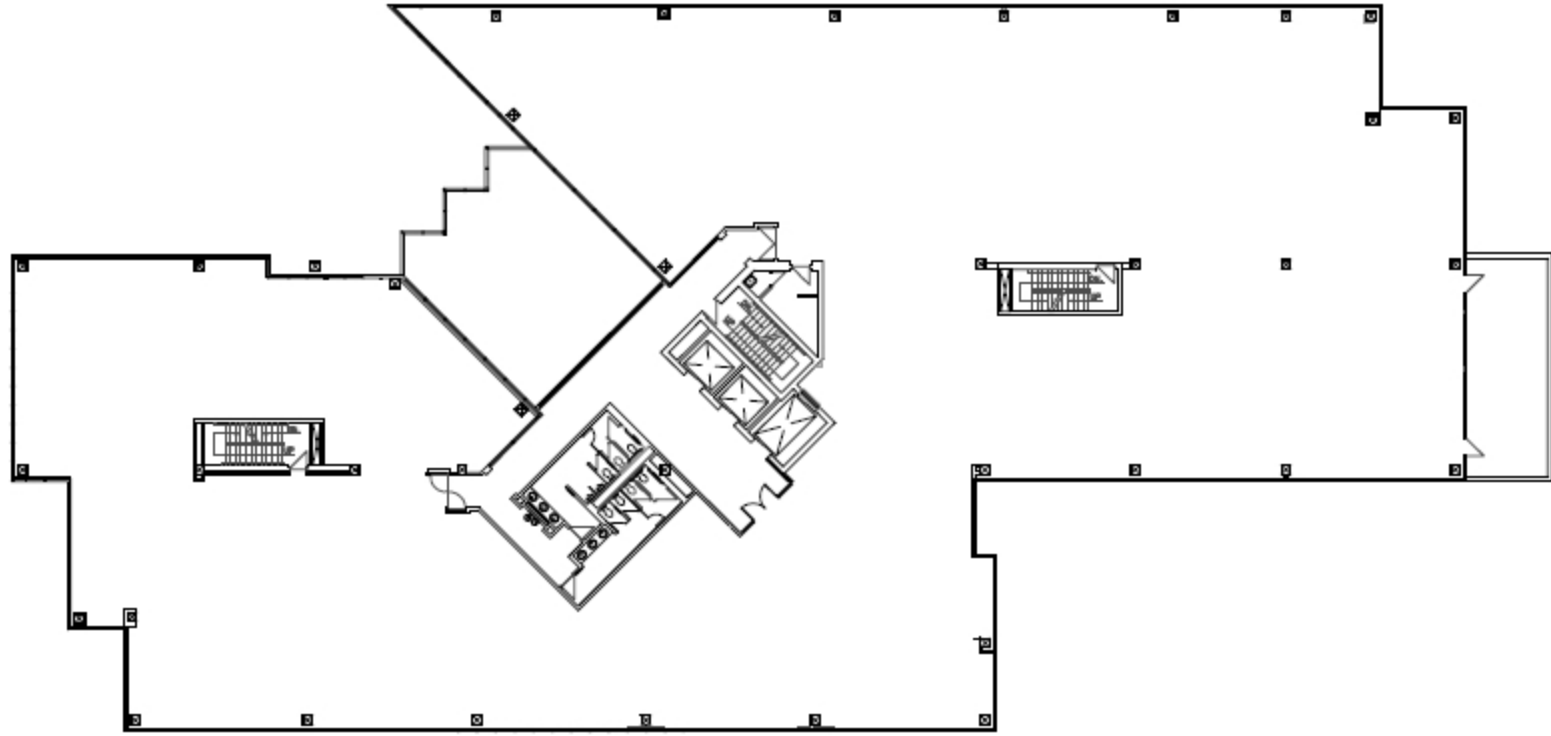
41 Visitor Surface Parking Spaces

UNDERGROUND PARKING

SUITE 300 | 22,794 SF



Contiguous + 30,930 RSF (partial 2nd & full 3rd floor)



5343 NORTH 16TH STREET, PHOENIX, ARIZONA 85016



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5343 & 5353 NORTH 16TH STREET, PHOENIX, ARIZONA 85016

Available Suites

/// 5343

- Suite 100 ±4,343 RSF
- Suite 130 ±1,806 RSF
- Suite 170 ±1,948 RSF
- Suite 230 ±1,537 RSF
- Suite 300 ±22,794 RSF

/// 5353

- Suite 130 ±1,676 RSF
- Suite 315 ±6,947 RSF (Spec Suite)
- Suite 320 ±928 RSF
- Suite 370 ±3,158 RSF (Spec Suite)

Building Features

- Square Footage:** ±177,312 SF
- Floors:** 4
- Years Built:** 1986 & 1990
- Lease Rate:** \$25.50/SF
- Parking Ratio:** 4.0/1,000 SF, 41 visitor surface parking spaces, Covered/Reserved at \$55.00 or Unreserved at \$35.00/stall/month
- Tenant Improvements:** Negotiable
- Operating Expenses:** Base Year

Project Highlights

- ◆ Underground parking with direct access to each building
- ◆ On-site deli
- ◆ On-site conference room for all tenants use
- ◆ Located within a 2-mile radius of 51 banks, 203 restaurants and the world-renowned Arizona Biltmore Hotel & Spa (including a 36 hole, championship golf course)
- ◆ Located in the most active redevelopment urbanization area in greater Phoenix
- ◆ Prominent 19' monument signage on 16th street



**Newmark Grubb
Knight Frank**
www.ngkf.com



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645 E Missouri Ave - Missouri Falls

Phoenix, AZ 85012 - Midtown Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1986
RBA:	187,446 SF
Floors:	4
Typical Floor:	46,912 SF
Core Factor:	12.5%

AVAILABILITY

Min Divisible:	1,128 SF
Max Contig:	142,010 SF
Total Available:	159,713 SF
Asking Rent:	\$25.00/FS

EXPENSES PER SF

Taxes:	\$1.83 (2015)
Opex:	\$10.01 (2011-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	108	Office	Relet	8,195	8,195	8,195	\$25.00/FS	Vacant	3 - 5 Yrs
P 1st	150	Office	Relet	3,254	3,254	3,254	\$25.00/FS	Vacant	3 - 5 Yrs
P 1st	160	Office	Relet	4,950	4,950	4,950	\$25.00/FS	Vacant	3 - 5 Yrs
P 1st	175	Office	Relet	1,304	1,304	1,304	\$25.00/FS	Vacant	3 - 5 Yrs
P 2nd		Office	Relet	2,399	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	4,680	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	2,855	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	2,094	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	4,067	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	6,194	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	1,128	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
P 2nd		Office	Relet	12,615	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									

Lease Availability Report

645 E Missouri Ave - Missouri Falls

Phoenix, AZ 85012 - Midtown Submarket



SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd		Office	Relet	11,405	47,437	142,010	\$25.00/FS	Vacant	3 - 5 Yrs
Common Conference Room Under Construction Spec Suites Move in ready January 2017									
E 3rd	300	Office	Relet	58,103	58,103	142,010	\$25.00/FS	Vacant	1 - 5 Yrs
› Visibility on 7th Street & Missouri Avenue › Minutes from the Camelback Corridor › On-site conference room › Building & monument signage available › Underground parking garage									
E 4th	400	Office	Relet	36,470	36,470	142,010	\$25.00/FS	Vacant	1 - 5 Yrs
› Visibility on 7th Street & Missouri Avenue › Minutes from the Camelback Corridor › On-site conference room › Building & monument signage available › Underground parking garage									

SALE

Last Sale: Sold on Nov 25, 2013 for \$13,890,000 (\$74.10/SF)

AMENITIES

On Site Management, Property Manager on Site, Signage

TRANSPORTATION

Parking: 8 free Surface Spaces are available; 150 free Covered Spaces are available; Ratio of 5.00/1,000 SF

Airport: 17 minute drive to Phoenix Sky Harbor International Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (48)

KEY TENANTS

Real Time Freight	8,145 SF	Take It Photo LLC	2,749 SF
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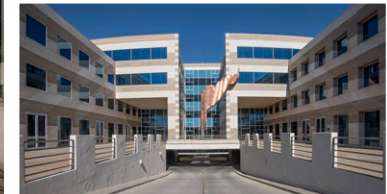
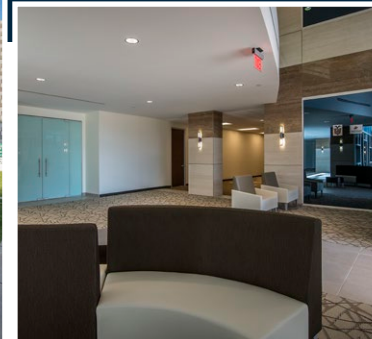
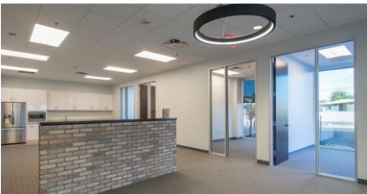
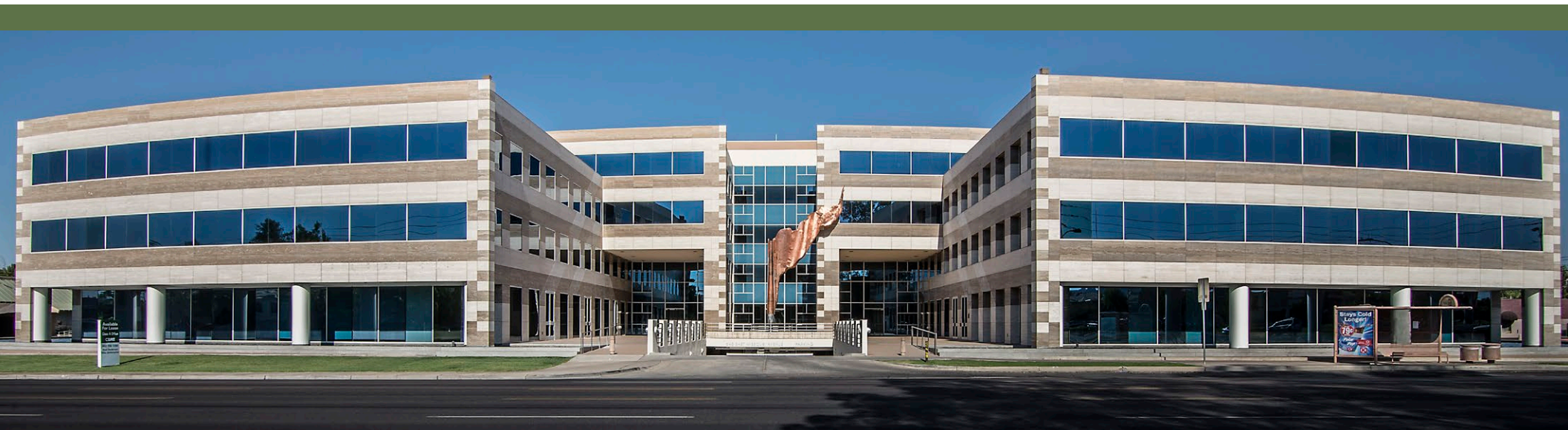
BUILDING NOTES

Missouri Falls features a reflecting pool at windowline and underground garage. The property is located close to retail amenities and adjacent to major freeways. There is excellent ingress/egress to 7th St. and Missouri Ave. Common Conference Room This building was awarded an Energy Star label in 2008 for its operating efficiency.



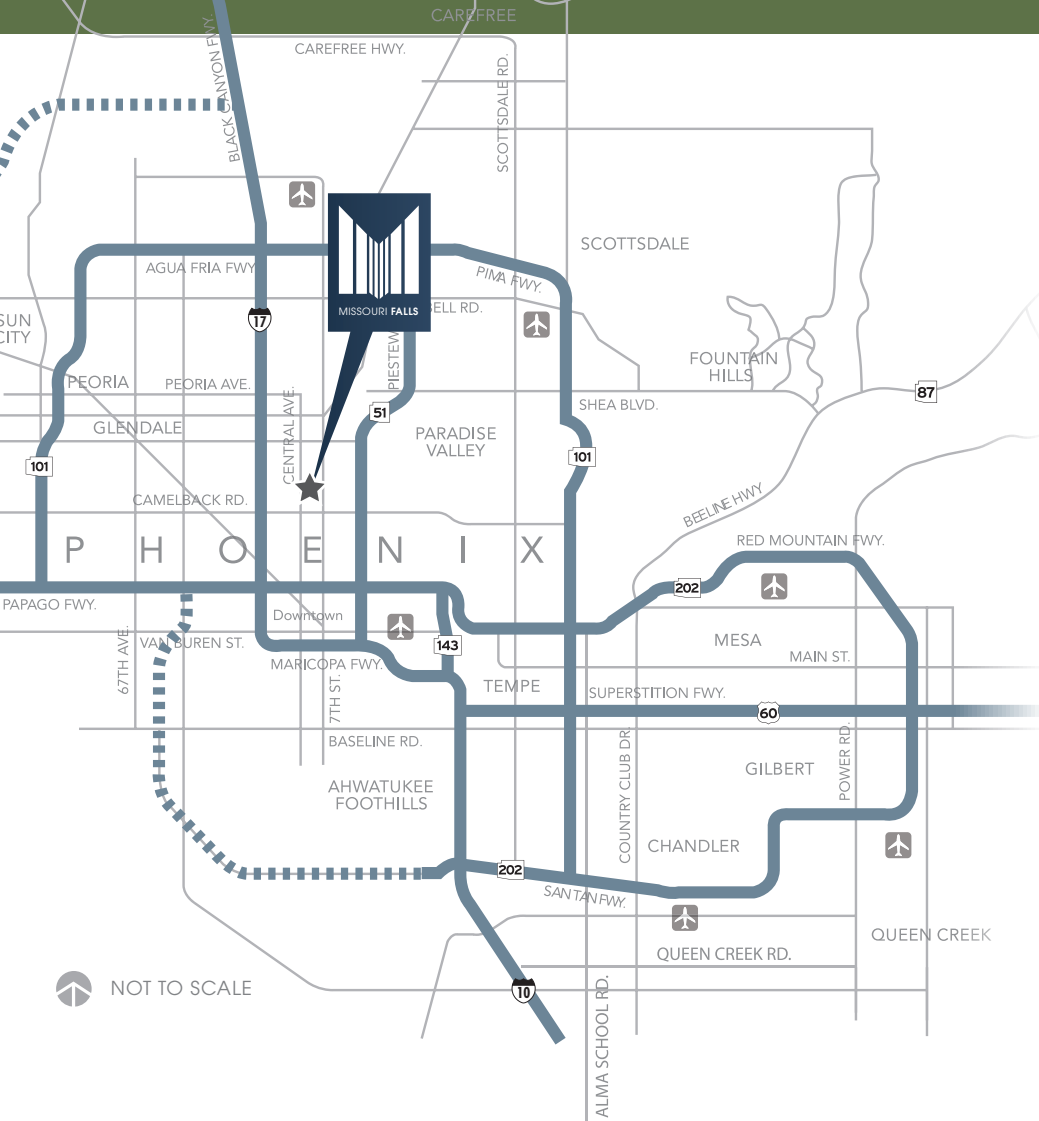
MISSOURI FALLS

AN URBAN OFFICE EXPERIENCE



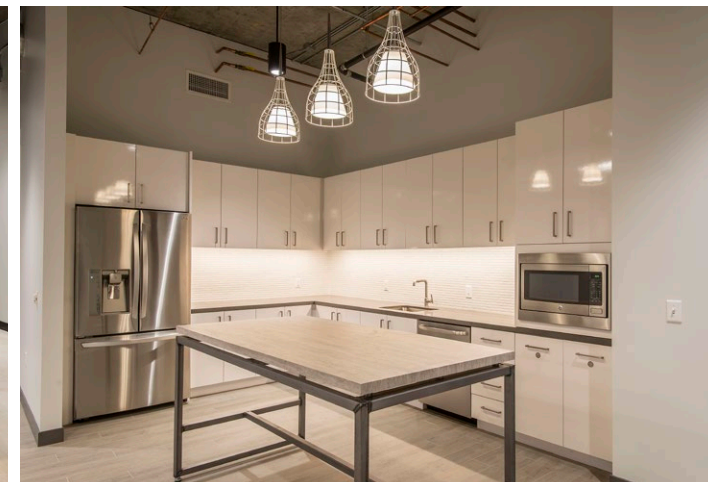
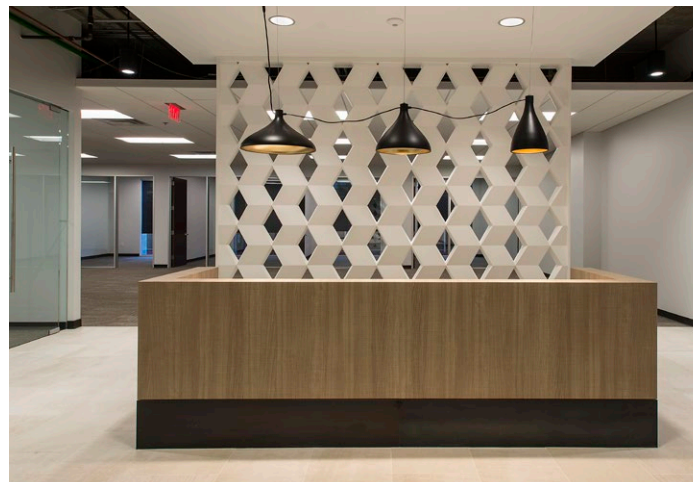
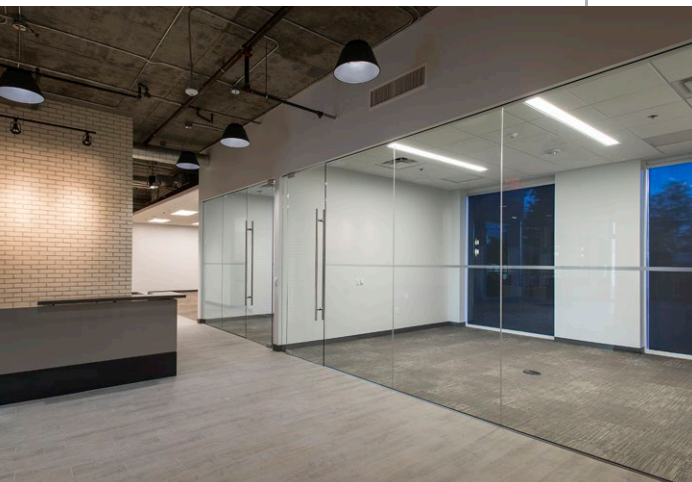
645 EAST MISSOURI AVENUE, PHOENIX, ARIZONA 85012

www.missourifalls.com

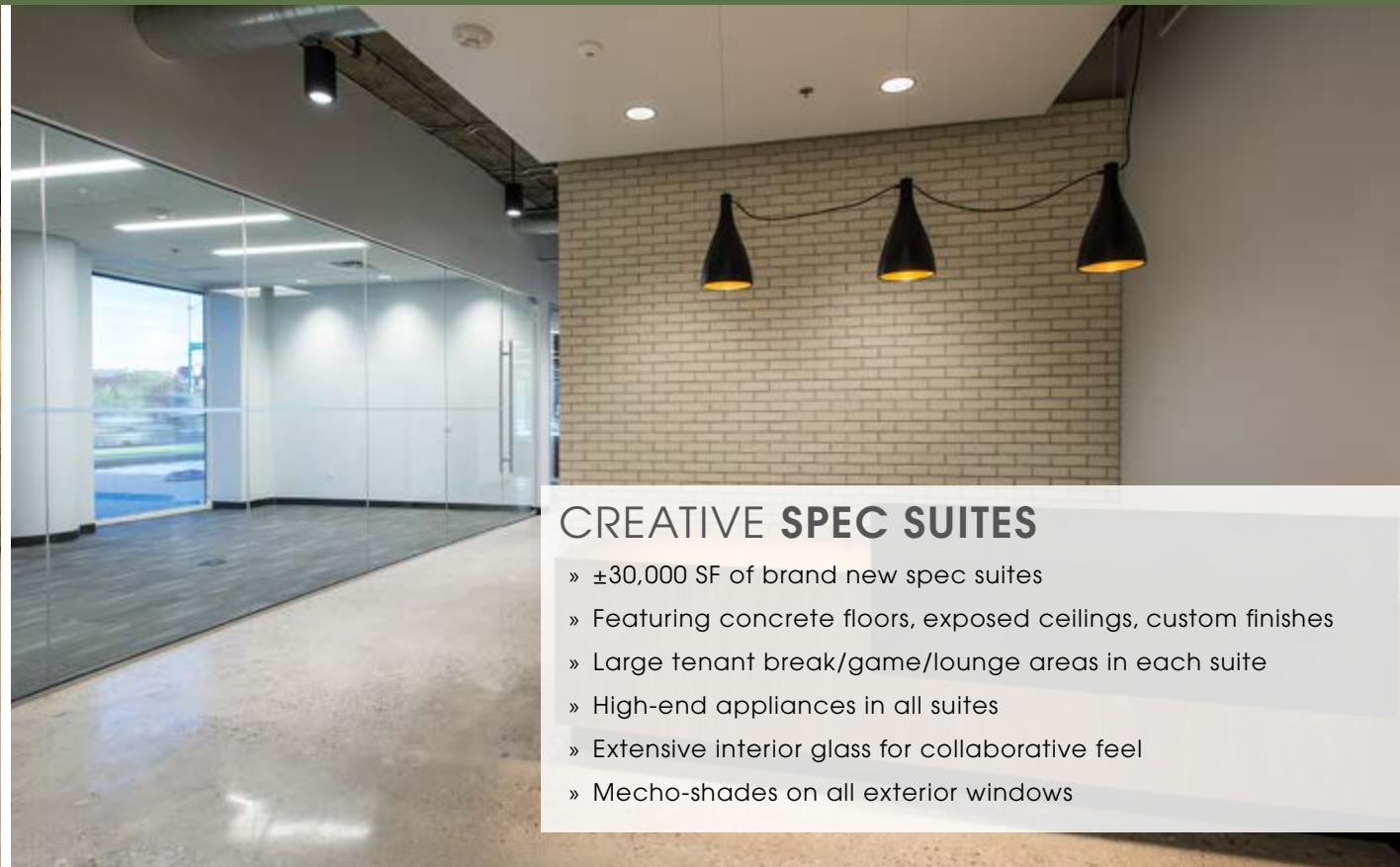


PROPERTY FEATURES

- » ±187,446 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



LARGE BLOCK OF SPACE: ±145,185 SF on the top 3 floors!



CREATIVE SPEC SUITES

- » ±30,000 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





FACT SHEET

MISSOURI FALLS
www.missourifalls.com



LOCATION: 645 East Missouri Avenue, Phoenix, Arizona 85012

BUILDING SIZE: ±187,446 SF, four-story, Class A building

AVAILABLE SPACE: ±173,758 SF

STARTING BASE RATE: \$25.00 per rentable square foot, full service

SITE AREA: ±2.62 acres (±114,129 SF)

AVAILABILITY:

Creative Spec Suites

Suite #108:	± 8,195	RSF*	} *Contiguous to ±10,249 RSF
Suite #118:	± 2,054	RSF*	
Suite #119:	± 8,145	RSF	
Suite #150:	± 3,254	RSF	
Suite #160:	± 4,950	RSF	
Suite #170:	± 1,975	RSF	

2nd Floor:	± 50,612	RSF
3rd Floor:	± 58,103	RSF
4th Floor:	± 36,470	RSF

All square footage measurements are approximate.

YEAR BUILT: 1986/2014 renovation

PARKING: » Underground, three-level parking garage
» Up to 5.00/1,000 SF

FEATURES: » Building and monument signage available
» Full building and lobby renovation
» Scenic views of downtown, Piestewa Peak and Camelback Mountain
» Close to retail amenities and major freeways



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