



CAMELBACK CENTER

2355 E CAMELBACK RD | PHOENIX, AZ

BRIDGE
COMMERCIAL
REAL ESTATE

CBRE

Work Smarter, Live Better

Camelback Center offers a premier office experience at Phoenix's coveted 24th Street and Camelback Road intersection, within the prestigious Camelback Corridor. This prime location provides immediate access to upscale retail, dining, and entertainment, including the Biltmore Fashion Park, and seamless connectivity via the SR 51 freeway to desirable Valley neighborhoods. The building boasts extensive on-site amenities, abundant underground parking to combat the Arizona heat, and stunning Camelback views. With newly completed spec suites and flexible large blocks, Camelback Center meets diverse tenant requirements.

BUILDING SIZE

236K SF

FLOOR PLATES

29K SF

STORIES

9

PARKING

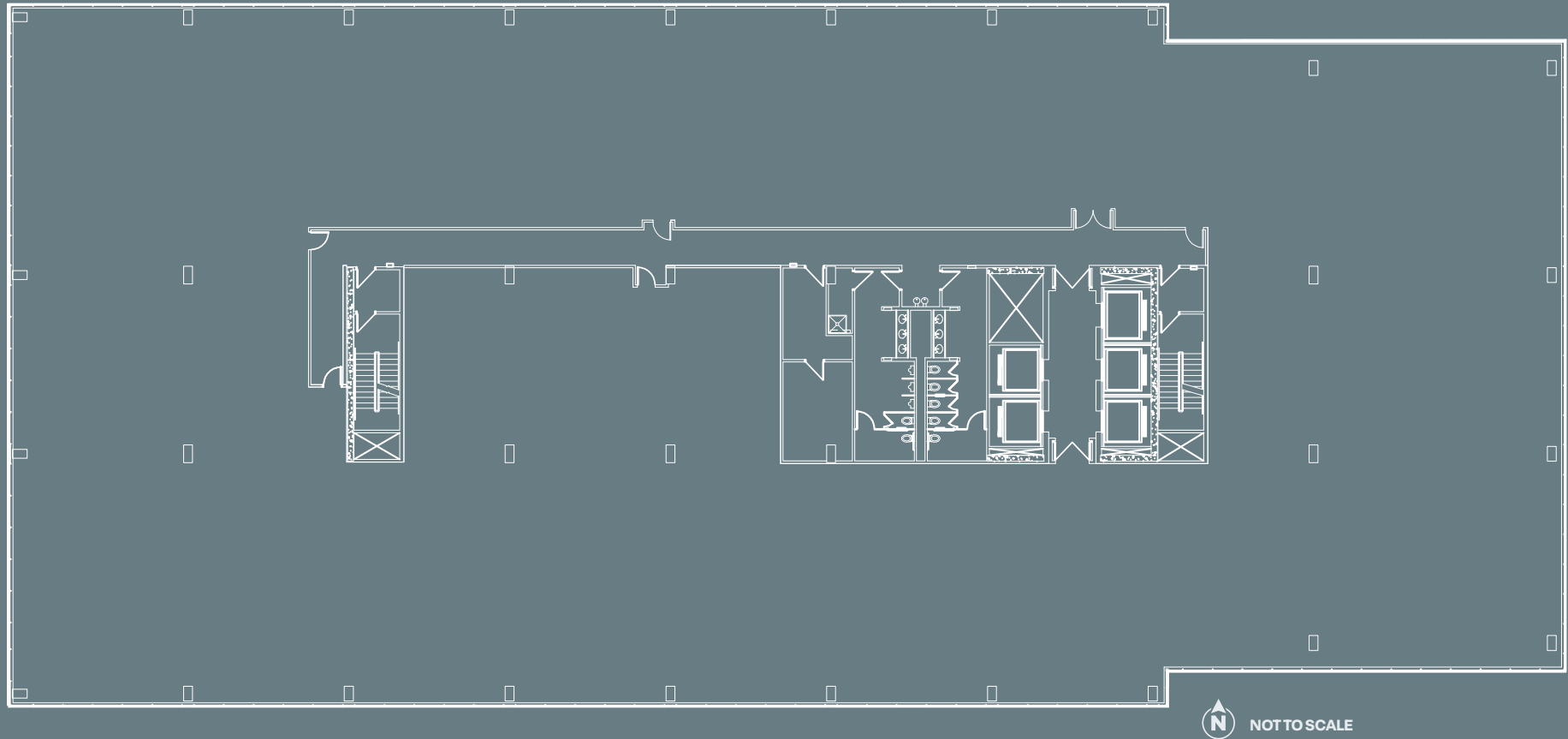
4/1,000





CAMELBACK CENTER

Typical Floor Plate | ±29,000 SF



**Stunning
Views**



**Upgraded
Restrooms
& Corridors**



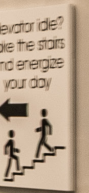
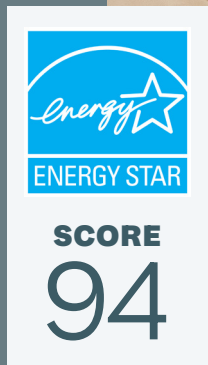
**New, Modern
Elevator
Lobbies**



**Subterranean
Parking**



**On-Site
Security**





Tenant Patio



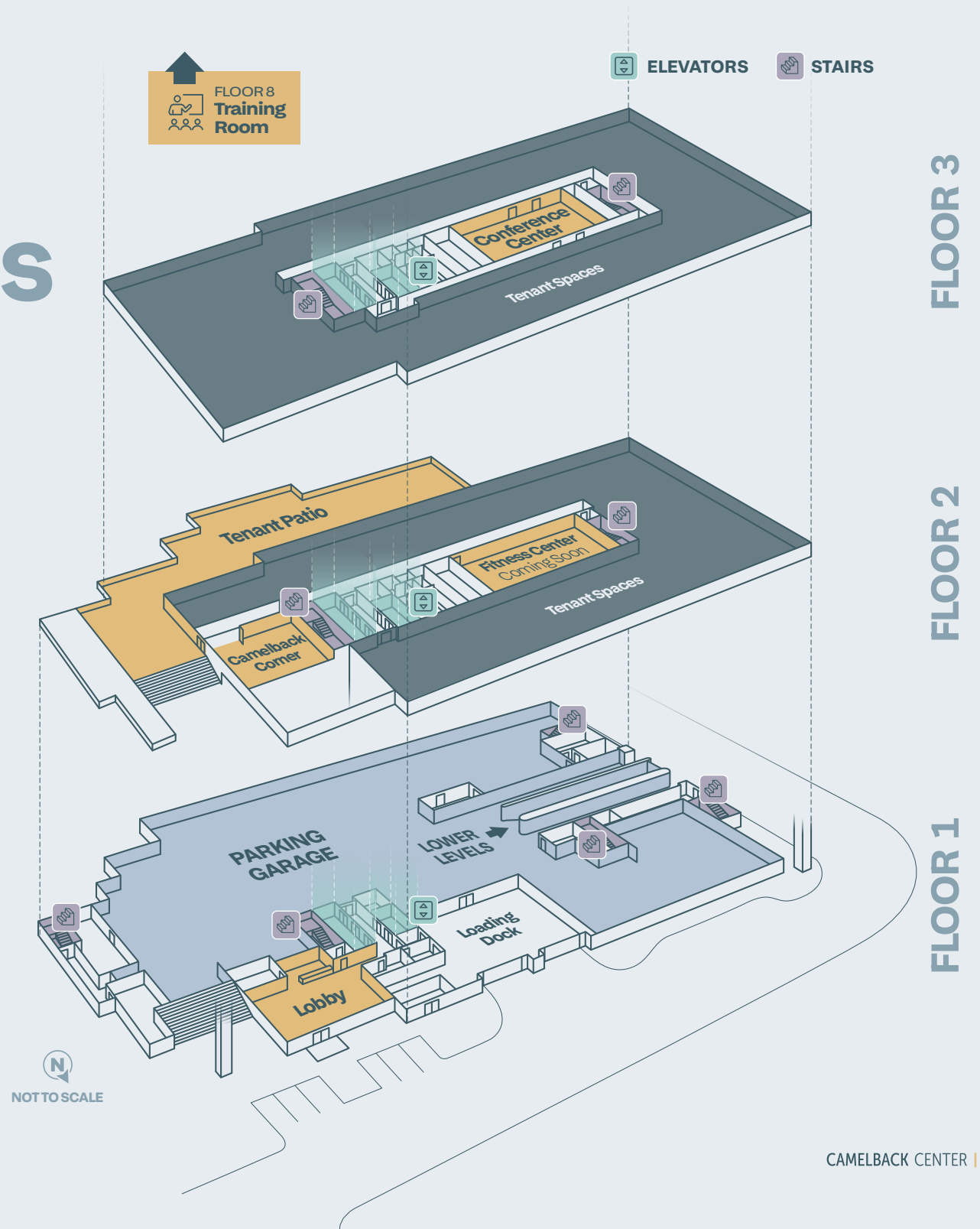
Conference Center
20+ Person Capacity & Catering Kitchen



Camelback Corner
Tenant Lounge w/ Grab & Go Kitchen

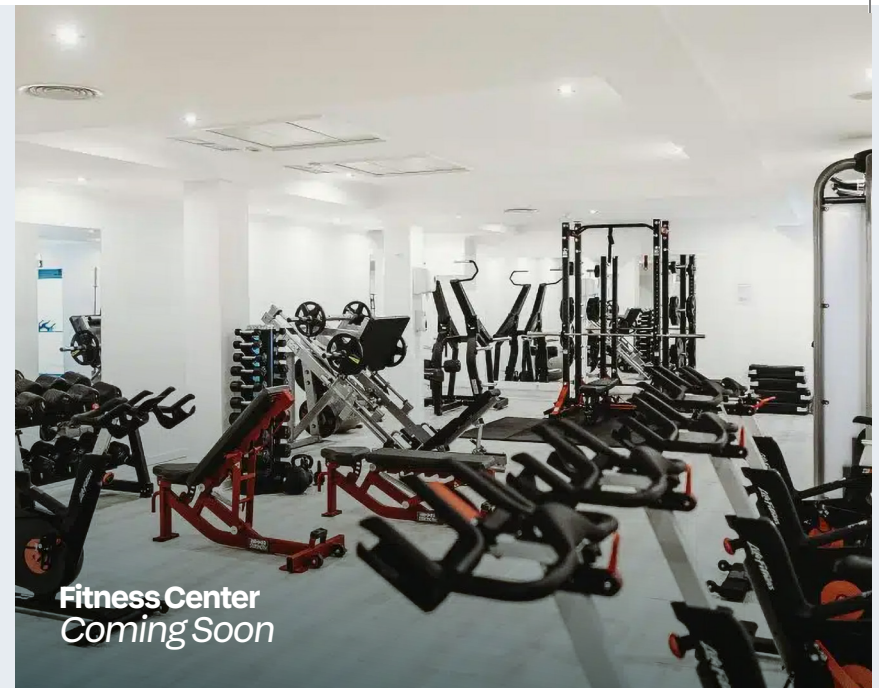
Designed for Success

Amenities Creating Your Perfect Workday Flow





Camelback Corner
Tenant Lounge w/ Grab & Go Kitchen



Fitness Center
Coming Soon



Lobby



Training Room
35+ Person Capacity

Tenant Patio



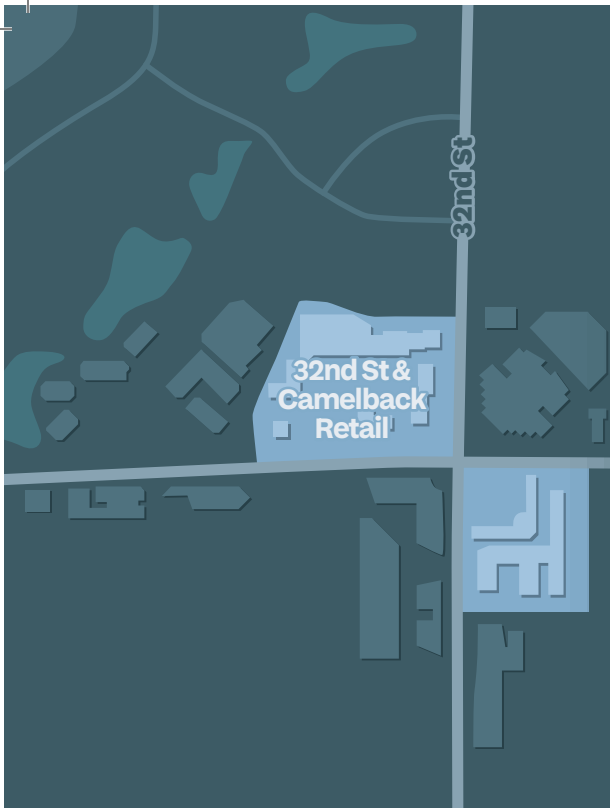


Camelback East Village

- CAVA
- Chick-fil-A
- Duck and Decanter
- Jamba
- McDonald's
- Pokitriton
- Target
- Yogis Grill
- Corleone's Philly Steaks & Pizza
- Five Guys
- Jimmy John's
- Chipotle

Camelback Colonnade

- Arriba Mexican Grill
- Broken Yolk Café
- Café Zupas
- California Fish Grill
- Cold Stone Creamery
- Fry's Food & Drug
- Houston TX Hot Chicken
- IHOP
- Ike's Love & Sandwiches
- In-N-Out Burger
- Kura Revolving Sushi Bar
- NY Pizza Department
- Panera Bread
- Thai Chili 2go
- The Buffalo Spot
- The Parlor Pizzeria
- Torchy's Tacos



The Camelback Advantage

Unbeatable Access to Phoenix's Best Neighborhood Hot Spots

Town & Country

- Cafe Rio
- Hopdoddy Burger Bar
- LA Fitness
- Pizzeria Bianco
- Potbelly
- Snooze
- The Coffee Bean & Tea Leaf
- The Macintosh
- Trader Joe's
- Tratto
- Wendy's
- Whole Foods Market

Biltmore Fashion Park & Esplanade Retail

- BISUTORO
- Sushi Bar Grill
- Blanco Cocina + Cantina
- Breakfast Club
- Camello
- Cartel Roasting
- FLINT by Baltaire
- Hearsay
- Hillstone
- Life Time Fitness
- Perks
- Pomo Pizzeria
- Starbucks
- The Capital Grille
- The Cheesecake Factory
- The Mercer
- True Food Kitchen
- Yellowbell
- Zinburger

32nd St & Camelback Retail

- Bobby-Q BBQ
- Cultivate
- First Watch
- Keegan's Grill
- Matt's Big Breakfast
- Negranti Creamery + Coffee
- Safeway
- Sushi 32
- sweetgreen
- Tarbell's
- The Tavern
- Zookz Sandwiches

Any Meal, Every Mood

The Best of
Phoenix Dining
Just Minutes Away



BREAKFAST



LUNCH



HAPPY HOUR/
DINNER





Residences

Hotels

ARIZONA
BILTMORE



THE
HERMOSA
INN



Paradise
Valley
Neighborhood



Cloisters
CONDOMINIUMS

CAMBY

ESPLANADE
Place

optima

2211
Camelback
CONDOS



Camelback Rd

14 CAMELBACK CENTER



The Hub of Convenience

Close to Where Your Workforce Lives and Guests Stay

WITHIN 3 MILES



RETAILERS

500+



MULTIFAMILY UNITS

13K+



SINGLE FAMILY HOMES

16K+



HOTEL ROOMS

3.5K+

Demographics

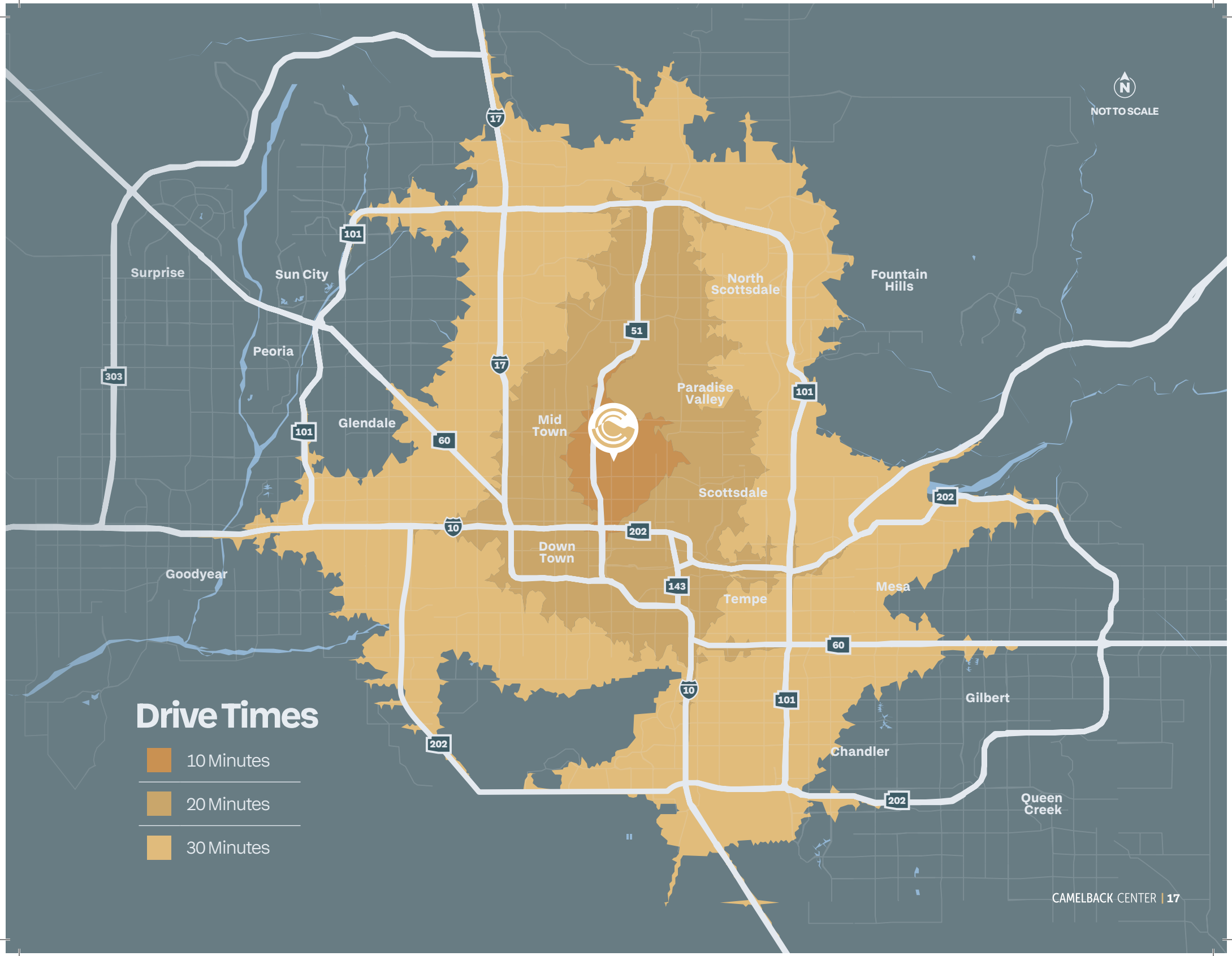
	10 Minutes	20 Minutes	30 Minutes
 Population	179,107	1,125,412	2,939,870
 Daytime Workers	180,195	946,271	1,879,684
 Average Household Income	\$144,899	\$123,253	\$126,003
 Housing Units	89,247	491,561	1,176,414
 Population with Bachelors Degree +	50%	42%	38%



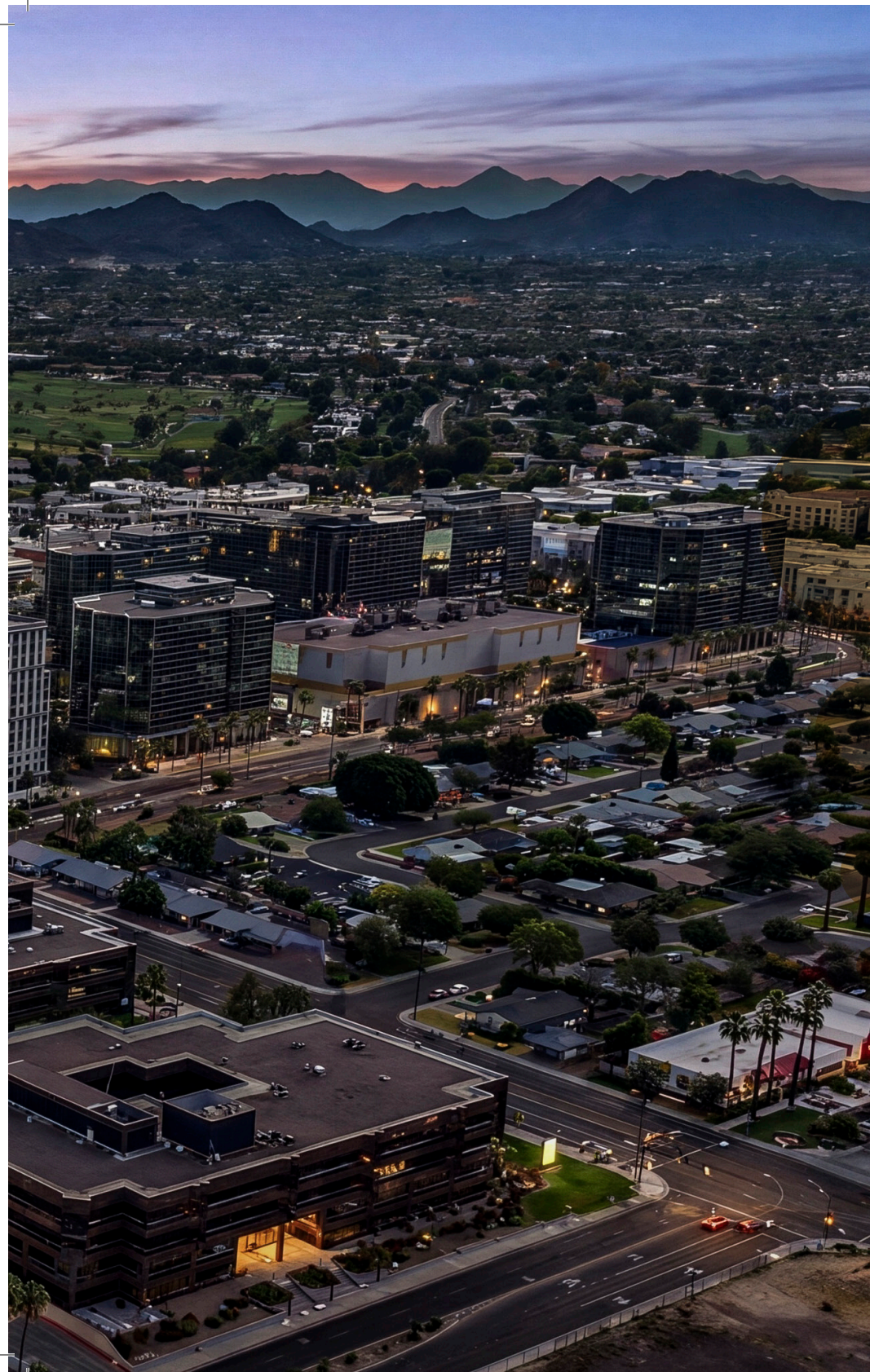
NOT TO SCALE

Drive Times

-  10 Minutes
-  20 Minutes
-  30 Minutes







Make your office

In Phoenix's Premier Corridor



FOR MORE INFORMATION, PLEASE CONTACT

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