

KEYSERCO.COM



## CREATIVE, SPEC SUITE FOR SUBLEASE

2425 E CAMELBACK RD,  
PHOENIX, AZ 85016

This 6,159 SF office near the Phoenix Biltmore provides a creative, open environment with an impressive reception area that will make a strong first impression on any client. The abundance of natural lighting, unique features, and spacious floorplan make it an exceptional environment for team collaboration.

|                      |                                                                 |
|----------------------|-----------------------------------------------------------------|
| <b>PROPERTY:</b>     | Esplanade I                                                     |
| <b>SUITE:</b>        | 250                                                             |
| <b>SIZE:</b>         | 6,159 RSF                                                       |
| <b>RATE:</b>         | \$32.00/SF Full Service Gross                                   |
| <b>TERM:</b>         | Flexible Lease Term Available<br>(Master Lease through 9/30/21) |
| <b>FURNITURE:</b>    | Available for Subtenant's Use                                   |
| <b>AVAILABILITY:</b> | Immediately                                                     |

PLUG-AND-PLAY & MOVE IN READY



**2ND FLOOR | ±6,159 RSF**



**6 hotels, easy  
airport and  
freeway access**

**world-class  
shopping and  
dining nearby**



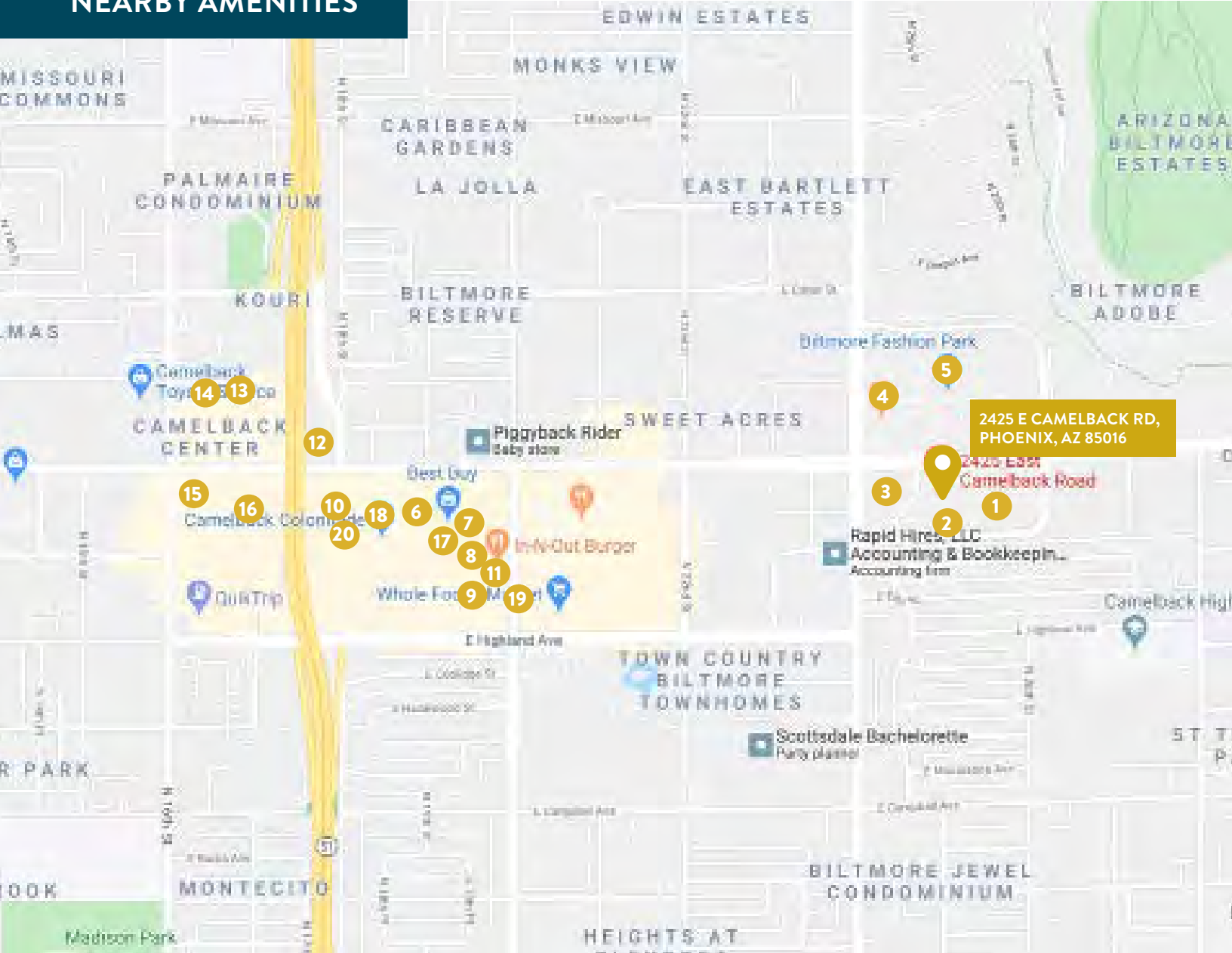
**CONTACT**

**MATTHEW CUMMINGS**  
913.710.7363  
mcummings@keyserco.com

**NOAH BARRASSO**  
602.680.8752  
nbarrasso@keyserco.com

**KEYSERCO.COM**

## NEARBY AMENITIES



- |                            |                       |                           |                        |
|----------------------------|-----------------------|---------------------------|------------------------|
| 1 AMC DINE-IN Esplanade 14 | 6 Nordstrom Rack      | 11 Fry's Food and Drug    | 16 Enstein Bros Bagles |
| 2 Artizen Coffee Bar       | 7 Forever 21          | 12 Cold Plus World Market | 17 Michaels            |
| 3 MercBar                  | 8 Cafe Zupas          | 13 Total Wine & More      | 18 Forever21           |
| 4 The Cheesecake Factory   | 9 Cold Stone Creamery | 14 Chipotle Mexican Grill | 19 Whole Foods Market  |
| 5 Biltmore Fashion Park    | 10 Marshalls          | 15 Chick-fil-A            | 20 Target              |

### CONTACT

**MATTHEW CUMMINGS**  
913.710.7363  
mcummings@keyserco.com

**NOAH BARRASSO**  
602.680.8752  
nbarrasso@keyserco.com

**KEYSERCO.COM**