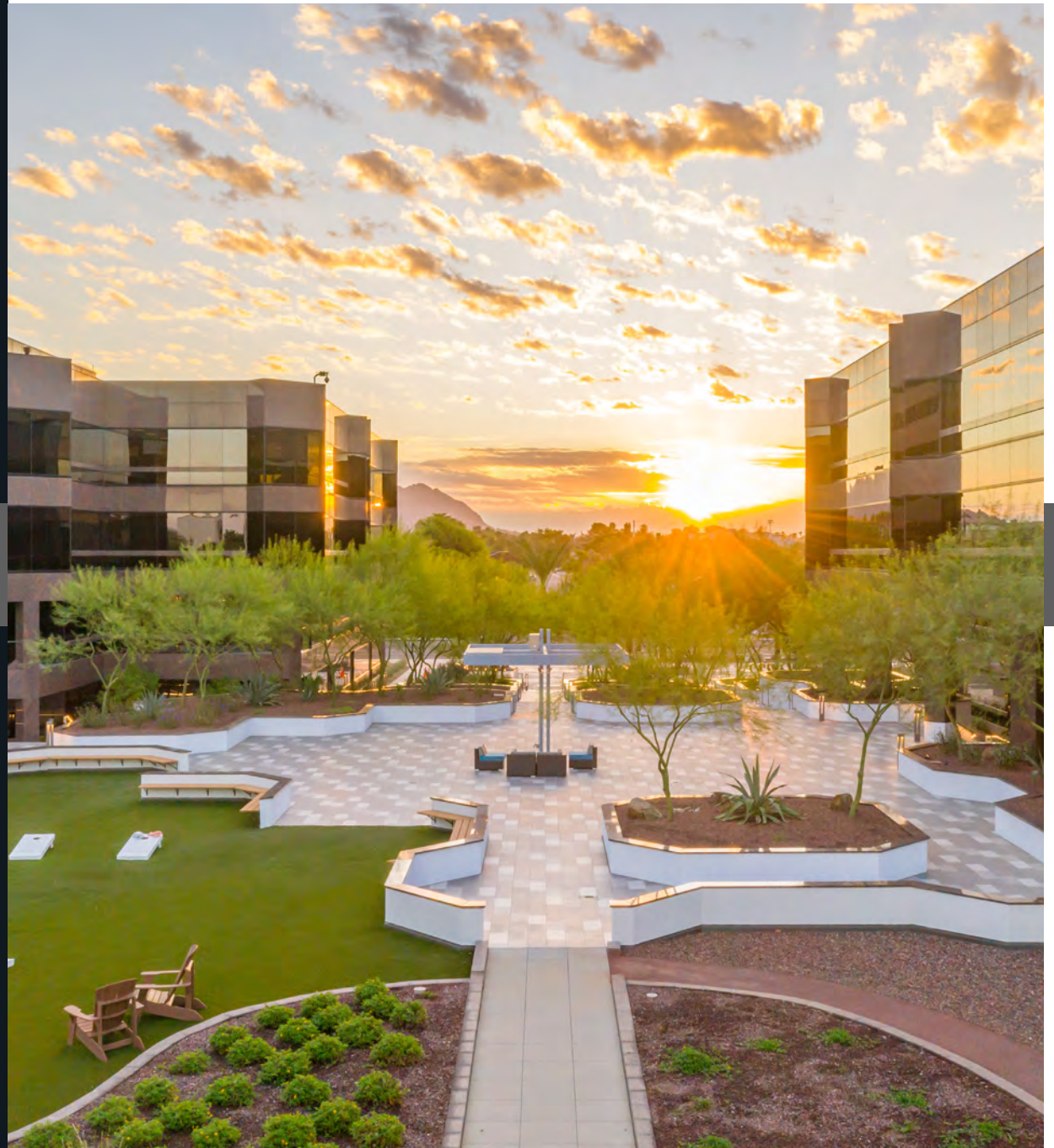


The Workplace
Experience: *Elevated*

ELEVATE 24

4722 & 4742 NORTH 24TH STREET
PHOENIX, ARIZONA



NEWMARK


REGENT PROPERTIES

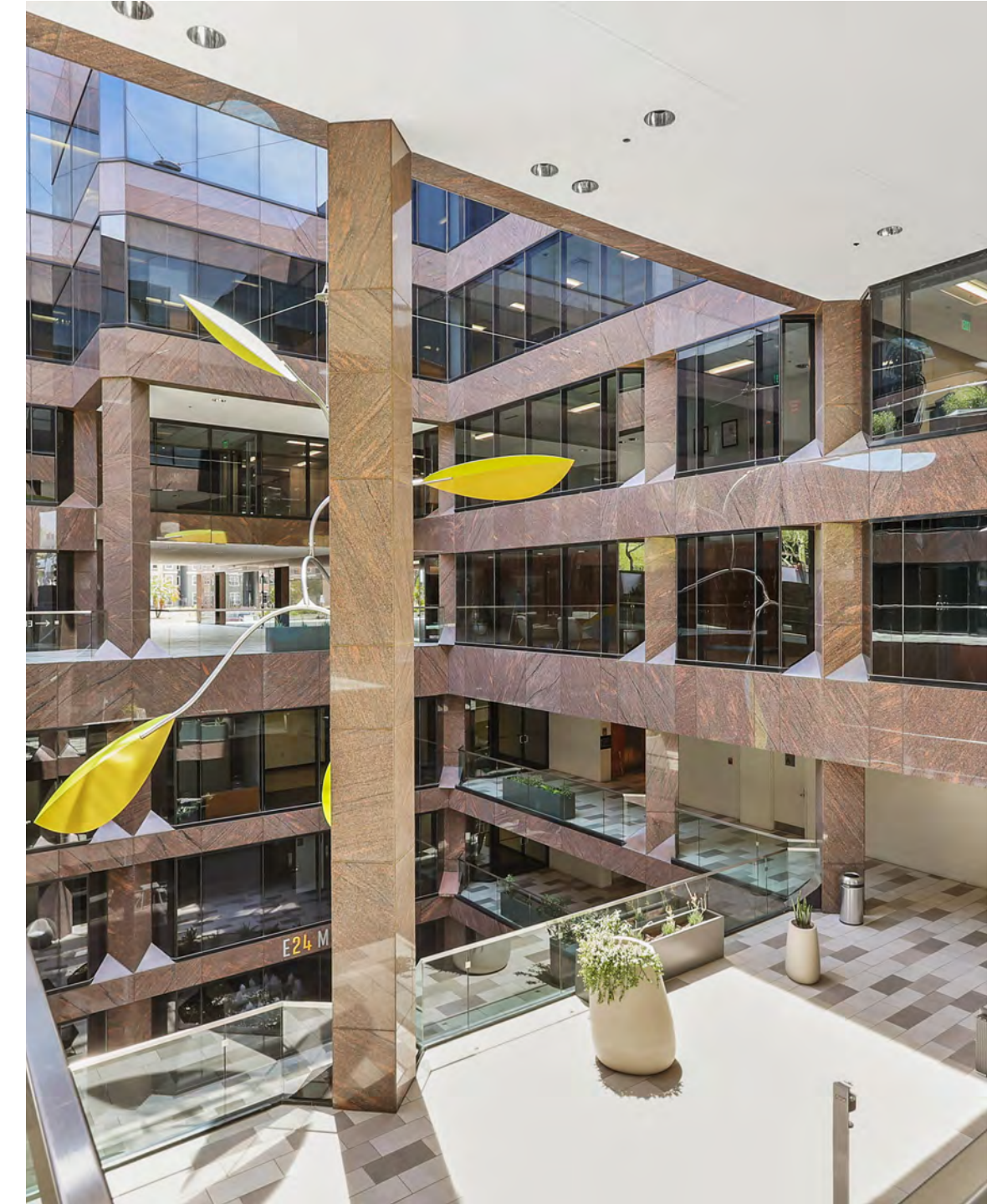


ELEVATE 24

Work Life *Elevated*

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Elevate 24 is centrally located in the heart of Phoenix's desirable Camelback Corridor, merging convenience with an unmatched employee experience.

Consisting of two, Class "A" office buildings totaling 318,349 SF and lease options ranging from 1,000 - 30,000 SF, Elevate 24 offers large, efficient floor plates ideal for small, mid-sized and large users, providing the flexibility sought after by tenants to meet their workplace requirements.

The conveniently located office property offers stunning views, lush and inviting outdoor collaboration space, as well as an abundance of on-site amenities for tenants to enjoy. Parking is a breeze for both employees and visitors alike, with underground parking that includes an on-site attendant, 24/7 security, and EV charging stations, as well as bike racks.

With superior connectivity and access, the campus sits just 1/3 of a mile from SR-51, with immediate access to I-10 & Loop 202 freeways. Elevate 24's local neighborhood offers an array of vibrant amenities, including 550+ nearby restaurants, retail, hotels and business services within a three-mile radius—including the Biltmore Fashion Park Mall and Town & County.





Elevate 24 offers a creative, tech-oriented environment that encourages the perfect balance of connection, relaxation and collaboration.

PHENOMENAL

ON-SITE AMENITIES

THE DECK / ONE-ACRE RECREATION AREA

The Deck, an amenity exclusive to Elevate 24 tenants, has been strategically designed to promote health and wellness while facilitating outdoor connectivity and collaboration. The Deck provides a perfect environment for creativity and conversation and includes:

- Shaded patio seating with tables
- Wi-fi
- Lounge chairs and benches
- Cornhole, bocce ball, and croquet
- 0.5-mile Fitbit course
- Practice putting green

BRAND NEW PICKLEBALL COURT

E24 FIT / HIGH PERFORMANCE FITNESS FACILITY

Elevate 24 offers a 3,000 SF state-of-the-art fitness facility with cardio equipment, free weights, resistance machines, and multiple big screen televisions. The health club atmosphere extends to a private yoga studio, stretching area, and pristine locker rooms with showers. Tenants can enjoy this facility for a perfect morning start, lunchtime break, or an energizing end to their day at the office.



EXCLUSIVE

ON-SITE LUXURIES

E24 MEET / **TENANT LOUNGE**

Elevate 24's tenant lounge is where creative minds come to collaborate! This shared space is furnished with bar seating and serving counters, offering a convenient setting for light dining and seamless collaboration. The lounge is also equipped with two big screen televisions offering satellite tv, as well as shared WiFi access.

Additional on-site conveniences include:

Humphrey's Kitchen + Koffee

Ping pong table and a golf simulator

Conferencing center and training facility

Dry-cleaning service (*drop-off/pick-up*)

Banking services

Public Wi-Fi

Security, surveillance, and monitoring (*key-card access*)

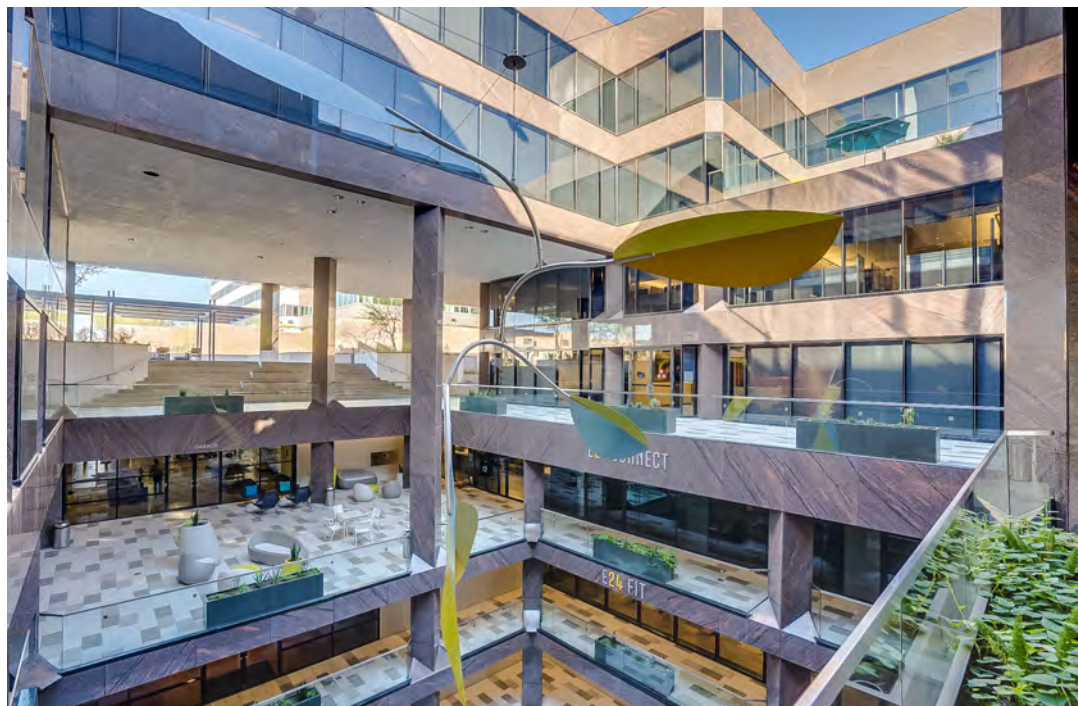
Property management office



ELEVATED COLLABORATION

& CONNECTION

An abundance of places to work and collaborate outside of your office space.



Elevate 24 is conveniently located in one of Phoenix's most desirable areas, allowing tenants to enjoy on-site luxury amenities and premium office space.

Scan the QR code below to view the interactive site plan.



ELEVATE 24





Elevate 24 is centrally located with easy access to the Valley's regional highway system, and a host of nearby amenities within walking distance.

Elevate 24's prime location, nestled within a stone's throw from the Valley's major roadways (CR-51, I-10 and Loop 202), makes it an attractive option for commuters.

Numerous local neighborhood amenities are easily walkable from the campus, with the Biltmore Fashion Park Mall, Esplanade Shopping Mall and Town & Country Shopping Mall all within mere blocks, offering a variety of 60+ restaurants, cafes, retail shops, supermarkets, gyms and business services to choose from.

The Hampton Inn, Embassy Suites and the Camby, as well as the Arizona Biltmore Hotel (including its two 18-hole championship golf courses), are all located within a mile of the property.

Elevate 24 is also surrounded by an abundance of luxury residential developments—from condos to apartment towers, and everything in between. The resurgence of the area over the last five years has resulted in the migration of a well-educated, skilled, and diverse pool of talented professionals who now call the Camelback Corridor their home.

UNMATCHED LOCATION

& NEIGHBORHOOD AMENITIES



RESTAURANTS/CAFES

- 5 & Diner
- Ajo Al's Mexican Cafe
- Arciterra Noble West
- Arriba Mexican Grill
- Baja Fresh Mexican Grill
- Bistro 24
- Black Rifle Coffee Company
- Blanco Tacos + Tequila
- Buffalo Spot
- Cafe Rio Mexican Grill
- Cafe Zupas
- Capital Grille
- Cheesecake Factory
- Chick-Fil-A
- Chipotle Mexican Grill
- Christopher's Crush
- City Market & Deli
- Corleone's
- Crepe House Cafe
- Daily Dose Midtown Bar & Grill
- Dori Hand Roll Bar & Ramen
- Duck & Decanter
- Fish Haven
- Flavors of India
- Flint by Baltaire
- Giant Rustic Pizza
- Gladly
- Grassroots Kitchen-Tap
- Greekfest
- Greka Pita
- Half Moon Windy City Sports
- Hillstone Restaurant
- Hopdoddy Burger Bar
- Humphrey's Kitchen & Koffee
- IHOP
- In-N-Out Burger
- Jersey Mike's Subs
- Jimmy John's
- Kura Revolving Sushi Bar
- Lunch at the Park
- Miracle Mile Deli
- Nekter Juice Bar
- Noble Eatery
- Obon Bisutoro
- Over Easy Biltmore
- Panera Bread
- Pivotal 650 California St
- Pizzeria Bianco
- Pokitriton-Sushi Burritos
- Pork On a Fork
- Potbelly Sandwich Shop
- Scramble a Breakfast-Lunch Joint
- Seasons 52 Fresh Grill Wine Bar
- Smashburger
- Snooze
- Starbucks
- Thai Chili 2 Go
- The Human Bean
- The Macintosh
- The Parlor
- Tocaya Organica
- Tokyo Joe's
- True Food Kitchen
- Twin Peaks
- Yogis Grill
- Zinburger
- Zoes Kitchen

SHOPPING

- 7-Eleven
- Anthropologie
- Arhaus
- Athleta
- Banana Republic
- Best Buy
- Biltmore Fashion Park
- Container Store
- Cornelia Park
- FedEx Office
- Five Below
- Forever 21
- French Bee
- Fry's Food
- Jacksons
- J. Crew
- Lululemon
- Macy's
- Nordstrom Rack
- Orvis
- Paper Source
- Pottery Barn
- Quiktrip
- Ski Pro
- Saks Off Fifth Avenue
- Staples
- Target
- The Shops at Town & Country
- Trader Joe's
- Whole Foods Market
- World Market

BANKS

- Academy Bank
- Alliance Bank of Arizona
- Arizona Bank & Trust
- Arizona Federal Credit Union
- Bank of America
- Bank of the West
- Biltmore Bank of Arizona
- BOK Financial
- Chase
- Citi Private Bank
- Comerica
- Desert Financial Credit Union
- First Bank
- First International Bank/trust
- First Western Trust Bank
- Foothills Bank
- Goldwater Bank Na
- Meadows Bank
- Midfirst Bank
- New York Community Bank
- Pacific Premier Bank
- PNC Bank
- Trustbank
- U.S. Bank Branch
- UMB Bank
- Wells Fargo
- West Valley National Bank

HOTELS

- AC Hotel
- Camby Autograph Collection
- Embassy Suites by Hilton
- Hampton Inn Phoenix-Biltmore
- Homewood Suites by Hilton
- Sonesta Select Suites

HEALTH CLUBS

- LA Fitness
- Life Time Athletic
- Orangetheory

BARS & PUBS

- 20th St Osteria
- Armadillo Grill
- MercBar
- Twenty Highland Tavern

60+ DINING & RETAIL OPTIONS IN WALKING DISTANCE

6 HOTELS WITHIN 1 MILE

550+ DINING & RETAIL OPTIONS WITHIN 3-MILE RADIUS

7 MILES FROM SKY HARBOR INTERNATIONAL AIRPORT

77 WALK SCORE* (VERY WALKABLE)

SOURCE: WALKSCORE.COM*

ELEVATE 24

WWW.ELEVATE-24.COM

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NEWMARK



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