

ESPLANADE

MONARCH
ALTERNATIVE CAPITAL

Tourmaline

CBRE



Central Amenity Building

- Hearsay Full Service Restaurant & Bar
- 2nd Floor Fitness Center & Yoga Studio



Conference Center

- Perks Cafe & Convenience Store
- Reservable Meeting Rooms
- Training Room



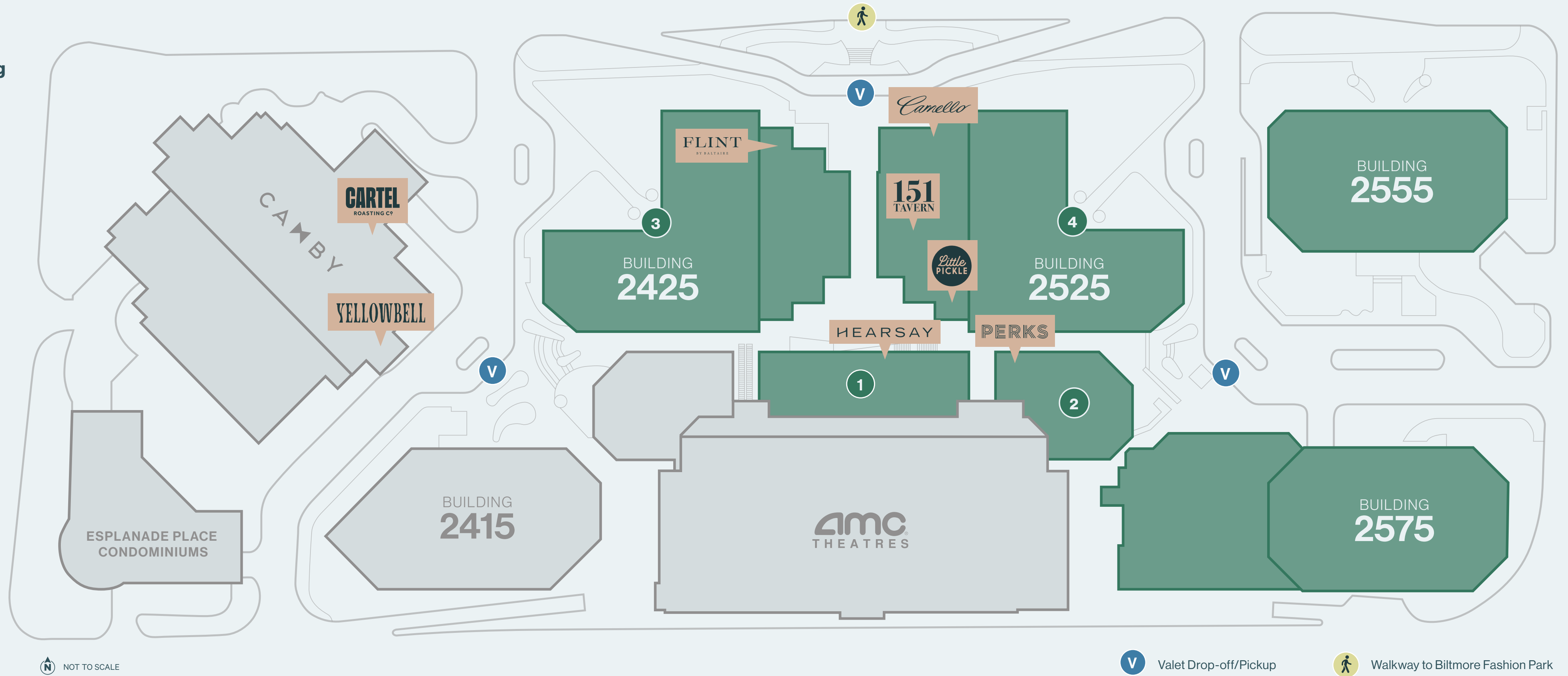
Building 2425

- Reservable Meeting Rooms
- Lobby Lounge



Building 2525

- Golf Simulator
- Reservable Meeting Rooms
- Lobby Lounge
- Wellness Spaces



Valet Drop-off/Pickup

Walkway to Biltmore Fashion Park

Your Workplace,
Elevated.

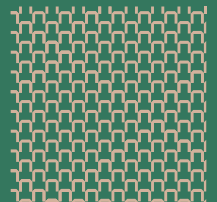
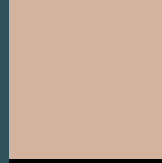
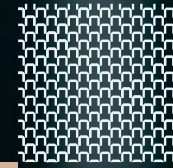


Table of Contents

- 1 The Overall Experience
- 2 Location & Access
- 3 Food & Beverage
- 4 Health & Wellness
- 5 Spaces to Meet
- 6 Community Spaces





1

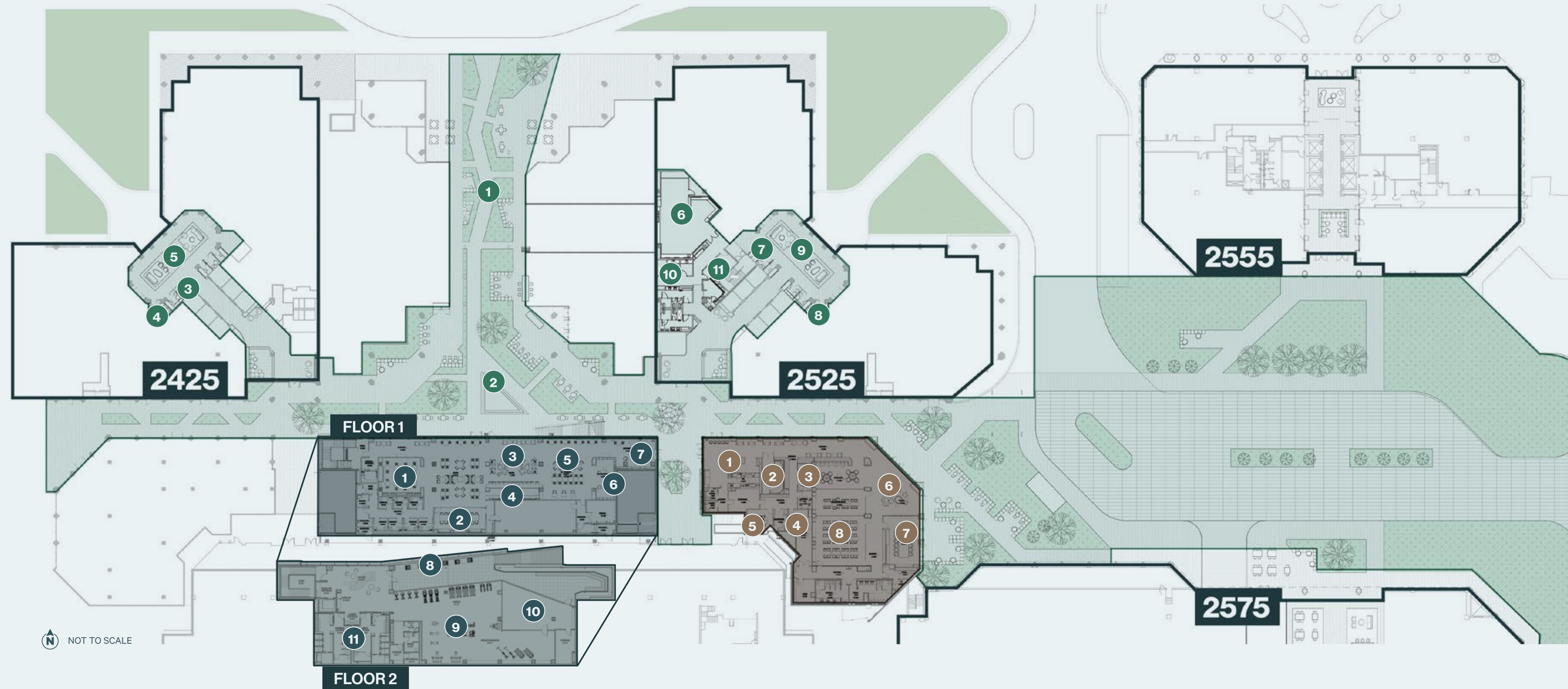
Exceptional Tenant Experience





\$60 Million Amenity Renovation

NOW COMPLETED



Central Amenity Building

- 1 Full Service Restaurant Hearsay
- 2 Private Dining Room
- 3 Happy Hour Lounge
- 4 Cocktail Bar
- 5 Co-Working Lounge
- 6 Listening Room
- 7 Pop-Up Space
- 8 Second Floor Terrace
- 9 Fitness Center
- 10 Group Fitness Room
- 11 Resort Style Locker Rooms

Conference Center

- 1 Perks Coffee
- 2 Connection Lab
- 3 Phone Rooms
- 4 Huddle Rooms
- 5 Streaming Studio
- 6 Pre-Conference Lounge
- 7 Board Room
- 8 Training Rooms

Communal Spaces

- 1 Covered Gallery
- 2 Community Courtyard
- 3 2425 Phone Rooms
- 4 2425 Huddle Room
- 5 2425 Lobby Lounge
- 6 Golf Simulator
- 7 2525 Phone Rooms
- 8 2525 Huddle Room
- 9 2525 Lobby Lounge
- 10 Wellness Rooms
- 11 Library

NOT TO SCALE



The Esplanade

Powered by **onsite**

Onsite is an workplace experience platform that innovatively enhances the work environment through unparalleled service, advanced technology, and intelligent spaces to foster business growth. The Esplanade app, powered by Onsite provides tenants with the ability to:

- Reserve conference rooms/training center
- Stay informed on community events
- Order food/catering
- Reserve exclusive services including:
 - Car detailing
 - Golf simulator
- Sign up for fitness classes and trainings

DOWNLOAD HERE:



Reserve Huddle Rooms

DATE
Today

START
1:30 PM

DURATION
30 min

Esplanade

Large Huddle Room (T 2425)

Conduct brainstorms, host virtual calls, or schedule a 1:1 in this small group meeting room.

Capacity - 5 people

→

AVAILABILITY

1PM	2PM	3PM	4PM	5PM	6PM

Medium Huddle Room (T 2425)

Find the privacy you need for phone calls or digital interactions in this individual meeting space.

Capacity - 2 people

→

Elevated Service

Dedicated support staff ready to assist



Tracey McGilvray
Director of Onsite
 On-location director of our Esplanade amenity management team



Lori Yearwood
Meetings & Events Director
 Director of Esplanade's bookable spaces - Conference Center and Team Building Suite



Joey Fitzgerald
Meeting & Events Specialist
 Key support for Esplanade's bookable spaces



Shivani Patel
Hospitality Specialist
 Event and concierge services related to tenant experience



Chanell Cooke
Wellness Manager
 Manager of Esplanade's Fitness Center

Esplanade offers a range of comprehensive amenities designed for convenience and luxury, including:

- Wi-fi throughout the entire campus
- On-site hospitality manager
- QR code parking validation
- Restrooms with resort-style amenities
- Engaging tenant and community events
- License plate reader for tenant access



2

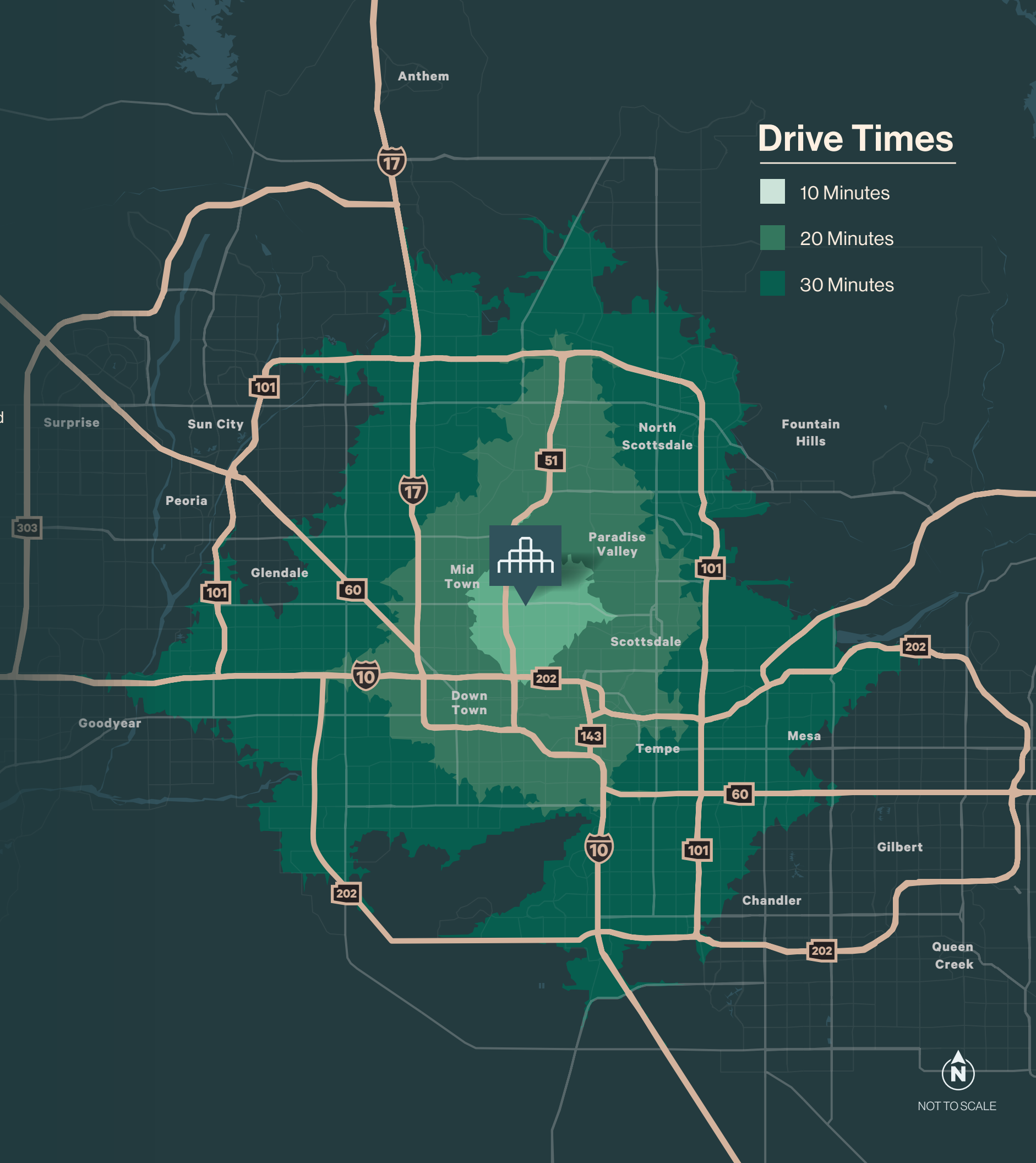
Location & Access



Desirable & Central

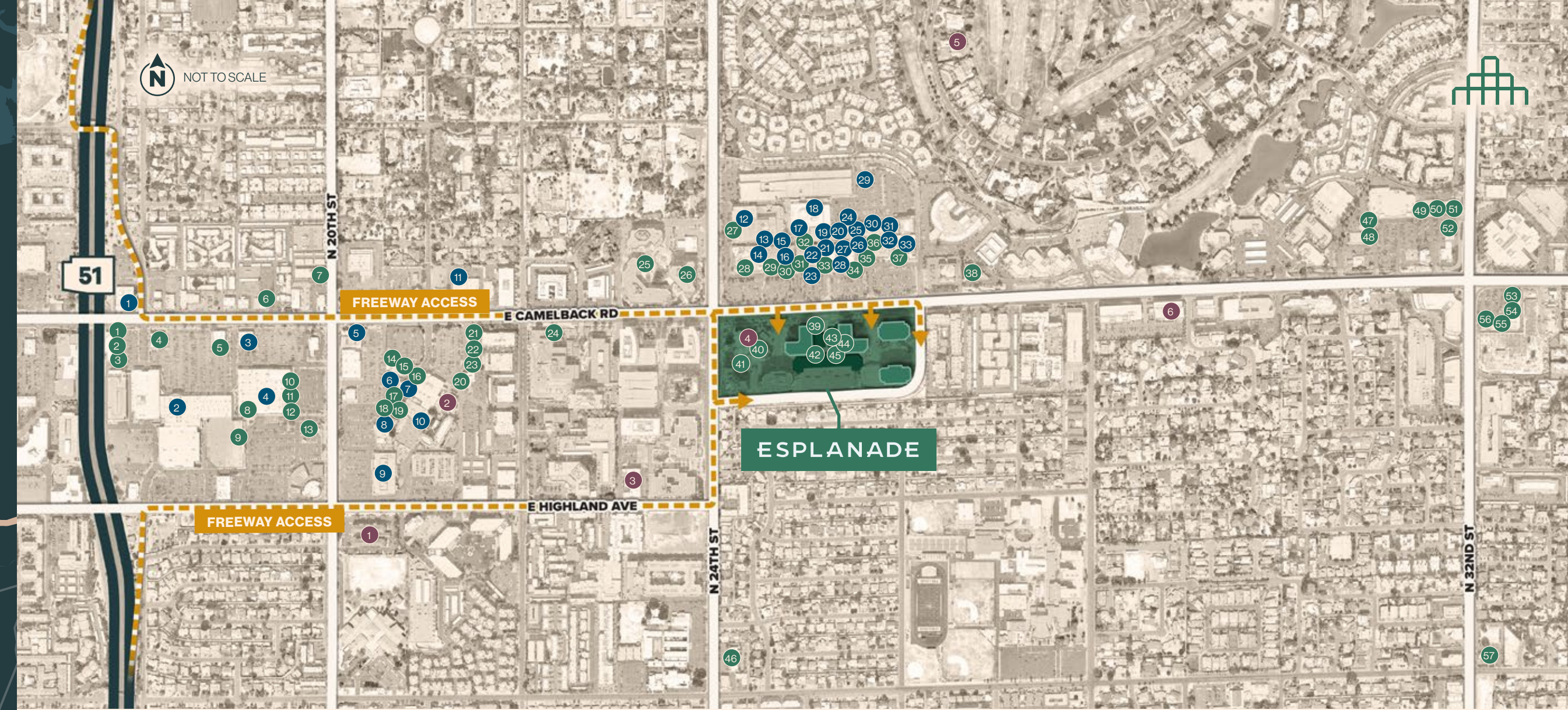
The Esplanade is located directly off East Camelback Road in the coveted Biltmore neighbourhood. This thriving neighbourhood is home to sophisticated hotels, high-end dining and nightlife, beautiful residential buildings, and numerous Fortune 500 firms. The Biltmore Fashion Park is directly connected to The Esplanade, offering access to luxury retail and dining options.

Camelback East Village	5 min
Scottsdale	8 min
Arcadia	9 min
Paradise Valley	11 min
Midtown	12 min
Downtown	15 min
Phoenix Sky Harbor	15 min
Glendale	24 min



Drive Times

- 10 Minutes
- 20 Minutes
- 30 Minutes



Well-Connected, Easily Accessible

Dining

- 1 Ike's Love & Sadnwiches
- 2 California Fish Grill
- 3 Greka Pita
- 4 The Buffalo Spot
- 5 Café Zupas
- 6 The Parlor Pizzeria
- 7 Greekfest
- 8 NYPD Pizza
- 9 Snowfox
- 10 Kura Revolving Sushi Bar
- 11 Thai Chili 2 Go
- 12 Panera
- 13 In-N-Out Burger
- 14 Hopdoddy Burger Bar
- 15 Nekter Juice Bar
- 16 Snooze
- 17 The Macintosh
- 18 Cyprus grill
- 19 Pizzeria Bianco
- 20 Twin Peaks
- 21 Scramble
- 22 Café Rio
- 23 Potbelly
- 24 The Gladly
- 25 Press Coffee
- 26 Over Easy
- 27 California Pizza Kitchen
- 28 Cheesecake Factory
- 29 Obon Bisotero Sushi Bar
- 30 Blanco Cocina + Cantina
- 31 Zinburger
- 32 Royal Coffee Bar
- 33 True Food Kitchen
- 34 The Capital Grille
- 35 Seasons 52
- 36 Pomo Pizzeria
- 37 Breakfast Club
- 38 Hillstone
- 39 Flint by Baltaire
- 40 Cartel Coffee
- 41 Yellowbell
- 42 Hearsay
- 43 Mercer
- 44 Little Pickle
- 45 Perks
- 46 Noble Eatery
- 47 Matt's Big Breakfast
- 48 Keegan's Grill
- 49 Sushi 32
- 50 Bobby-Q
- 51 The Collins
- 52 Zookz Sandwiches
- 53 Tomaso's
- 54 First Watch
- 55 Tarbell's
- 56 The Wine Bar (Tavern)
- 57 Original Chop Shop

Resort & Hotels

- 1 Homewood Suites
- 2 Sonesta Select
- 3 Hampton Inn
- 4 The Camby
- 5 Arizona Biltmore
- 6 AC Hotel

Retail

- 1 World Market
- 2 Nordstrom Rack
- 3 Men's Wearhouse
- 4 Ulta
- 5 Orvis
- 6 Athleta
- 7 Banana Republic
- 8 Trader Joes
- 9 Whole Foods
- 10 LA Fitness
- 11 Ski Pro
- 12 Macy's
- 13 M.A.C. Cosmetics
- 14 Pottery Barn
- 15 Anthropologie
- 16 Arhaus
- 17 Evereve
- 18 Chico's
- 19 Saks Fifth Avenue
- 20 J. McLaughlin
- 21 Williams-Sonoma
- 22 White House Black Market
- 23 Tumi
- 24 J.Crew
- 25 Tina Stephens
- 26 Lululemon
- 27 Ralph Lauren
- 28 Axiom Contemporary
- 29 The Clothierie
- 30 Citrine Natural Beauty Bar
- 31 Opari
- 32 Sephora
- 33 Lifetime Fitness

Biltmore Fashion Park



Easy to Access

Parking

- P** Parking Entrance
- V** Valet Dropoff/Pickup
- EXIT** Parking Exit

Access

- Walkway to Biltmore Fashion Park
- Site Access



NOT TO SCALE

3

Food & Beverage

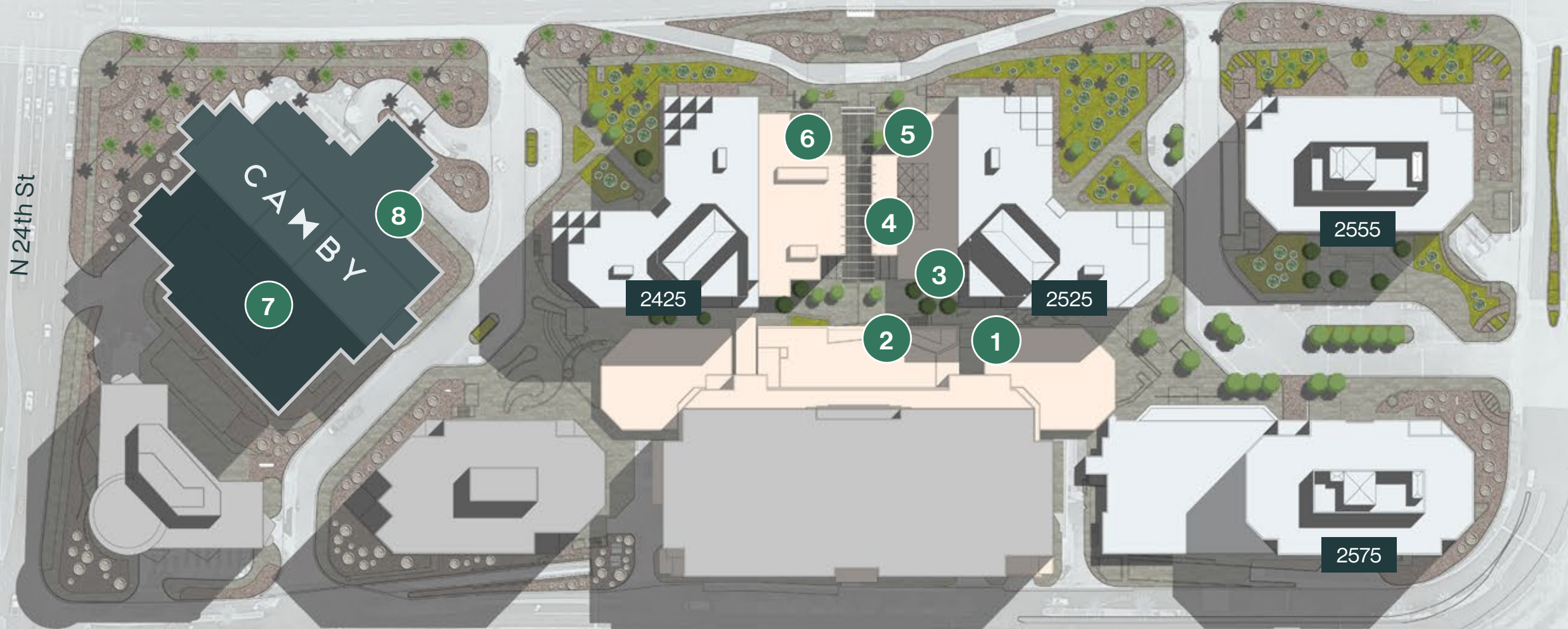




On Site Food & Beverage

E Camelback Rd

N 24th St



E Esplanade Ln



NOT TO SCALE



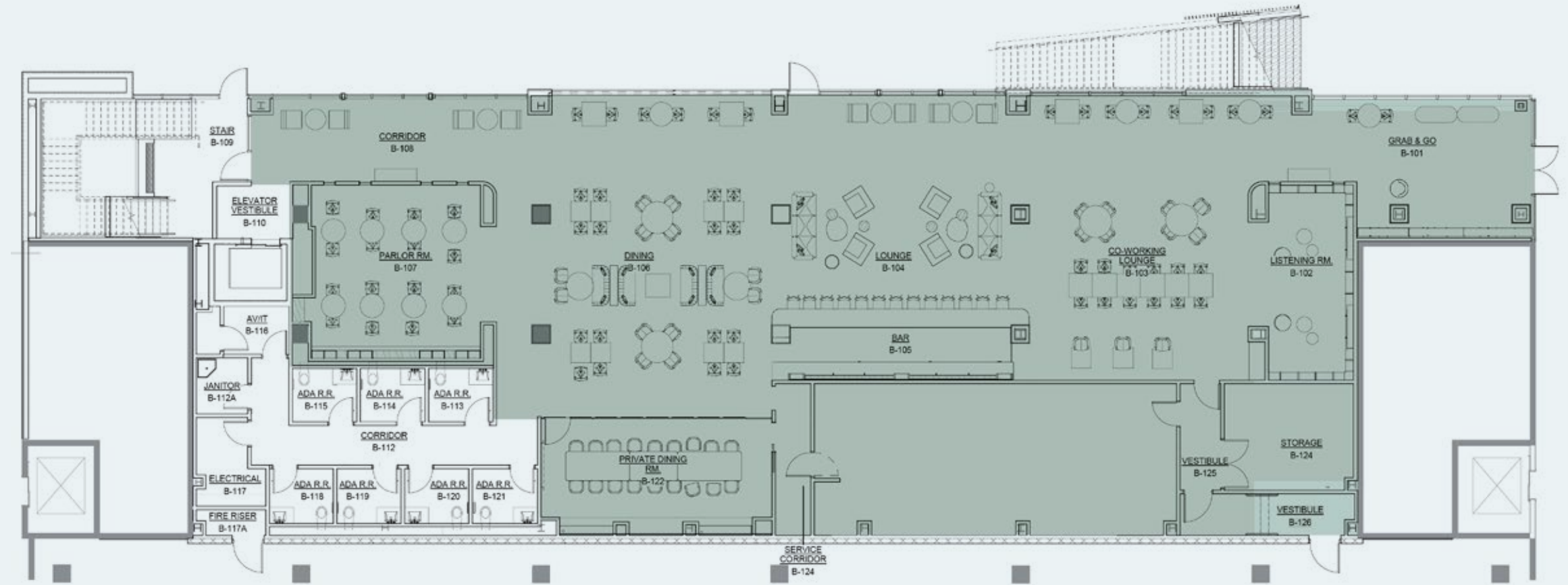


HEARSAY

SOCIAL KITCHEN

Full-service restaurant serving everything from breakfast to business lunch, to late night cocktails.

[MENU](#)



NOT TO SCALE

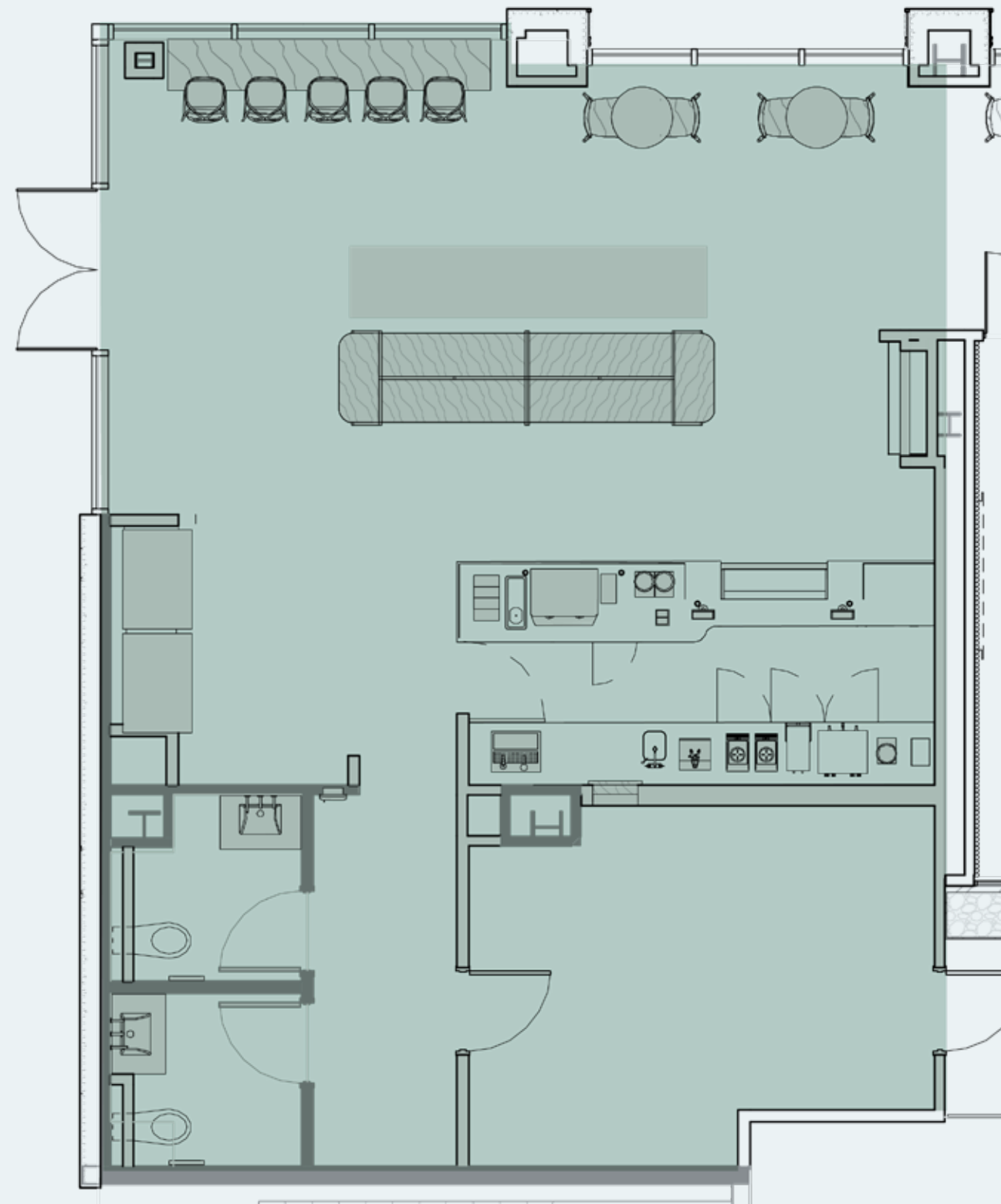


PERKS

Gourmet To Go

Grab & go café, perfect for a quick coffee or lunch between meetings.

MENU

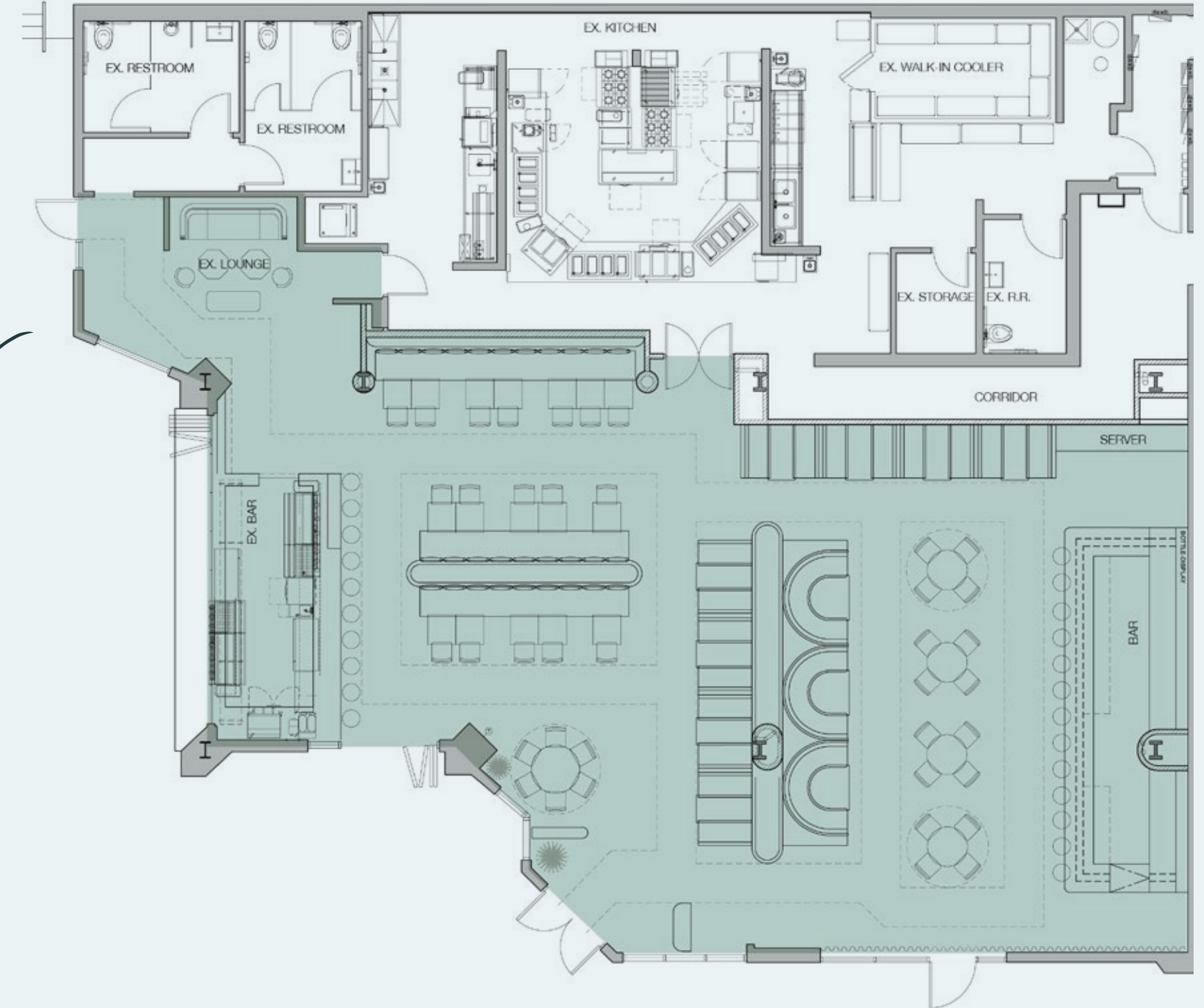




Camello

Mexican fusion restaurant,
more details coming soon.

[MENU](#)




NOT TO SCALE

ESPLANADE

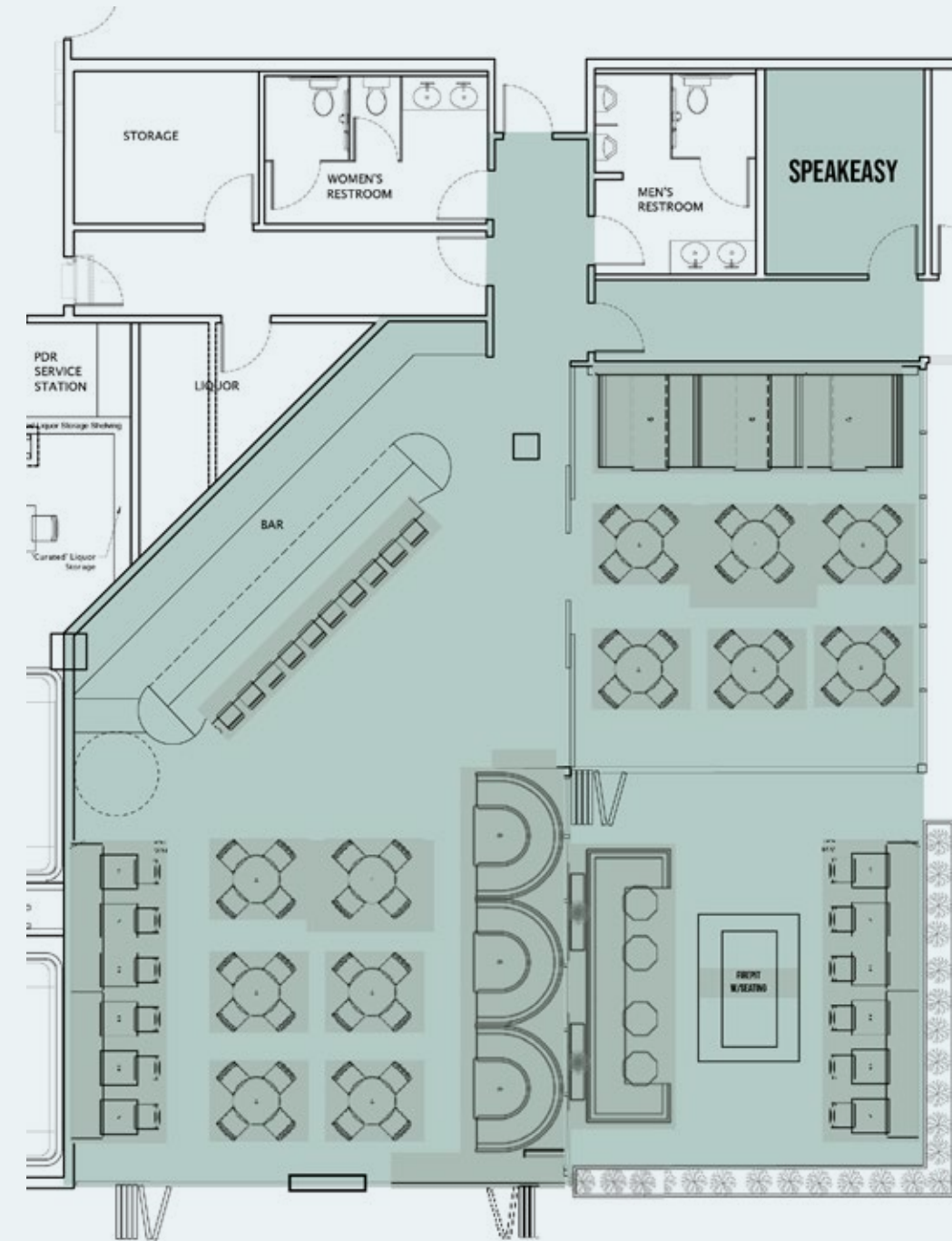


THE MERCER

RESTAURANT · COCKTAILS

Swanky destination for cocktails and light snacks.

MENU



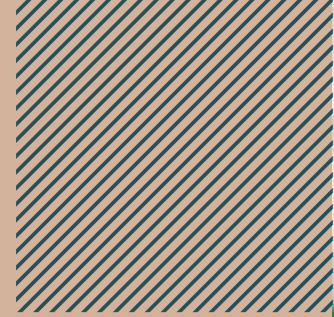
NOT TO SCALE



One-stop shop for real NYC Jewish Deli goods.

MENU





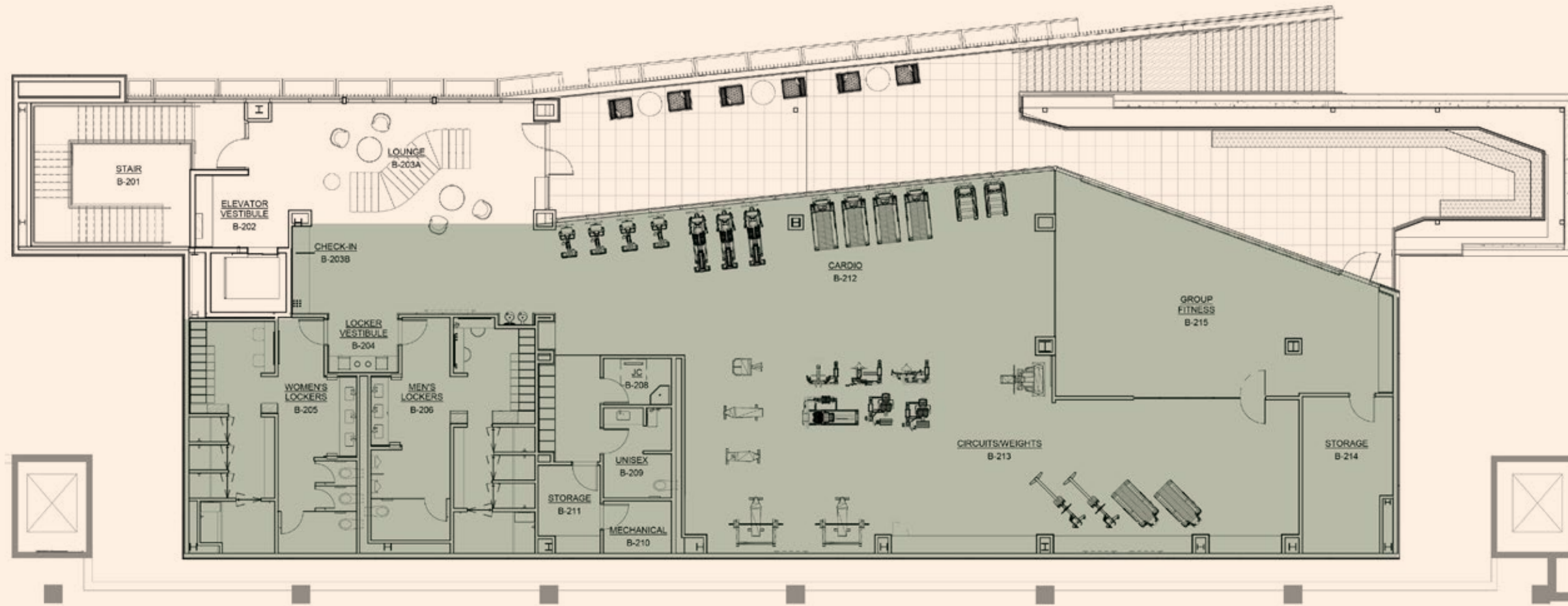
4

Health & Wellness





Fitness Center & Lounge



Luxury Locker Rooms

Wellness Rooms

Cardio Equipment

Outdoor Lounge Area

Group Fitness Room

Towel and Laundry Service

Weight Training





Fitness Services

\$20/Month Membership



Chanell Cooke

Wellness Manager

 **Open 24/7**

 **Personal Training**

 **Premium Locker Laundry Services**

 **Technogym Equipment**

 **Luxury Touches to Each Space**

 **Nutritional Counseling**

Class Schedule

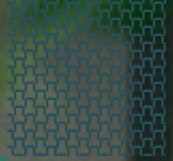
Monday **Ultimate Strength**
Group Fitness Room
6:00 AM – 7:00AM

Tuesday **Circuit Training**
Fitness Center
5:00PM – 6:00PM

Wednesday **Restorative Yoga**
Fitness Center Terrace
5:00PM – 6:00PM

Thursday **Core & More**
Group Fitness Room
12:00PM – 12:45PM

Friday **TABATA**
Fitness Center
6:00AM – 7:00AM



5

Spaces
to Meet



High-Tech Conference Center

- 1-2 people 

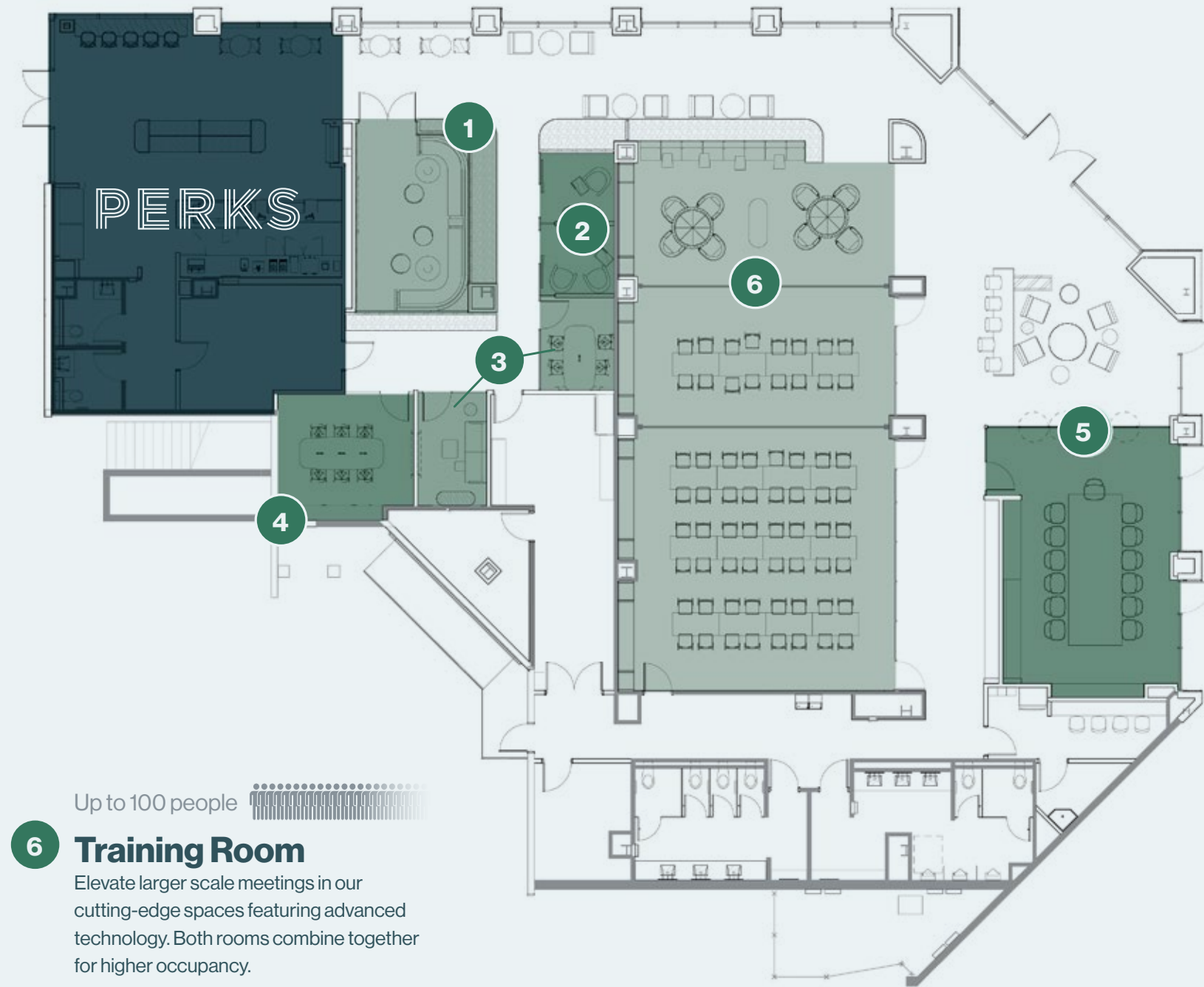
1 Connection Lab
Collaborate with coworkers in this space built for interactive engagement. Redefine the standard meeting experience in an elevated cafe setting that seats 10.
- Up to 4 people 

2 Phone Rooms
Find the privacy you need for phone calls or digital interactions in this individual meeting space.
- Up to 8 people 

3 Streaming Studio
Produce crystal-clear audio in a space designed for content creators.
- Up to 16 people 

4 Connection Lab
Collaborate with coworkers in this space built for interactive engagement. Redefine the standard meeting experience in an elevated cafe setting that seats 10.
- Up to 17 people 

5 Board Room
Our boardroom experience is enhanced with the inclusion of a private patio and pre-function lounge. Settle in to the heart of your meeting at a 17 person conference table.



- Up to 100 people 

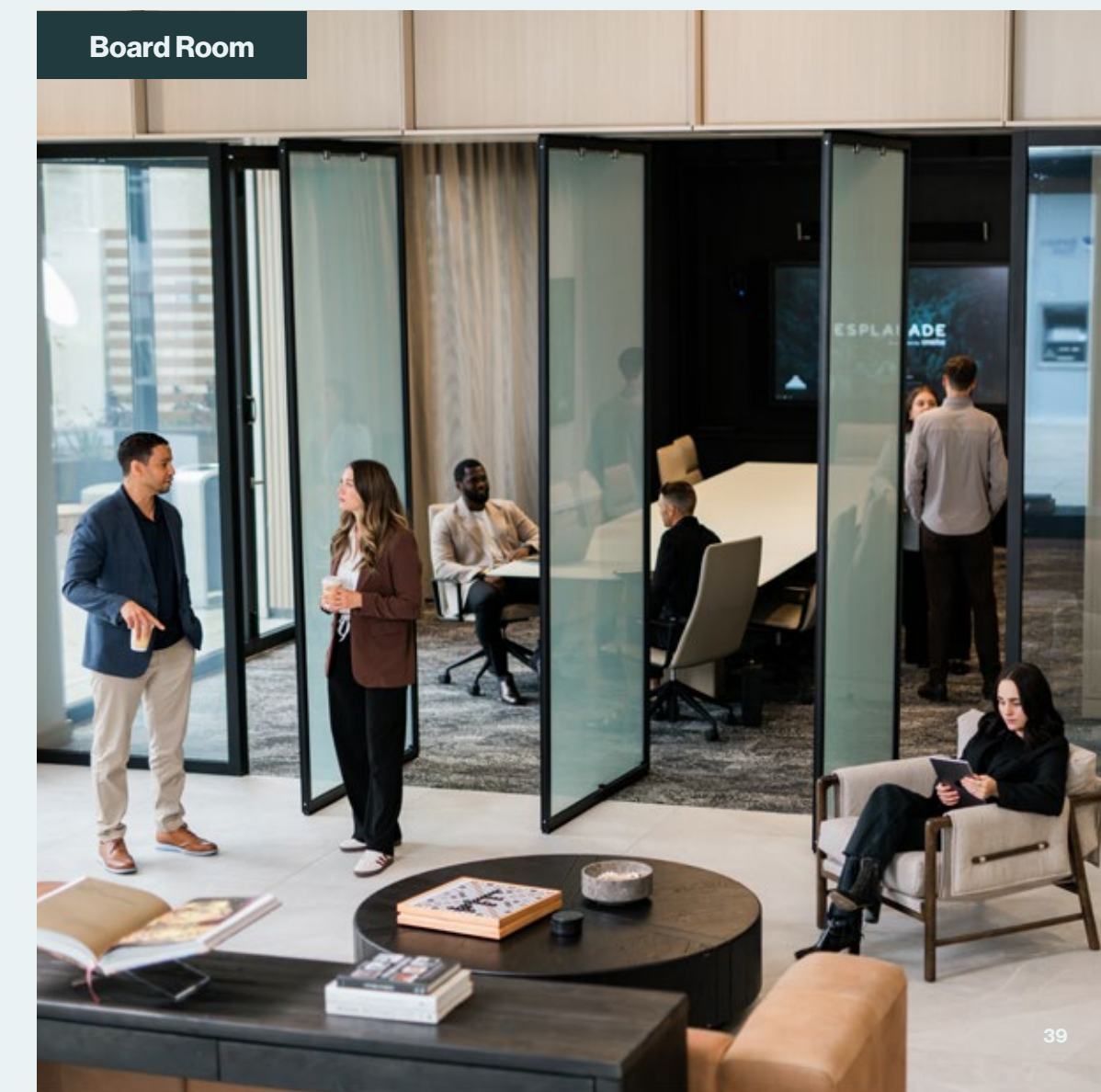
6 Training Room
Elevate larger scale meetings in our cutting-edge spaces featuring advanced technology. Both rooms combine together for higher occupancy.



Training Room



Streaming Studio



Board Room



Connection Lab



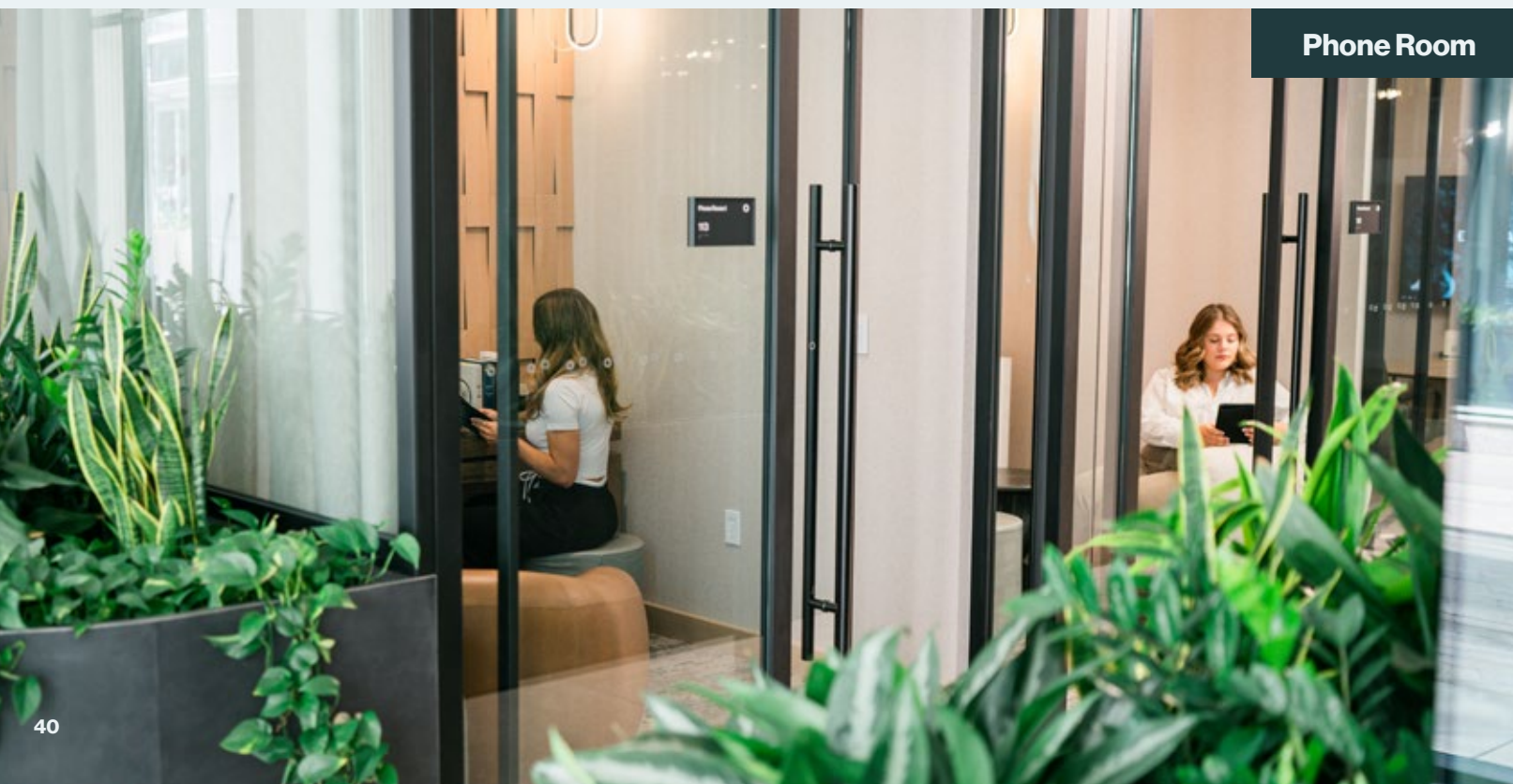
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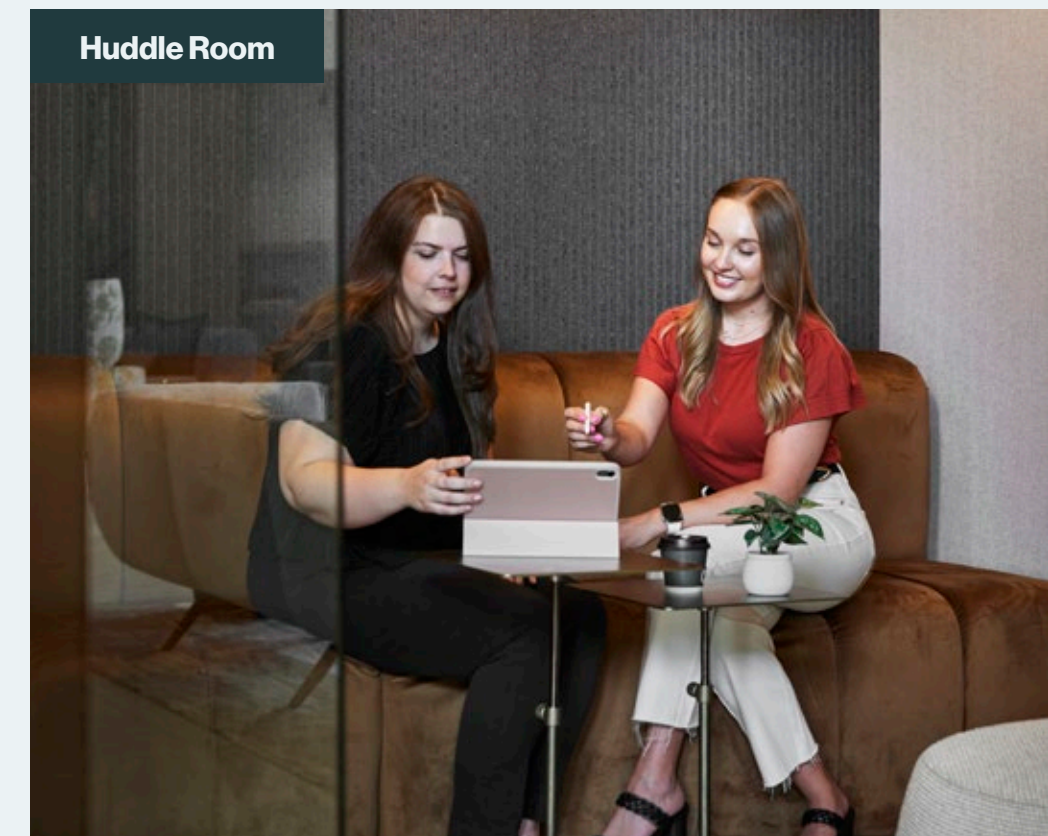
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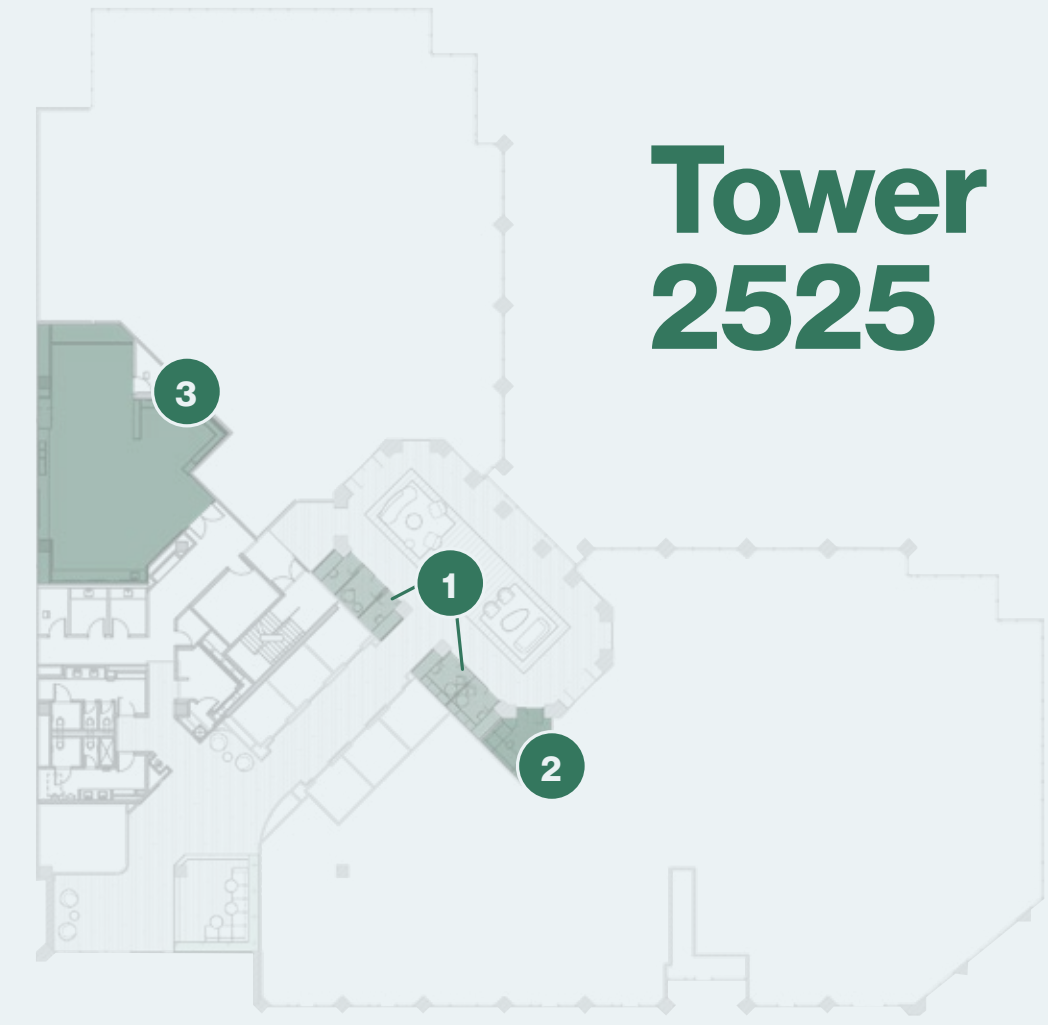
Team Building Suite



Phone Room



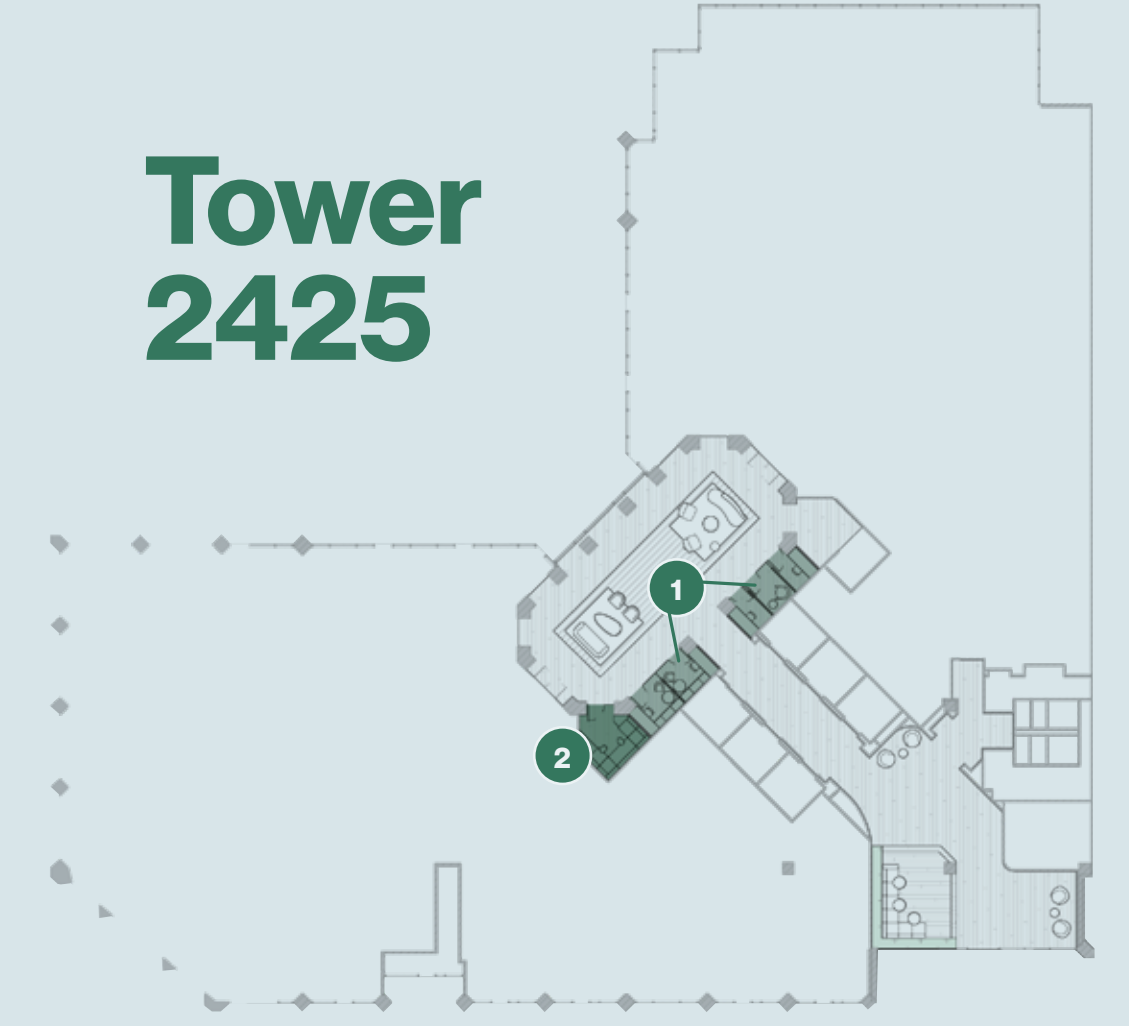
Huddle Room



Tower 2525

- 1-2 people
 - Up to 4 people
 - Up to 10 people
- 1 Phone Rooms** **2 Huddle Room**
- 3 Team Building Suite**

Elevate your events and create memorable experiences in this engaging venue featuring a full suite sports simulator.



Tower 2425

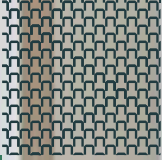
- 1-2 people
 - Up to 4 people
- 1 Phone Rooms** **2 Huddle Room**



Easy Catering

Request catering within the app during the room booking process. One of our dedicated team members will reach out to facilitate your order.





6

Community Spaces



Golf Simulator



Listening Room



Wellness Rooms



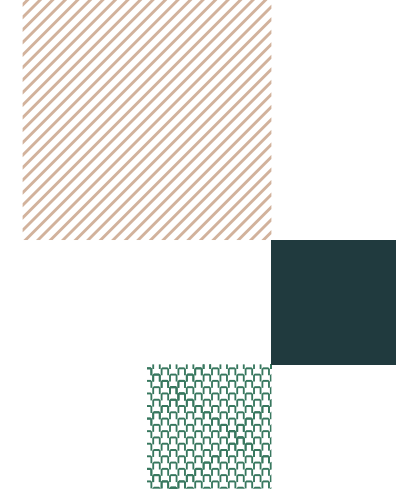
Library



Lobby Lounge

ESPLANADE

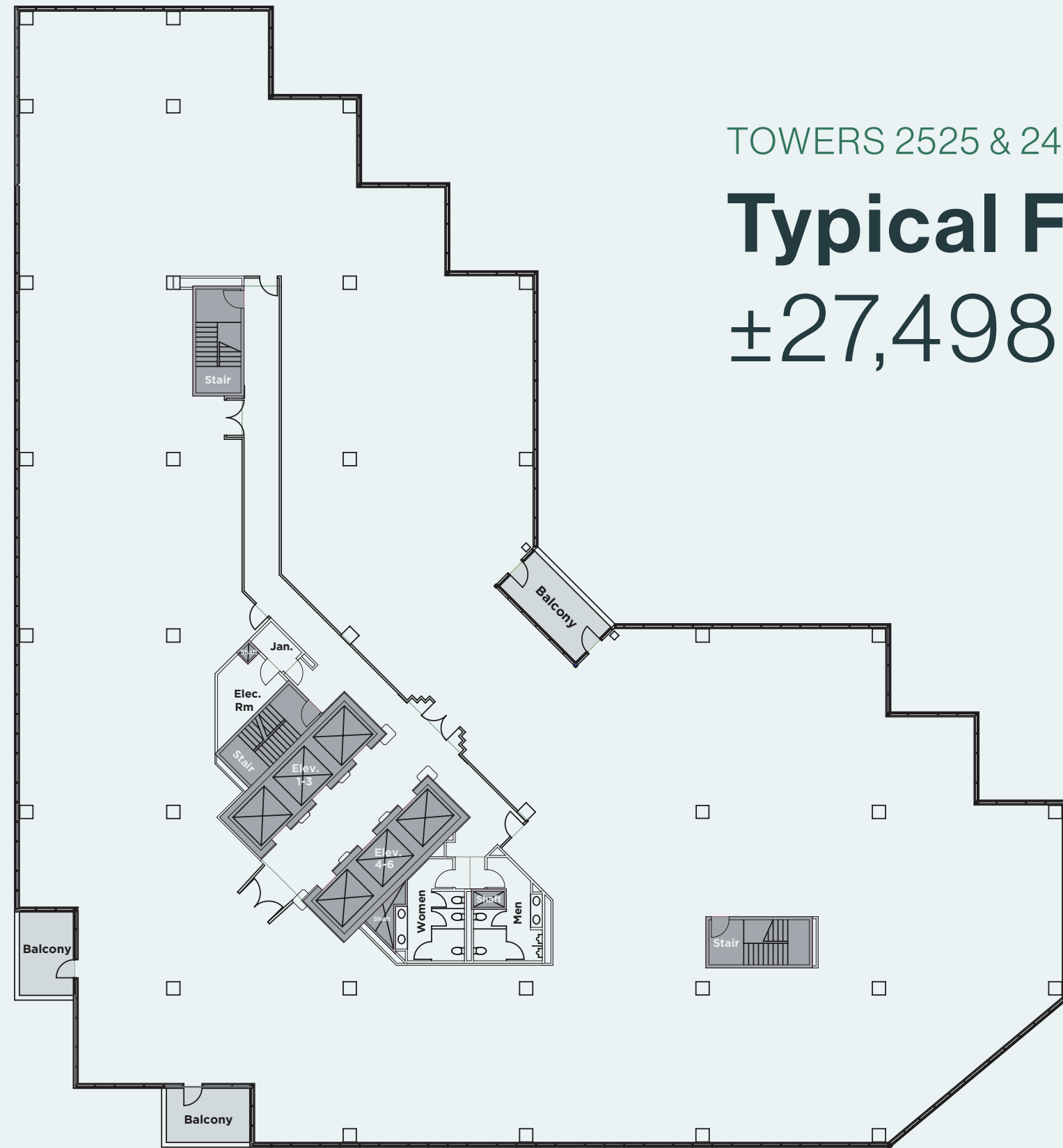
Community Courtyard



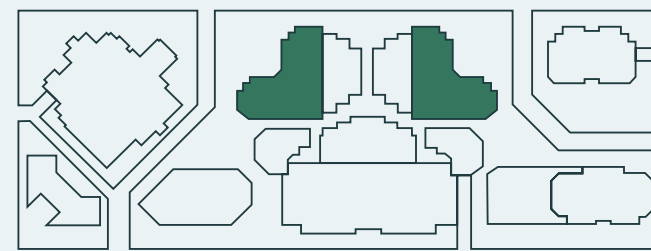


TOWERS 2525 & 2425

Typical Floor
±27,498 SF

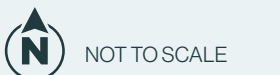
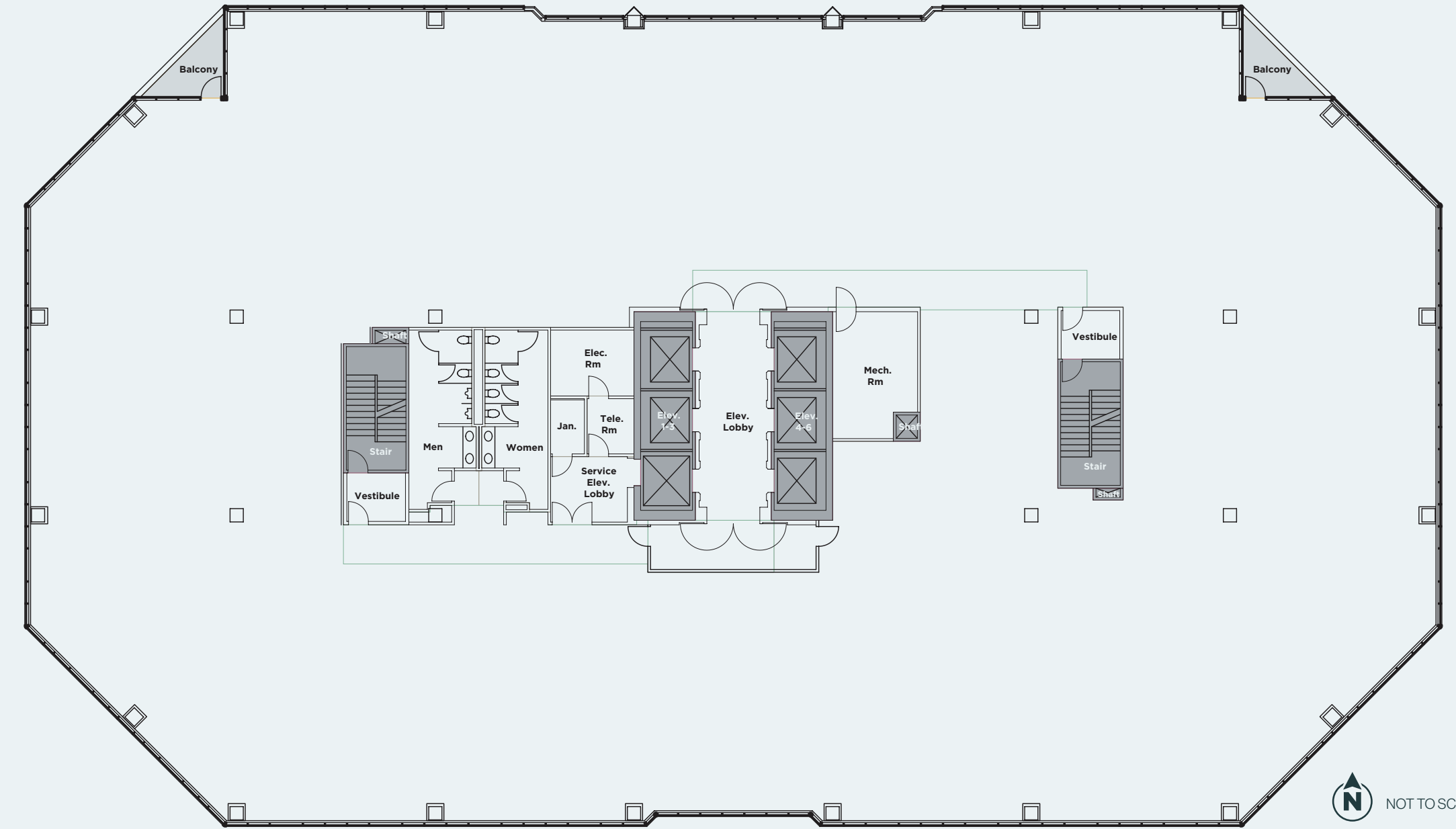


CORE & SHELL

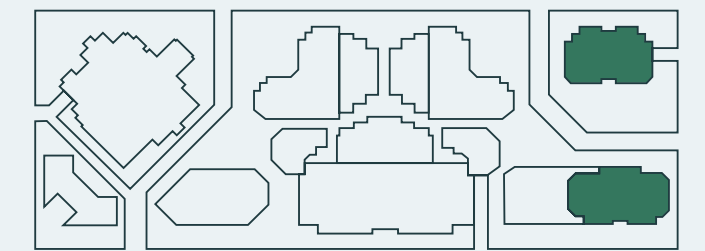


TOWERS 2575 & 2555

Typical Floor
±25,052 SF



CORE & SHELL





Sponsorship

MONARCH ALTERNATIVE CAPITAL

Monarch Alternative Capital LP is a global investment firm founded in 2002 with approximately \$9 billion in assets under management. Monarch focuses primarily on opportunistic and distressed situations across corporate debt, real estate, special situations, and other market segments. Monarch draws on the skills and experience of its employees across its offices in New York and London.

Tourmaline

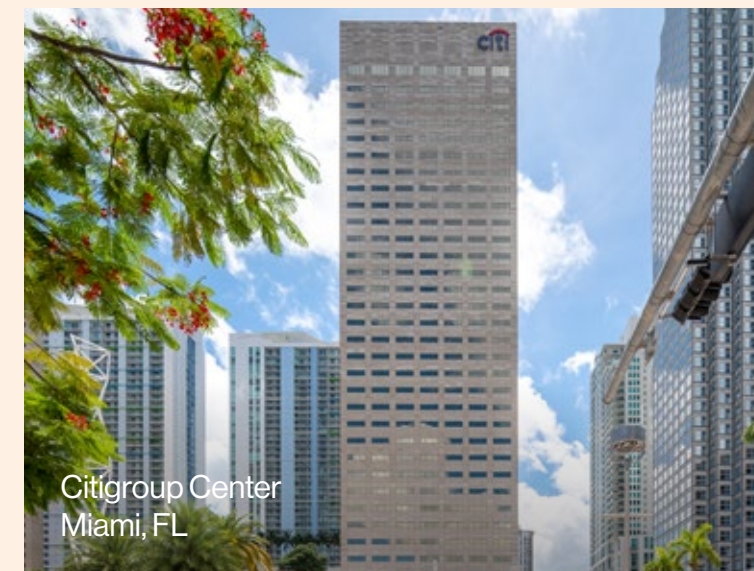
Tourmaline is a founder-led firm with a mission to provide best-in-class work environments, because that is where companies thrive long-term. Tourmaline's workspaces are designed and operated to help employers attract and retain talent, facilitate in-person collaboration, and foster community and culture.



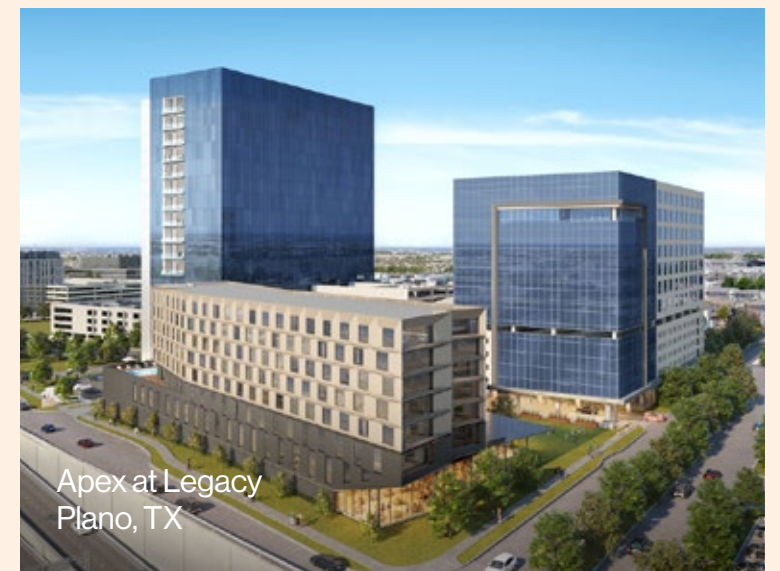
One South
Charlotte, NC



1540 Broadway
New York, NY



Citigroup Center
Miami, FL



Apex at Legacy
Plano, TX



Steelman
Minneapolis, MN



1525 Broadway
Nashville, TN



ESPLANADE

esplanadephx.com

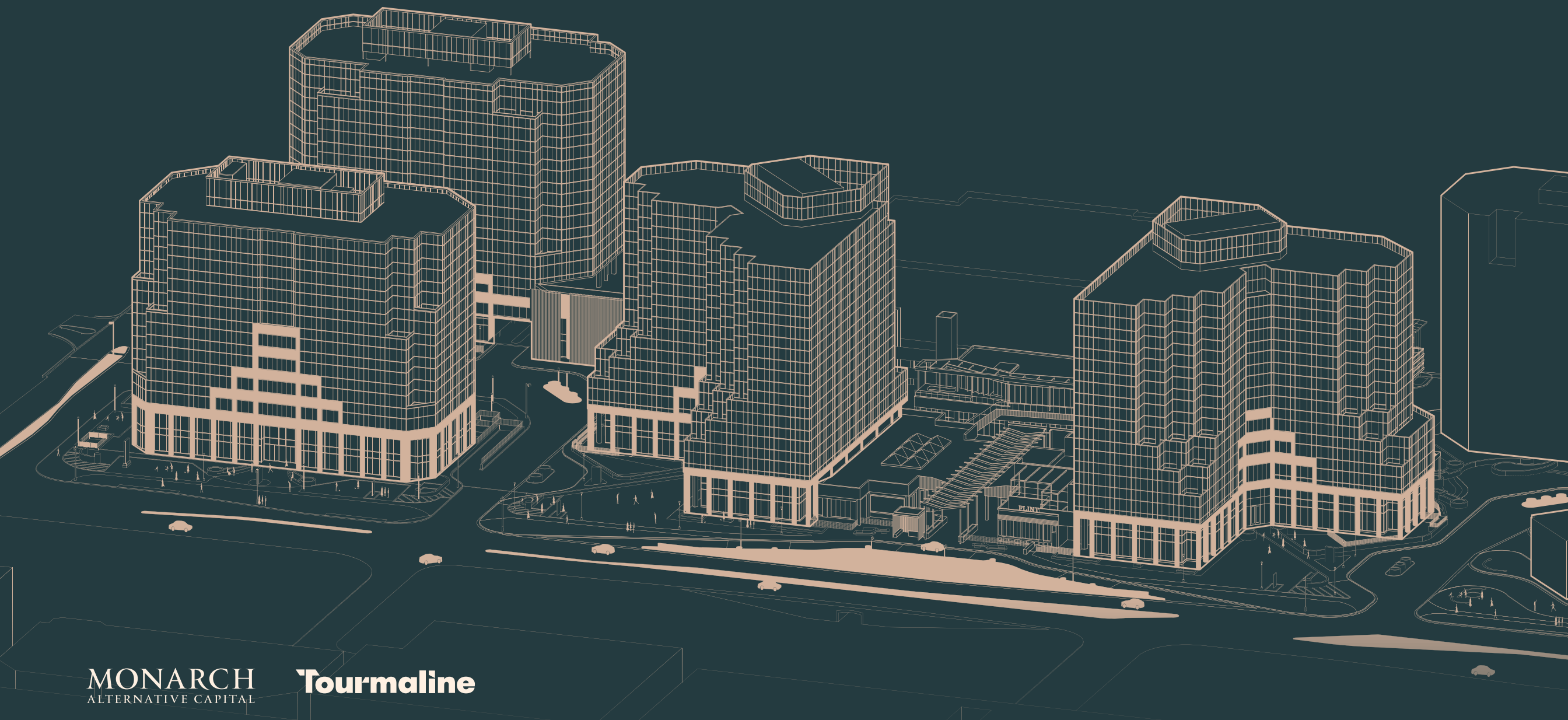
[CLICK HERE TO TAKE 3D TOUR](#)

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MONARCH
ALTERNATIVE CAPITAL

Tourmaline

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