

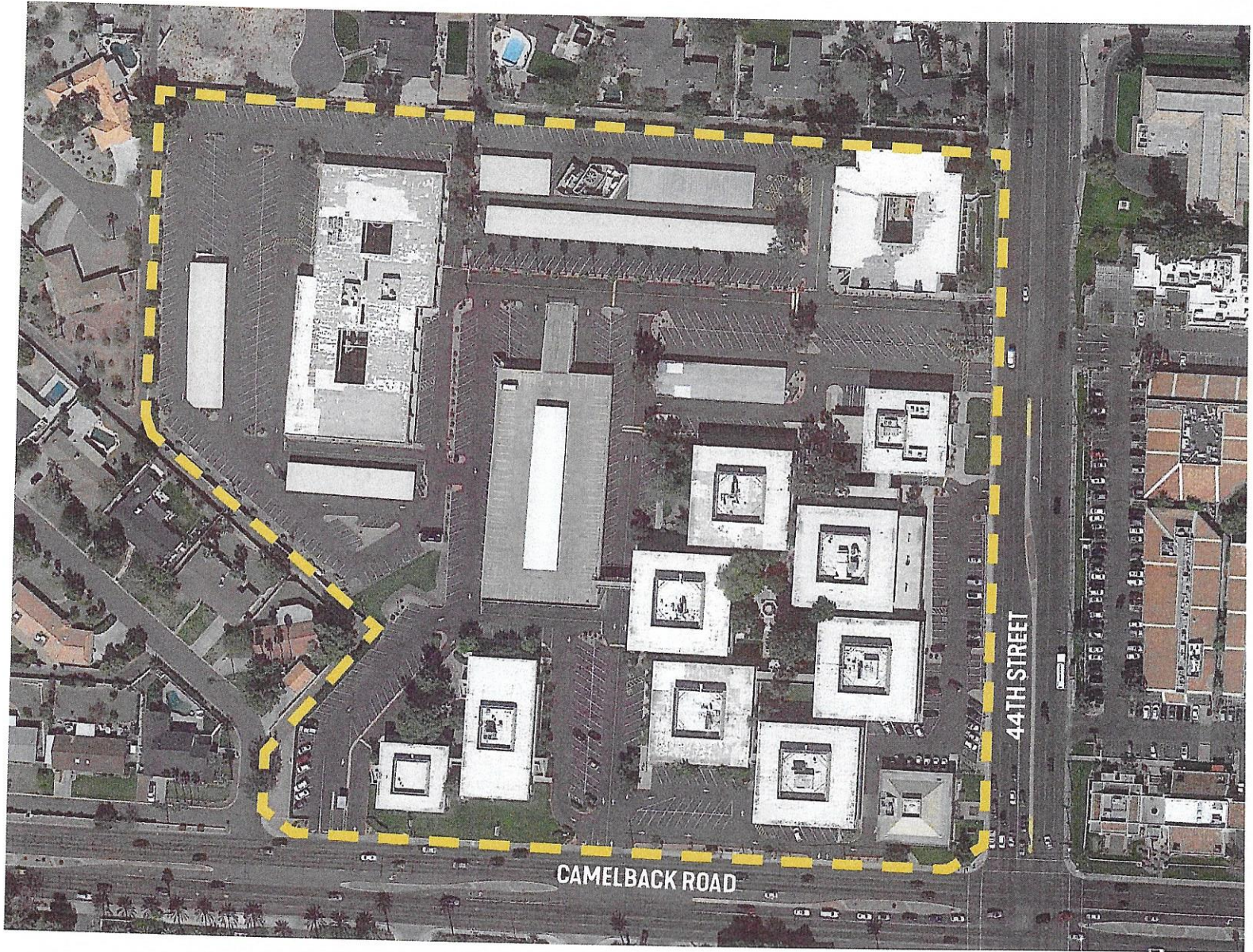


SITE LOCATION & CONTEXT

LOCATION
Northwest corner of
Camelback Road and 44th
Street

GROSS LAND AREA
Approximately 17.5 acres





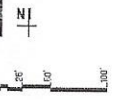
EXISTING CONDITIONS

ZONING

Commercial Office

GROSS BUILDING AREA

+/- 350,000 square feet of
commercial office space







USE LEGEND

- OFFICE
- OFFICE ABOVE RETAIL
- HOTEL
- SELF STORAGE

PROPOSED PUD

ZONING
Planned Urban Development

GROSS BUILDING AREA
 +/- 310,000 square feet of commercial office space
 PLUS
 +/- 13,680 sf of retail space
 +/- 115,000 sf of hotel space
 +/- 150,000 sf of storage space



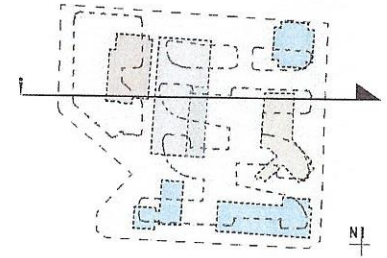
USE LEGEND

- OFFICE
- OFFICE ABOVE RETAIL
- HOTEL
- SELF STORAGE

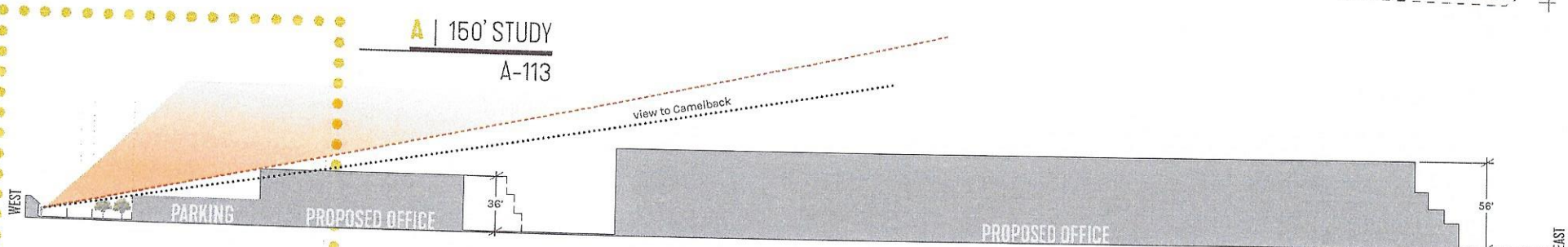
PROPOSED PUD

ZONING
Planned Urban Development

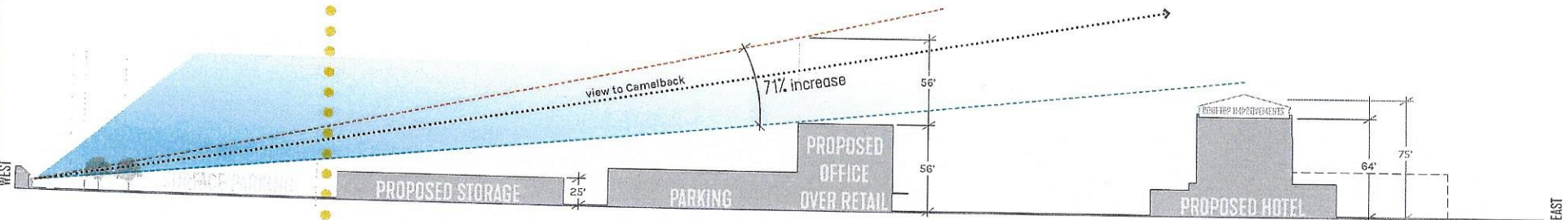
GROSS BUILDING AREA
+/- 335,000 square feet of commercial office space
PLUS
+/- 13,680 sf of retail space
+/- 115,000 sf of hotel space
+/- 150,000 sf of storage space



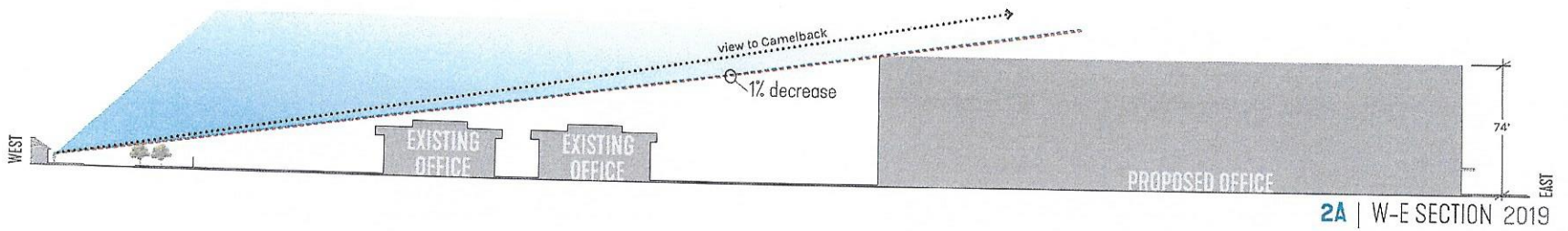
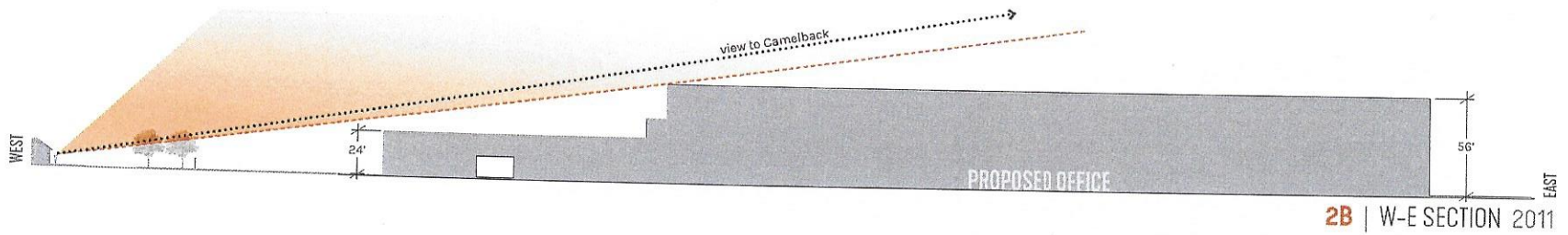
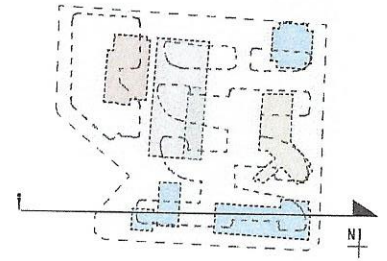
A | 150' STUDY
A-113

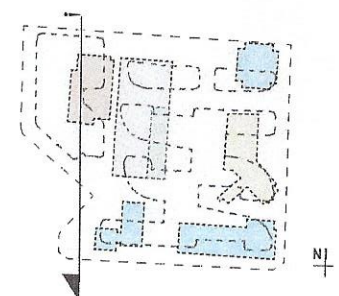


1B | W-E SECTION 2011

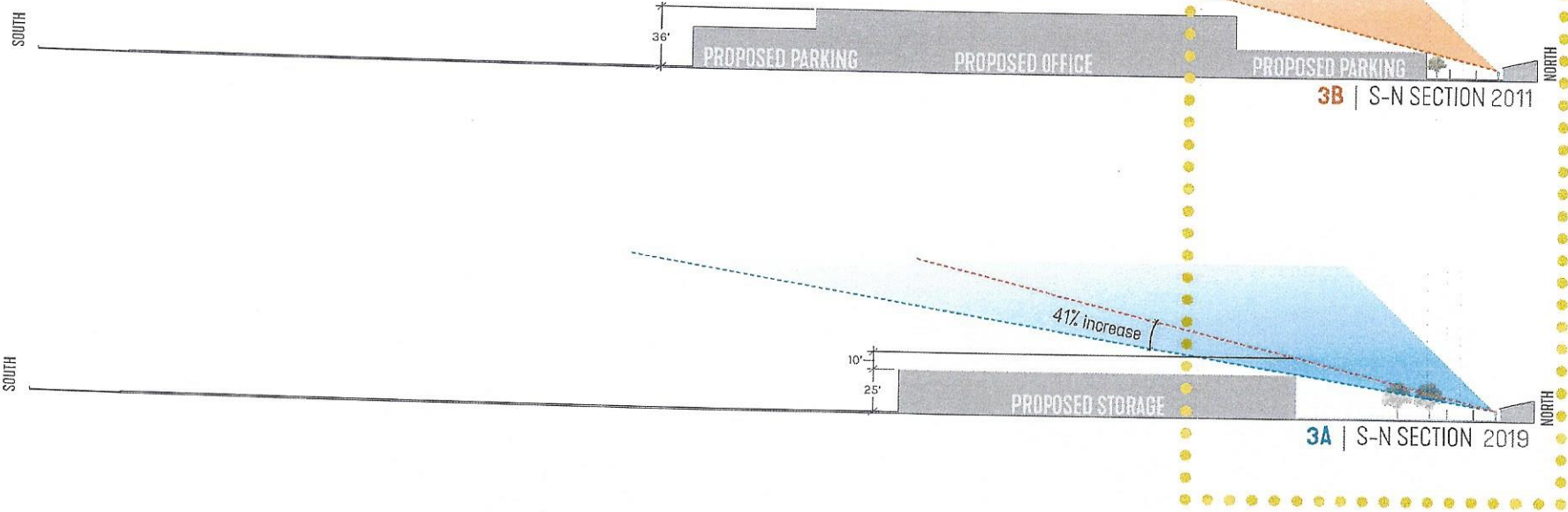


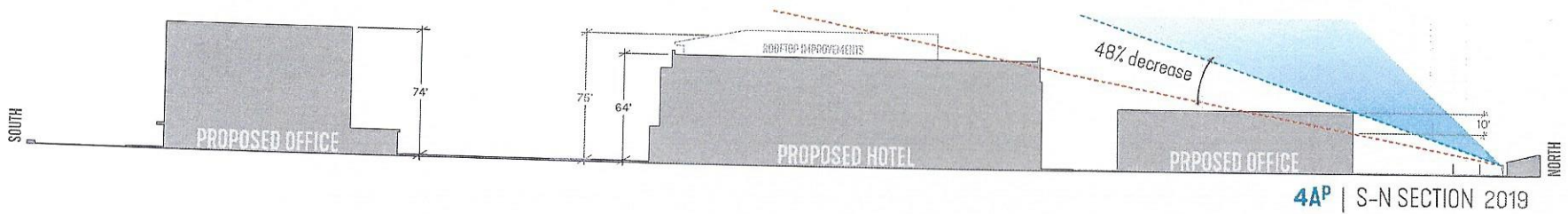
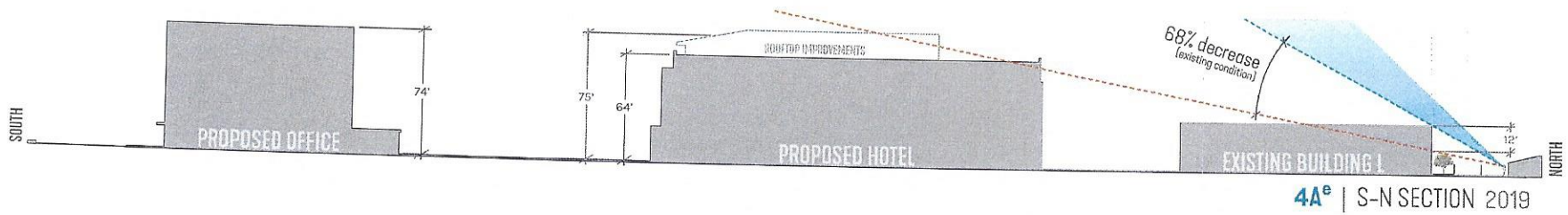
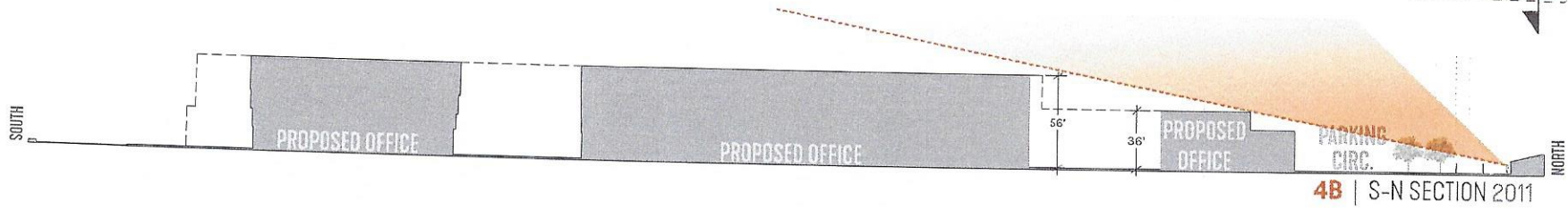
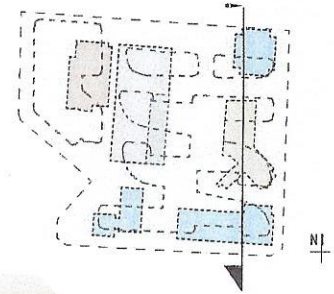
1A | W-E SECTION 2019

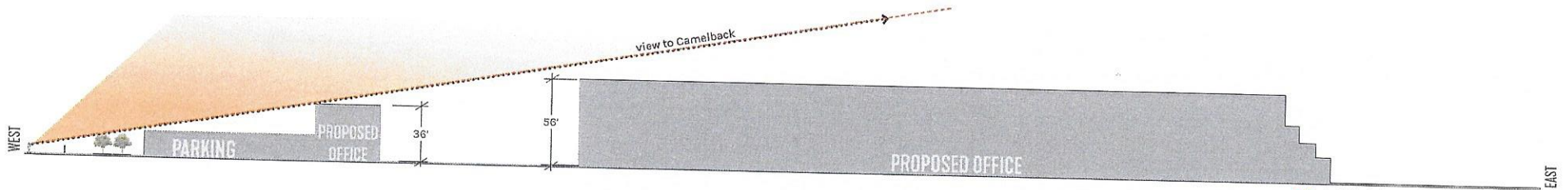
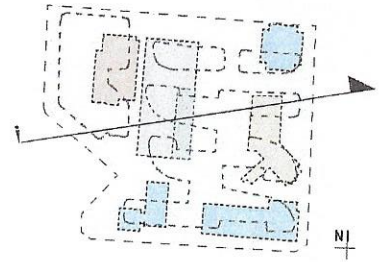




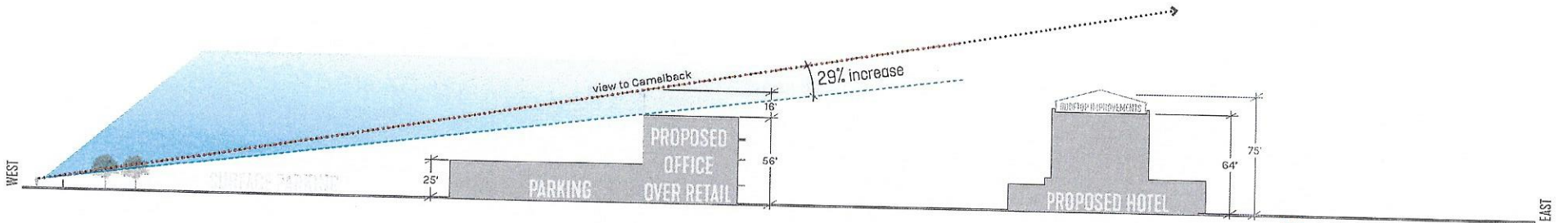
3 | 150' STUDY
A-114



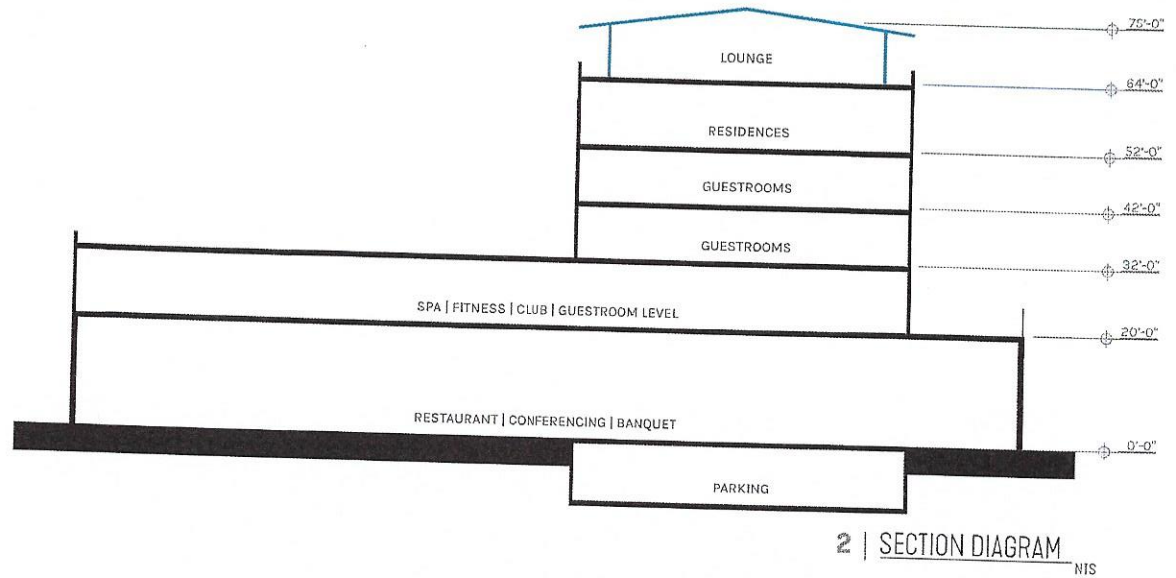
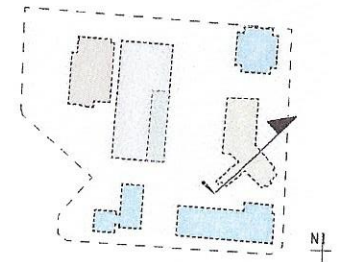
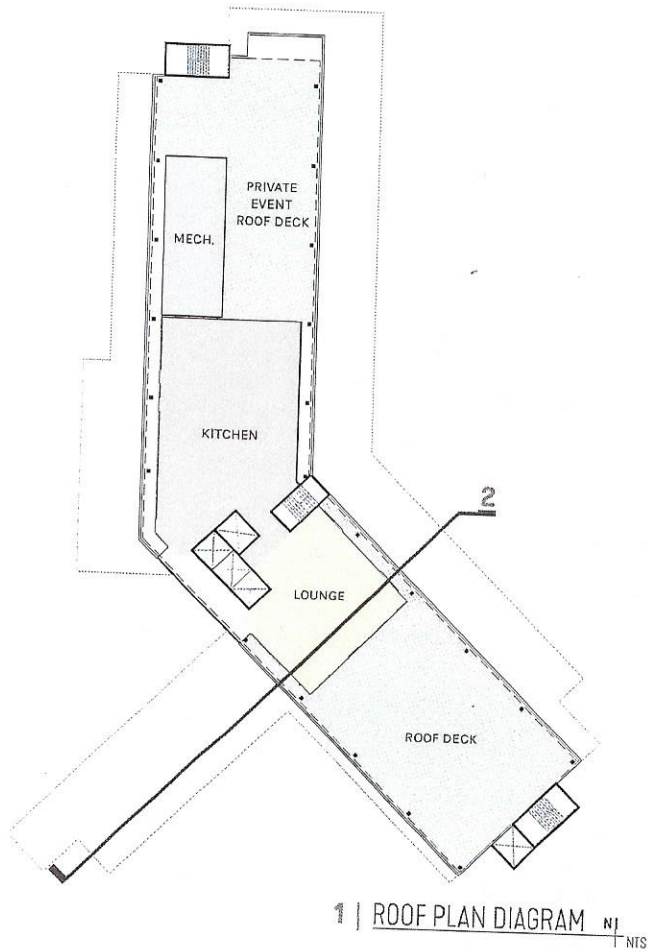




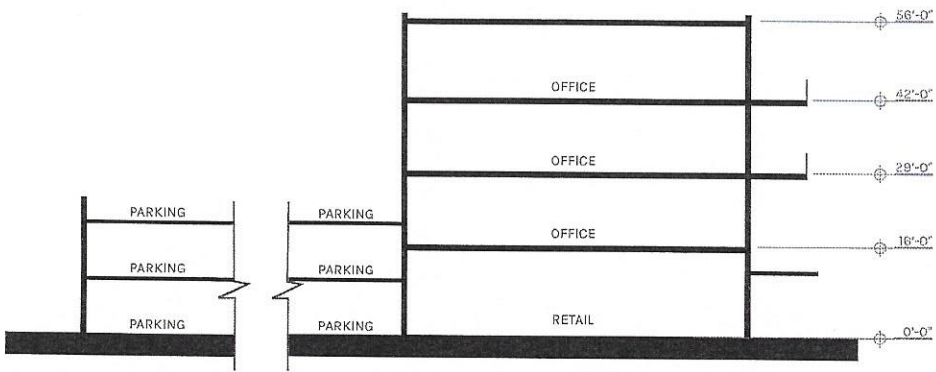
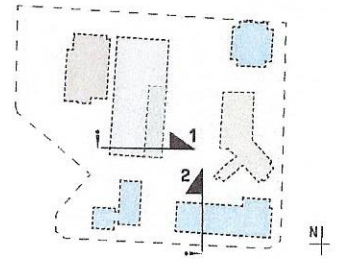
5B | W-E SECTION 2011



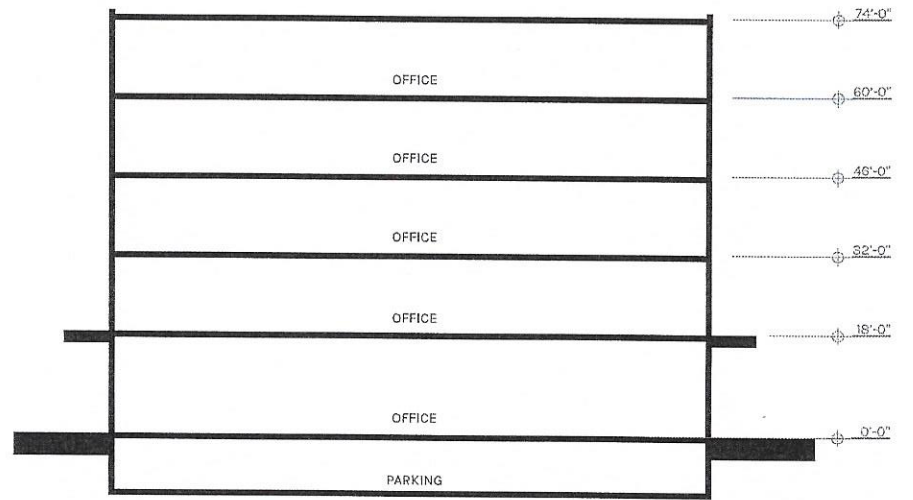
5A | W-E SECTION 2019



PROPOSED HOTEL | ROOF & HEIGHT STUDY



1 | SECTION DIAGRAM AT 4-STORY OFFICE OVER RETAIL NTS



2 | SECTION DIAGRAM AT 5-STORY OFFICE NTS

PROPOSED NEW BUILDINGS | HEIGHT STUDY