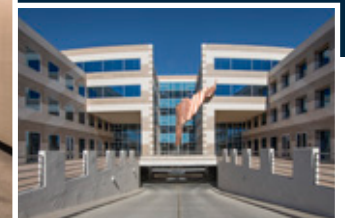
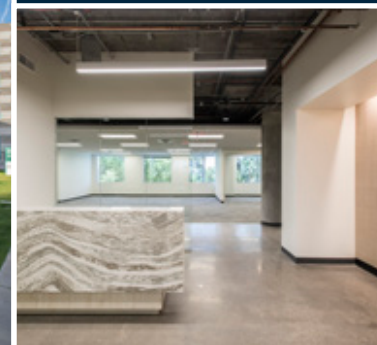
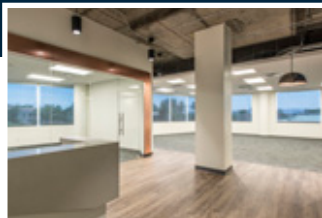




MISSOURI FALLS

# AN URBAN OFFICE EXPERIENCE



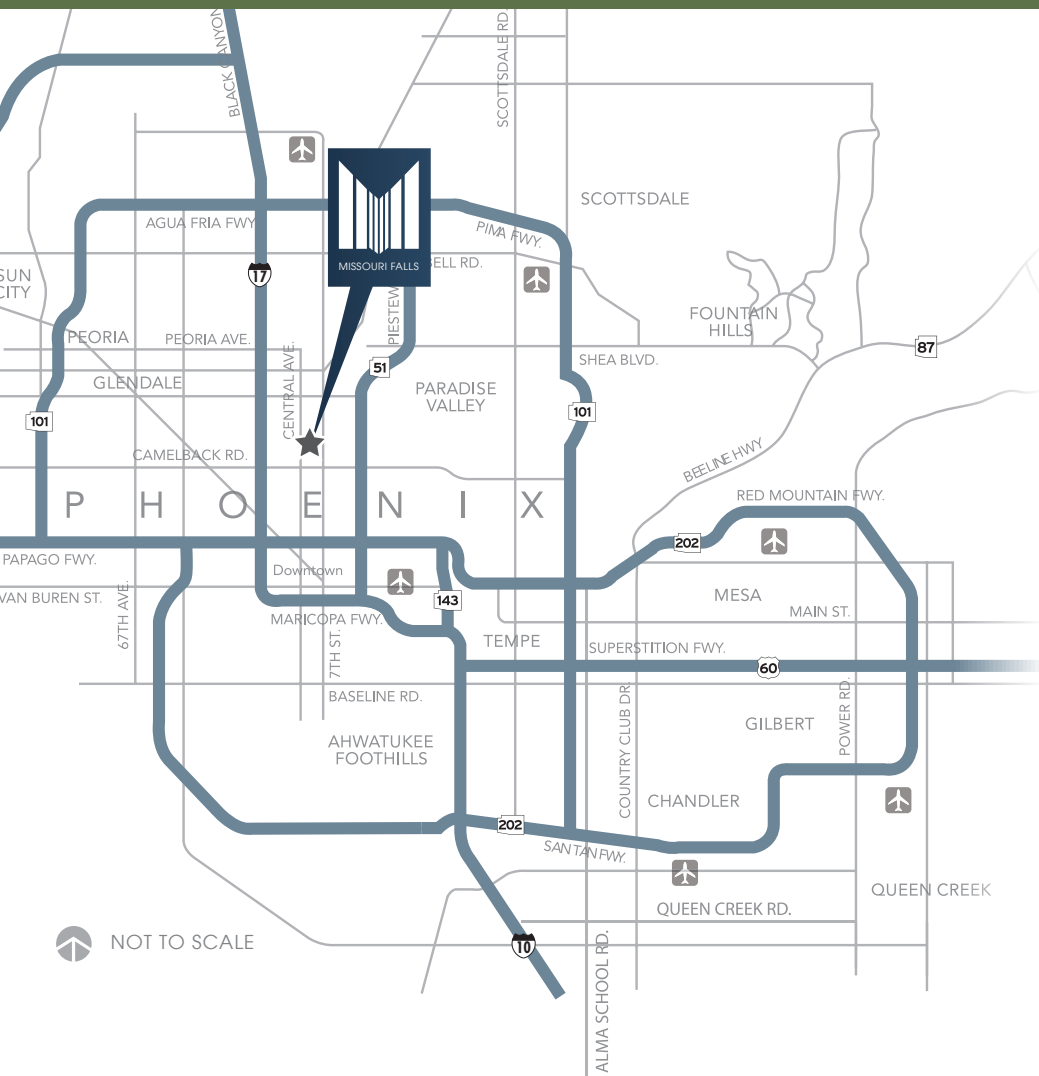
OWNED BY:



645 EAST MISSOURI AVENUE, PHOENIX, ARIZONA 85012  
[www.missourifalls.com](http://www.missourifalls.com)

PROFESSIONALLY MANAGED BY:





## PROPERTY FEATURES

±190,419 rentable square foot, four-story, Class “A” building

Large floor plates

Ideally located at the meeting point of Midtown, Camelback Corridor and the Piestewa Peak submarkets

360 degree scenic views of Phoenix, including downtown, Piestewa Peak and Camelback Mountain

Notable building in the heart of North Central Phoenix

Unique fountain feature and surrounding reflecting pools along the first-floor glass line

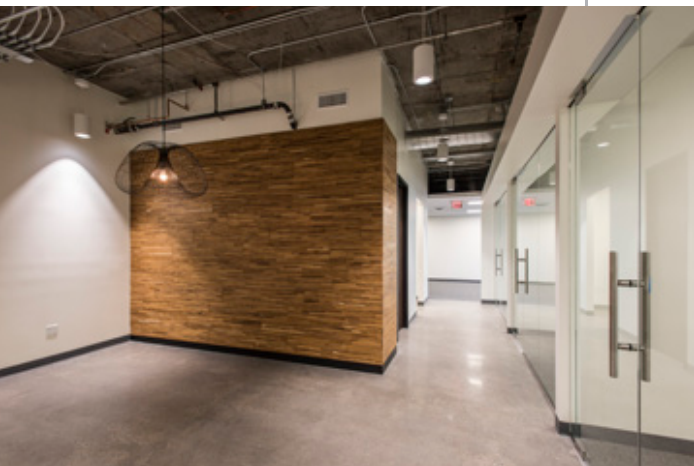
Energy star labeled for its operating efficiency

High ceilings throughout the building

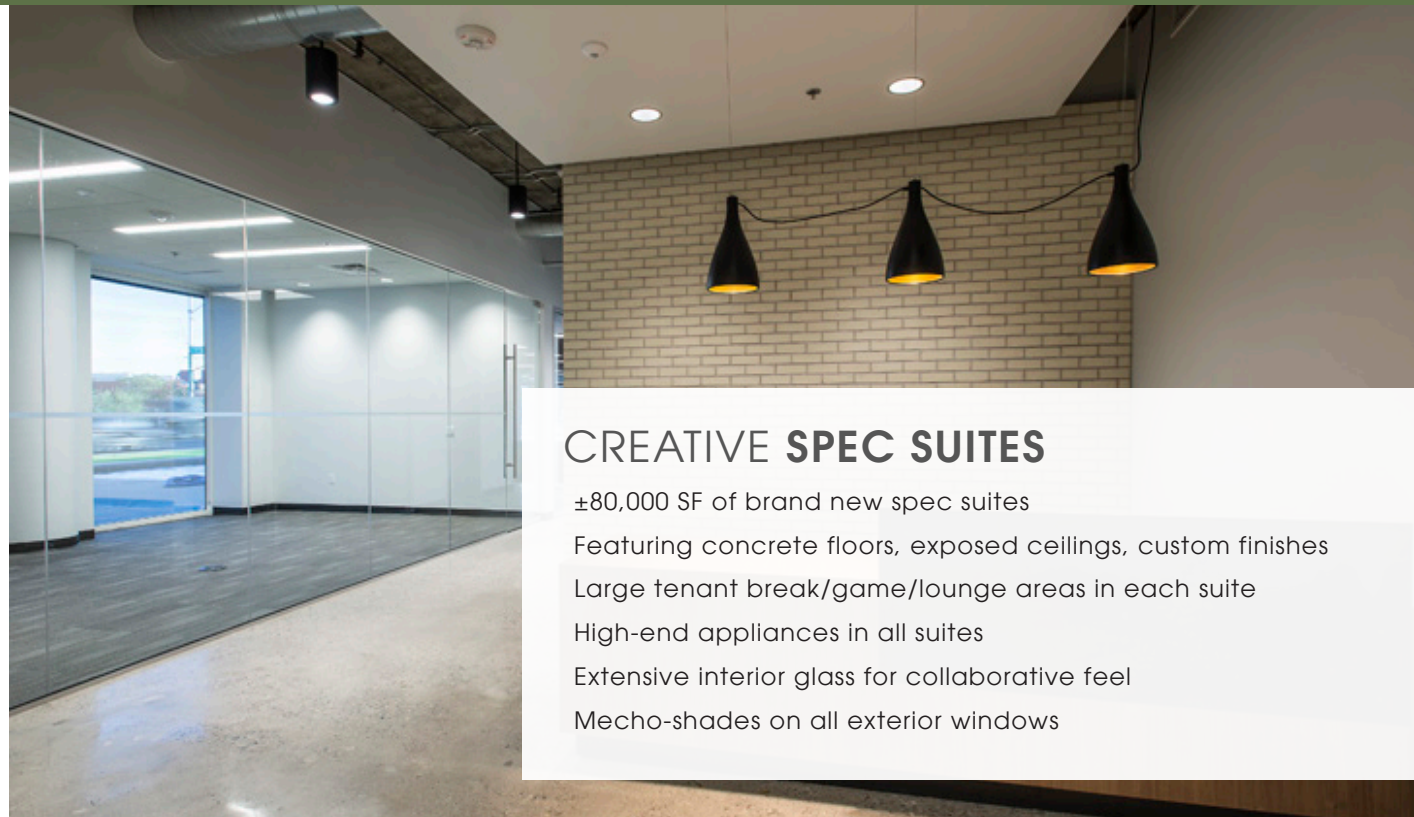
Minutes to the SR-51 and the I-17 freeways

Three-level underground parking

Walk to retail amenities







## CREATIVE SPEC SUITES

- ±80,000 SF of brand new spec suites
- Featuring concrete floors, exposed ceilings, custom finishes
- Large tenant break/game/lounge areas in each suite
- High-end appliances in all suites
- Extensive interior glass for collaborative feel
- Mecho-shades on all exterior windows

## MISSOURI FALLS—Surrounded by Urban Infill Amenities

Within 3-Mile Radius

	Fast Food/ Restaurants	<b>500+</b>
	Shopping/ Retail	<b>380+</b>
	Gyms/Fitness Facilities	<b>38+</b>







MISSOURI FALLS



**BRAD ANDERSON**  
brad.anderson@cushwake.com  
+1 602 224 4403

**MIKE STRITTMATTER**  
mike.strittmatter@cushwake.com  
+1 602 224 4457

2555 East Camelback Road, Suite 400, Phoenix, AZ 85016 | +1 602 954 9000 | [cushmanwakefield.com](http://cushmanwakefield.com)

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