



Western State Bank

S
SEVILLE

RENOVATIONS COMPLETE



SEVILLE

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SCOTTSDALE, AZ 85253

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PROJECT DETAILS

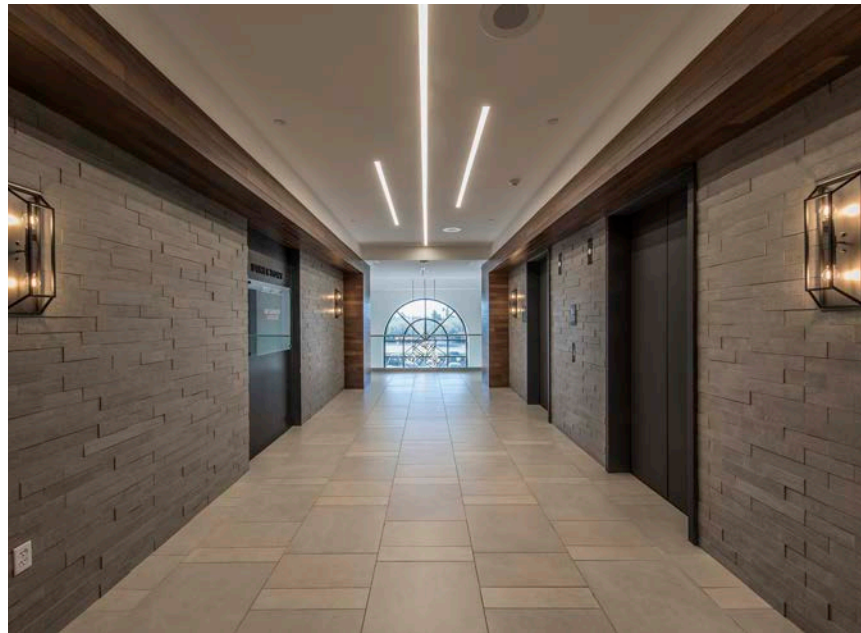
- Adjacent to numerous retail amenities on site at Scottsdale Seville retail project
- Several “walkable” restaurant options including Ruth’s Chris Happy Hour on the 2nd floor patio
- Two-story, ±91,581 SF Class A office building
- 4.0/1000 Parking Ratio with executive underground garage parking available
- Central Scottsdale location with Loop 101 freeway access off of Indian Bend Road
- Built in 1990 with renovations completed in 2019
- Expansive mountain and golf course views
- Constructed in 1990 with recent building renovations completed
- Corporate signage opportunities available
- Adjacent to McCormick Ranch Golf Course and The Scottsdale Plaza Resort
- On-site restaurant and retail amenities in adjacent Scottsdale Seville Retail project

ON-SITE AMENITIES:

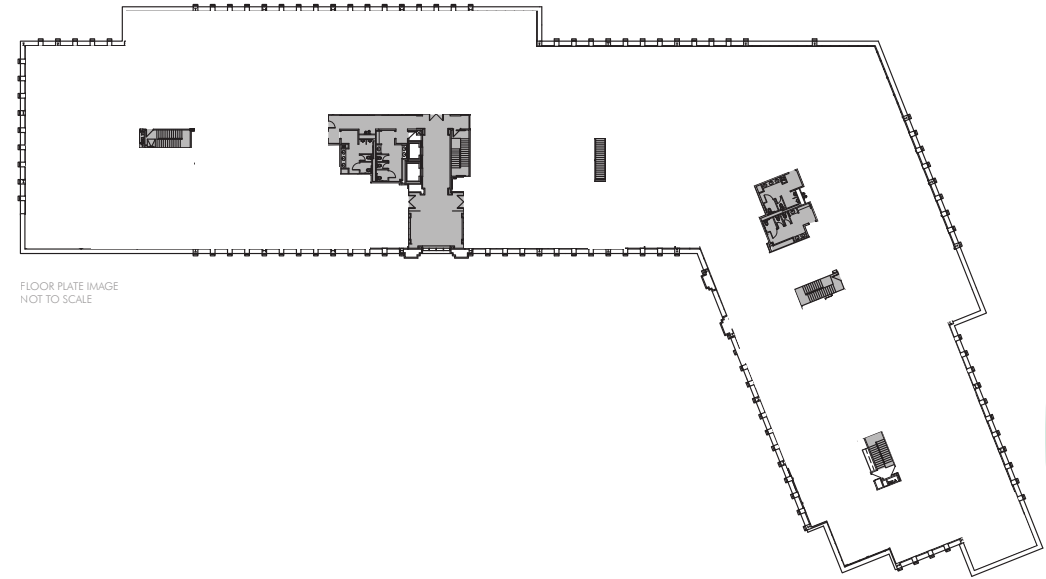
- Starbucks Coffee Company
- Ruth’s Chris Steak House Scottsdale
- Wildflower Bread Company
- Jamba Juice
- Massage Envy
- Rumors Salon
- Encore Cleaners
- 21 Cakes
- Terroir Wine Pub
- Sushi Sen
- Orange Theory Fitness
- Cycle Bar



RECENTLY COMPLETED RENOVATIONS



TYPICAL FLOOR PLATE



FLOOR PLATE IMAGE
NOT TO SCALE

CENTRAL FREEWAY LOCATION



GAINEY RANCH

MCCORMICK RANCH

SCOTTSDALE SILVERADO GOLF CLUB

TALKING STICK RESORT ± 10 MINUTES

LOOP 101 ± 7 MINUTES

GAINEY RANCH GOLF CLUB

THE SHOPS AT GAINEY VILLAGE ± 5 MINUTES

ON SITE AMENITIES

SEVILLE

THE SHOPS AT HILTON VILLAGE ± 5 MINUTES

CHICO'S HOUSTON'S

DOUBLE TREE RANCH ROAD

MCCORMICK PARKWAY

INDIAN BEND ROAD

MCDONALD DRIVE

GAINEY SUITES HOTEL

MCCORMICK RANCH GOLF CLUB

FUTURE ARTESIA CONDOMINIUM EXPANSION

MCCORMICK-STILLMAN RAILROAD PARK

± 3 MINUTES
sCRAMBLE
SUMOMAYA
MARKETPLACE AT LINCOLN & SCOTTSDALE

SCOTTSDALE ROAD

SCOTTSDALE ROAD

SCOTTSDALE & SHEA ± 7 MINUTES

CAMELBACK GOLF CLUB

RITZ CARLTON DEVELOPMENT

LINCOLN VILLAGE/THE BORGATA ± 4 MINUTES

LINCOLN DRIVE

SCOTTSDALE FASHION SQUARE ± 10 MINUTES



SITE OVERLAY NOT TO SCALE

THE RITZ - CARLTON / THE PALMERAIE - ± 1 / 4 MILE



Devoted to ±105 acres this five-star resort is expected to be the next crown jewel of Arizona when it delivers in late 2018 and will be the premier resort destination, attracting affluent locals, well-heeled seasonal residents, and world travelers. The master plan will include 200 casita-style suites and bungalow rooms at the Ritz-Carlton hotel along with ±20,000 square feet of function space and a large destination spa with health and wellness program. Guests will be greeted by a grand lobby with cascading water feature emptying into North America's longest swimming pool at ±400 feet in length. Offering all of the full-service amenities of the gated resort compound, "whole-ownership" Ritz-Carlton Residences will include: (1) The Villas, a 91-residence project with a mix of one-bedroom/one-bathroom +den (±1,720 SF) and four-bedroom/one-bathroom +den (±4,700 SF) units and (2) The Estate Homes, a 45 residence project featuring luxury homes from 4,000 to 7,000 square feet.

Sitting side-by-side with The Ritz-Carlton and fully integrated into the overall design is Arizona's own "oasis in the desert", The Palmeraie. Featuring soaring palm and evergreen trees, ±200,000 square feet of elegant, luxury boutique shops (70), 12 restaurant dining destinations with world-renowned chefs, gourmet grocery store, food emporium, collectible residences, and eventually a boutique hotel, this project will provide the linkage from The Seville to the Ritz-Carlton.

HILTON SCOTTSDALE RESORT - ± 1 / 2 MILE



Uber-cozy beds, multiple restaurants and a gorgeous outdoor pool make the non-smoking Hilton Scottsdale Resort and Villas one of their guests' prime choices in the area. This pet-friendly resort has 190 rooms on three floors. Guests can get some serious sleep with plush top mattresses and 250-thread-count sheets. You can sit in an ergonomic chair at a well-lit work desk and access Wi-Fi for a fee. Accommodations also include blackout curtains, granite countertops and vanities. On-site dining in three restaurants includes Southwestern cuisine, sizzling steaks or poolside fare such as burgers and pizza. You can work out in the state-of-the-art fitness center or take advantage of the business center. The hotel is located approximately three miles from Pima Freeway, allowing guests easy access to the local area.

LINCOLN VILLAGE SHOPPING CENTER / THE BORGATA - ± 3 / 4 MILE



Few locations offer so much in one spot. The intersection of Lincoln Drive and Scottsdale Road continues to provide unsurpassed restaurants, shopping and a variety of entertainment and recreation options, all within walking distance to The Enclave at Borgata, a new high-end condominium project. Fat Ox, Fogo de Chao, Blanco Tacos & Tequila, AJ's Fine Foods and Trader Joe's are just a few of the amenities offered at Lincoln Village Shopping Center and The Borgata.

ANDAZ SCOTTSDALE RESORT & SPA - ± 3 / 4 MILE



Andaz Scottsdale Resort & Spa is a place to inhabit, design, explore and create. The resort is an oasis, celebrating the unbridled beauty of the Sonoran Desert while creating a spiritual connectedness to the land and place. Their guests' personal expressions and experiences, whether relaxing and thought provoking, or adventurous and fun... will all be welcome and memorable.

TALKING STICK RESORT - ± 3 MILES



Shopping: Come experience the extraordinary apparel, home furnishings and specialty shopping at the SHOPS Gainey Village. Dining: Outdoor patios, delicious food, decadent deserts and tasty cocktails... their restaurants have something for everyone! Beauty: Treat yourself to a relaxing day at the salon or spa. They'll take very good care of you. Services: High-end dry cleaning specializing in hand finishing on all garments. Full service done on premises.

THE SHOPS AT GAINEY VILLAGE - ± 1 3 / 4 MILES



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SCOTTSDALE FASHION SQUARE - ± 2 1 / 2 MILES



Scottsdale Fashion Square is recognized as one of the top destinations in Arizona. Our Scottsdale shopping center boasts exceptional brands like Crate & Barrel, H&M, Nordstrom, Prada, Tiffany & Co. and ZARA. You'll also find high-end boutiques and your long-time favorites. Relax between stores at delicious dining options like Kona Grill, Yard House and Thirsty Lion Pub & Grill.

THE SHOPS AT HILTON VILLAGE - ± 3 / 4 MILE



The Shops at Hilton Village is a ±93,000 square foot neighborhood specialty center with great exposure to Scottsdale Road. The property has more than 25 specialty shops, upscale local boutiques, restaurants and services catering to affluent Scottsdale residents including: Houston's, Bink's Scottsdale, Nekter Juice Bar, Chico's, Humble Pie, Starbucks, Patrick James, The Linen Tree and more.

FOR MORE INFORMATION
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