



SCOTTSDALE
ENTRADA™

The new standard.



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Located in an Opportunity Zone – Entrada invites you in.

Created to inspire the community, Scottsdale Entrada is a mixed-use campus situated in the premier Scottsdale submarket. Unlike any other, Scottsdale Entrada embodies the active lifestyle, blending innovative spaces and distinguished architectural design resulting in a collaborative place to thrive and succeed.

Experience the new standard for creativity of inviting outdoor spaces, vibrant landscaping, and multi-use biking and walking paths. Scottsdale Entrada is a culmination of mixed-use amenities including Class A office, multifamily and retail. Your office is not just between your four walls at Scottsdale Entrada, it is the entire project that celebrates the live, work, play neighborhood and raises the standard on McDowell Road.



Next **generation** office.

Located at the northeast corner of 64th Street and McDowell Road, Scottsdale Entrada will provide tenants and visitors state-of-the-art amenities in a true mixed-use campus environment.

The 245,000 SF building, designed by the global architecture firm SmithGroup, offers a unique work environment for users, including the following highlights:



Three Story, ±245,000 SF Office Building



6.0/1000 SF Structured Parking



Large, ±75,000 SF Efficient Floor Plates



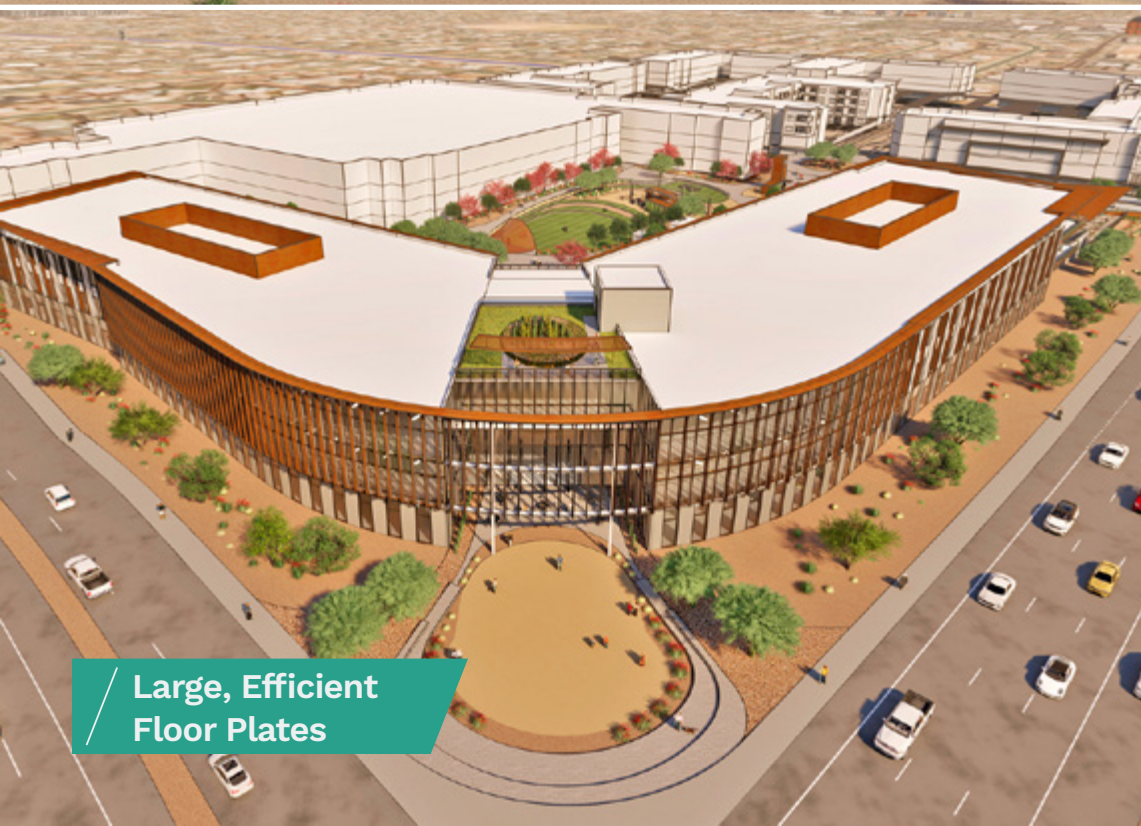
On-Site Fitness Center



Adjacent to 736 Multifamily Units & ±7,000 SF of Retail

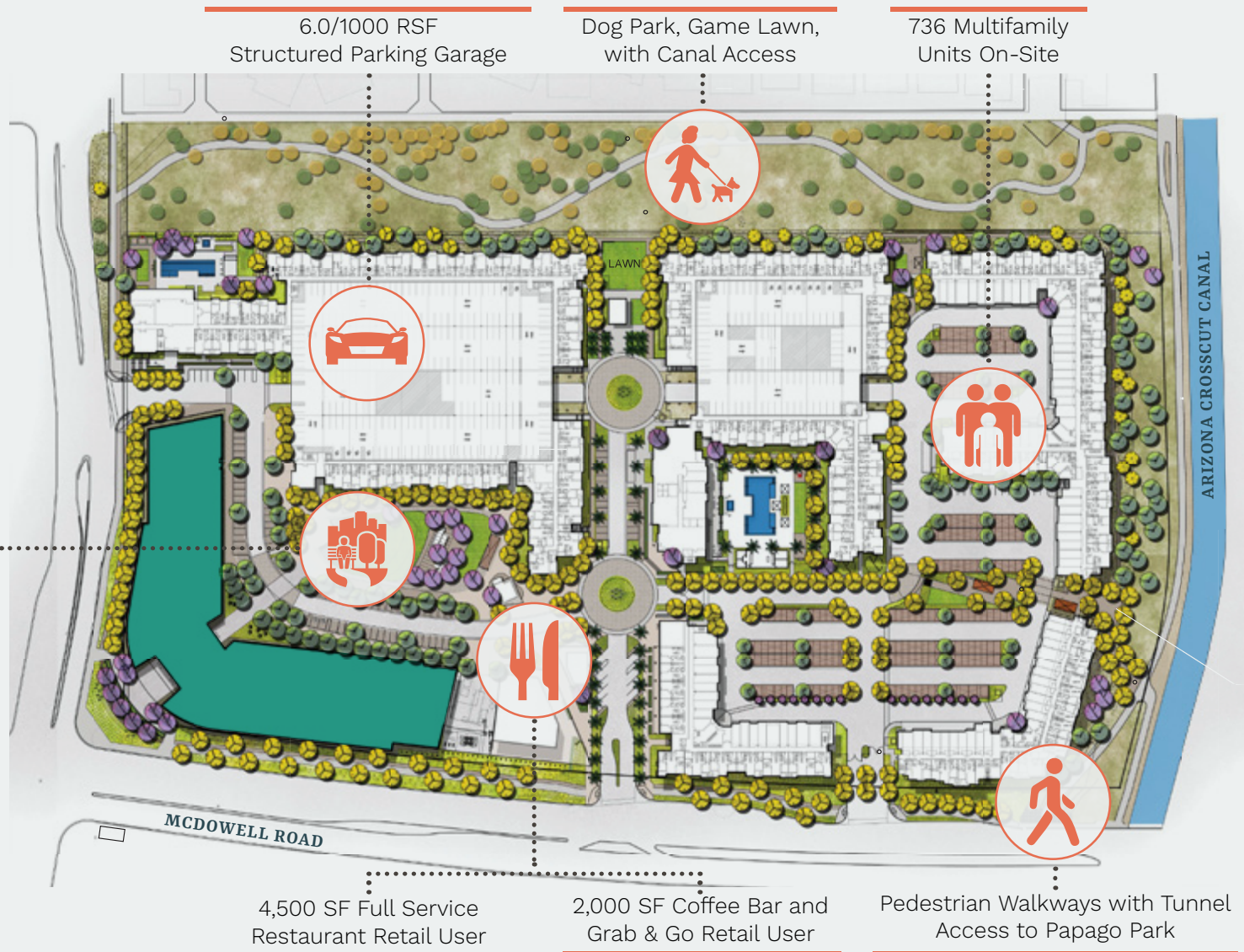


30 Acre Mixed Use Project



Large, Efficient Floor Plates

You won't want to leave.
And you won't have to.



Entire mixed-use site breaks ground May 1st.



An abundance of **on-site amenities.**



Bike & Scooter Facilities



Access to Arizona Crosscut Canal



Collaboration Areas & Conference Rooms



Exclusive Tenant Terraces



Large Outdoor Park Area with Dog Park



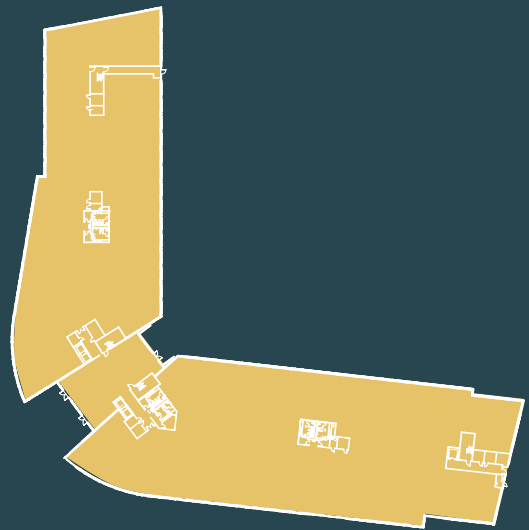
Fitness Center



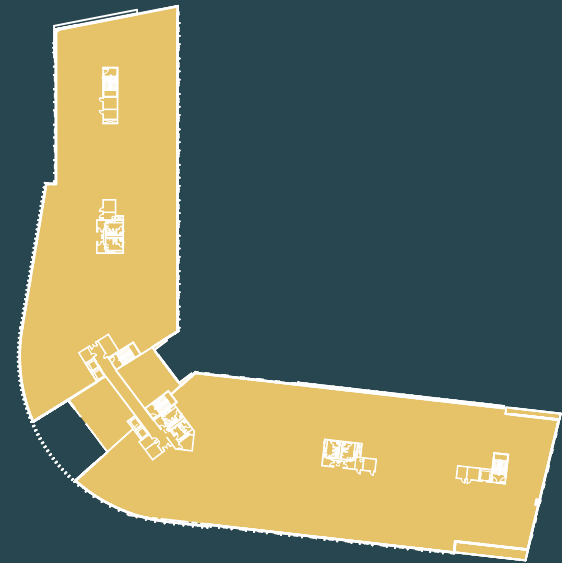
Full-Service Restaurant & Coffee Bar

Bigger is **better**.

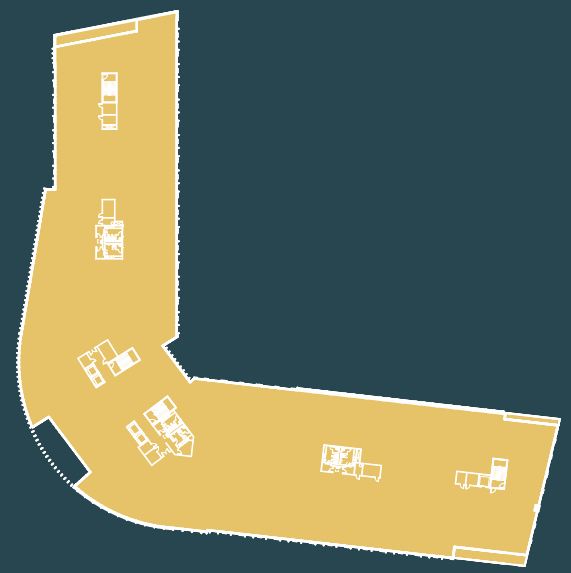
Large, 75,000 square foot floor plates with a two story lobby for vertical connectivity maximizes flexible space planning for users. The slender design increases natural light to all areas of the floor through the large windows.



First Floor



Second Floor



Third Floor





Location, Location, Location.

Scottsdale Entrada relates to the city through openness and connectivity. Its premium location provides convenient access whether you choose to walk, drive, bike or scooter.

/ Drive Times



5 Minutes



8 Minutes



5 Minutes



12 Minutes

/ Within 3 Miles



139 Restaurants



9.4 Million SF of Retail



Highly **visible** signage.
37,314 vehicles per day.



Coming together.

Proven Ownership.



A Leader in High-End, Mixed-Use Development

Established in 2018, Banyan Residential is a leading real estate development firm specializing in ground-up multifamily, office and retail development in Opportunity Zones. The firm's principals have over 25 years of experience investing and developing property in markets across the United States including Los Angeles, Phoenix, Dallas, San Diego, and Washington, DC. Banyan's development pipeline is presently comprised of over 1,200 multifamily units, 380,000 SF of office and 6,000 SF of retail exceeding \$450M in value.

Strategic Development.



Development has been an active focus for over three decades.

We concentrate on strategic sites with maximum visibility, in easily accessible and desirable locations. We pride ourselves on our ability to recognize an opportunity where others haven't. We use this vision to re-brand and re-assemble projects to be more desirable in the market. Our extended team is made up of intellectual market strategists and trend design specialists. As a collective, we understand how to exceed standards with every developed property in our portfolio. Our relationships have been built on mutual respect and shared vision.

Experienced Leasing Professionals.



One of the world's leading commercial real estate advisory firms.

Together with London-based partner Knight Frank and independently-owned offices, NKF's 16,000 professionals operate from more than 430 offices in established and emerging property markets on six continents. With roots dating back to 1929, NKF's strong foundation makes it one of the most trusted names in commercial real estate.



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