



SCOTTSDALE FORUM

6263 NORTH SCOTTSDALE ROAD | SCOTTSDALE, ARIZONA



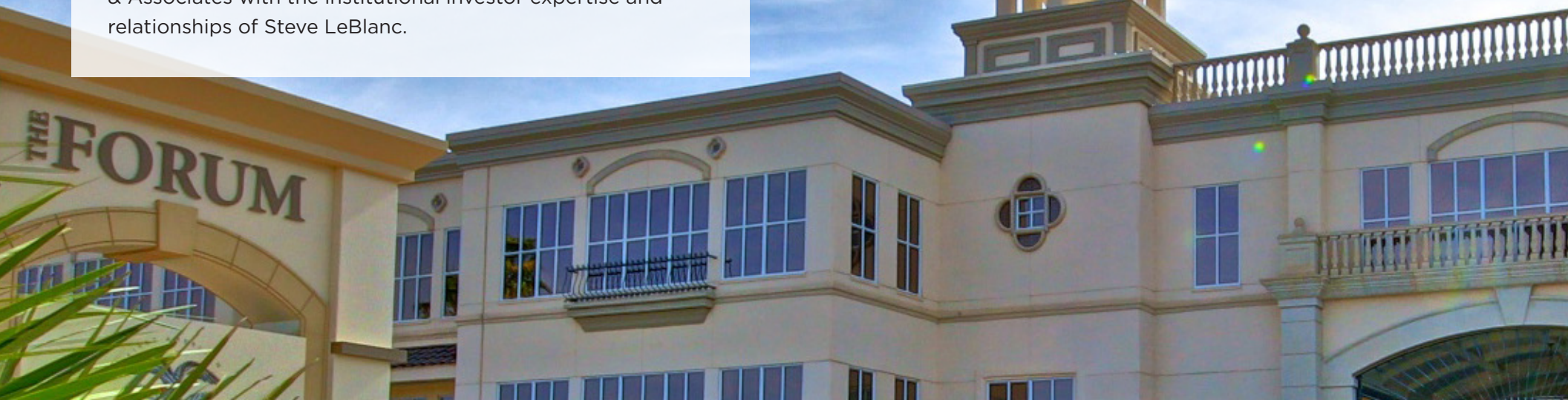
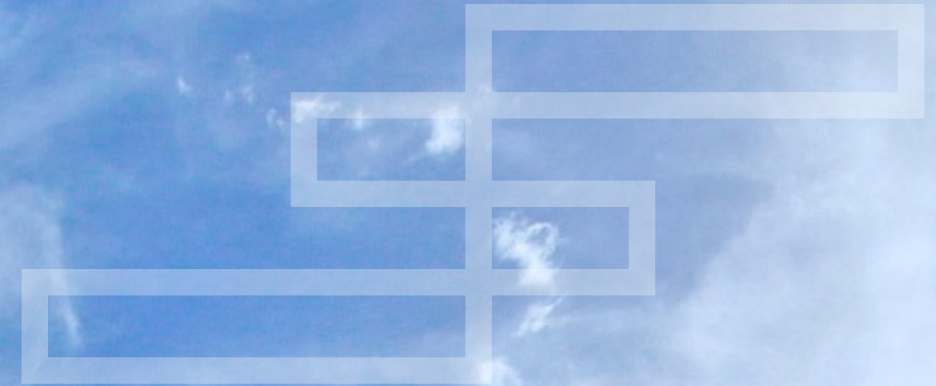
BUILDING FEATURES:

- Building Size: ±213,500 SF
- Floors: Three (3)
- Typical Floor Size: ±69,000 SF
- Parking Ratio: 4.0/1,000 SF | Covered Parking: 2.5/1,000 SF
400 covered parking stalls located in the underground parking garage located directly underneath the building
- Recently completed multi-million dollar renovations
- Building has many balconies with excellent mountain views
- Interior courtyard is extensively landscaped with water features and covered seating areas
- Building signage available
- Scottsdale Road frontage
- On-site property management, day porter and engineer
- Free Wi-Fi in courtyard
- On-site cafe with catering available and full coffee bar
- Three (3) EV charging stations
- **CapRidge Partners** is a fully integrated operating company which combines the operating platform and history of T. Stacy & Associates with the institutional investor expertise and relationships of Steve LeBlanc.



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LOCATION FEATURES:

- Adjacent to the 230-room Hilton Scottsdale Resort and Villas boasting 40,000 SF of flexible meeting/function space
- Walking distance to numerous restaurants including: Starbucks, Fleming's Steakhouse, Blanco, Fogo De Chao, Veneto Trattoria and Houston's
- Adjacent to the Hilton Village and Borgata shopping centers, which include nearly 40 shops and 15 restaurants
- Within two miles of the Loop 101 exits at Indian Bend Road, McDonald Drive and Chaparral Road
- Within two miles of the famous Scottsdale Fashion Square Mall and Waterfront boasting 225 shops and restaurants



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