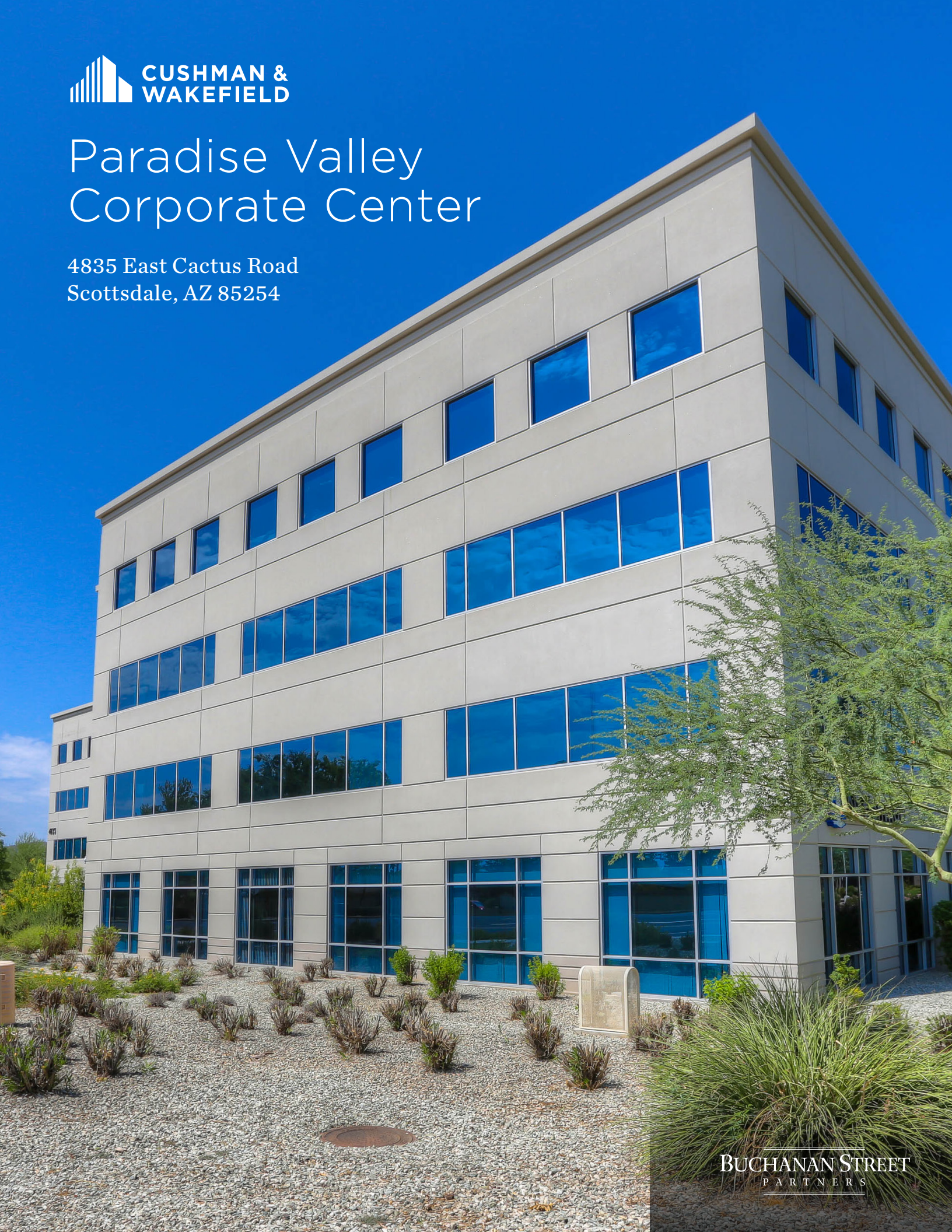




# Paradise Valley Corporate Center

4835 East Cactus Road  
Scottsdale, AZ 85254





## PROPERTY FEATURES

- Class A Office
- ±198,534 RSF
- 4 Floors
- ±49,633 RSF Typical Floor Size
- Energy Star Rated
- 4.9/1,000 Covered Parking Ratio
- High-end Finishes
- Views of the Phoenix Mountain Preserve, Piestewa Peak, and Camelback Mountain

## LOCATION HIGHLIGHTS

- In the heart of Paradise Valley
- Convenient freeway access, ±2.5 miles to SR 51, and a 20 minute drive to Sky Harbor International Airport
- Adjacent to 2.3 Million square feet of retail and dining amenities
- Neighboring a 1.1 Million square foot regional mall anchored by Macy's, Dillard's, Sears, JCPenny, and Costco
- Top-end demographics in the surrounding Scottsdale and Paradise Valley areas



**CUSHMAN &  
WAKEFIELD**







Paradise Valley

Stonecreek Golf Course

Target

REI

Costco

JC Penney

Macy's

PARADISE VALLEY MALL

Sears

TJ Max

Big 5

Hobby Lobby

Chase

TATUM BOULEVARD

Chick-fil-a

Comerica

Outback Steakhouse

In-n-out Burger

Michael's

Walmart

Salty Sow

Red Lobster

Olive Garden

Sprouts

48TH STREET

PARADISE VILLAGE PARKWAY

CACTUS ROAD



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