



GALLERIA



OUR LIGHTS NEVER GO OUT

6:1,000 PARKING | PLUG & PLAY AVAILABLE

Largest block of contiguous  
space in Old Town Scottsdale

4343 NORTH SCOTTSDALE ROAD, SCOTTSDALE

93

WALKSCORE

# THE BEST ADDRESS TO RECRUIT & RETAIN TALENT

Within walking distance:

Over 50 restaurants

Over 40 bars and nightlife venues

Over 2,500 hotel rooms

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Over 2,000 existing residential units  
with 2,000 under construction



# CONCOURSE

## 140,000 SF of rare triple redundant space

SUITE	SIZE	NOTES
C-100	±88,750 SF	Divisible
C-155	±25,954 SF	Plus ±8,000 s.f. mezzanine
C-175	±17,965 SF	Plug & play ±234 workstations



### TRIPLE REDUNDANT POWER

Dual fed facility on overlapping grids from different substations (Camelback 10 and Camelback 25 substations), monitored by Power Logic

Suites C-100 and C-175 fully backed up by a 2000kW Onan Cummings GenSet

Suite C-100 has large UPS to ensure no power interruption

All suites submetered

9 Megawatts of power feed the building, of which there is abundant excess capacity



### TELCO, DATA & BUILDING SYSTEMS

Cox, CenturyLink and AT&T fiber

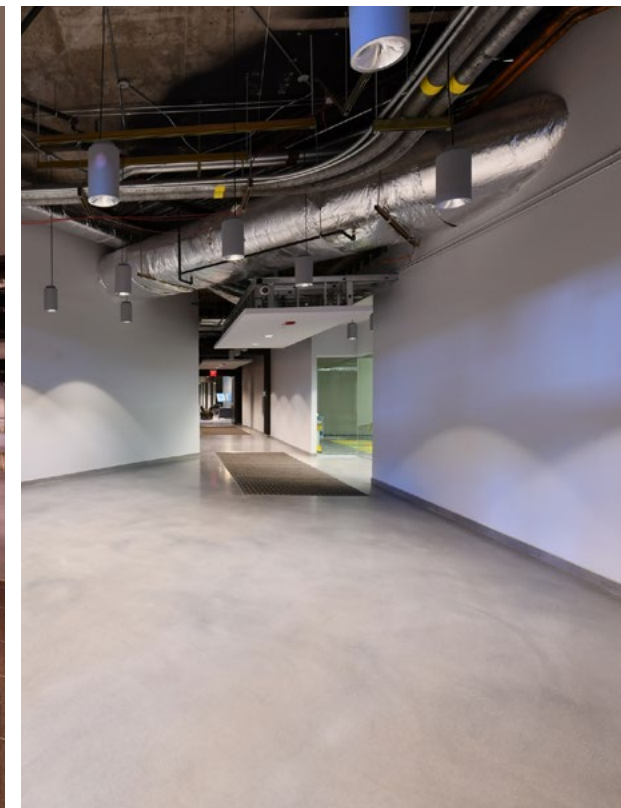
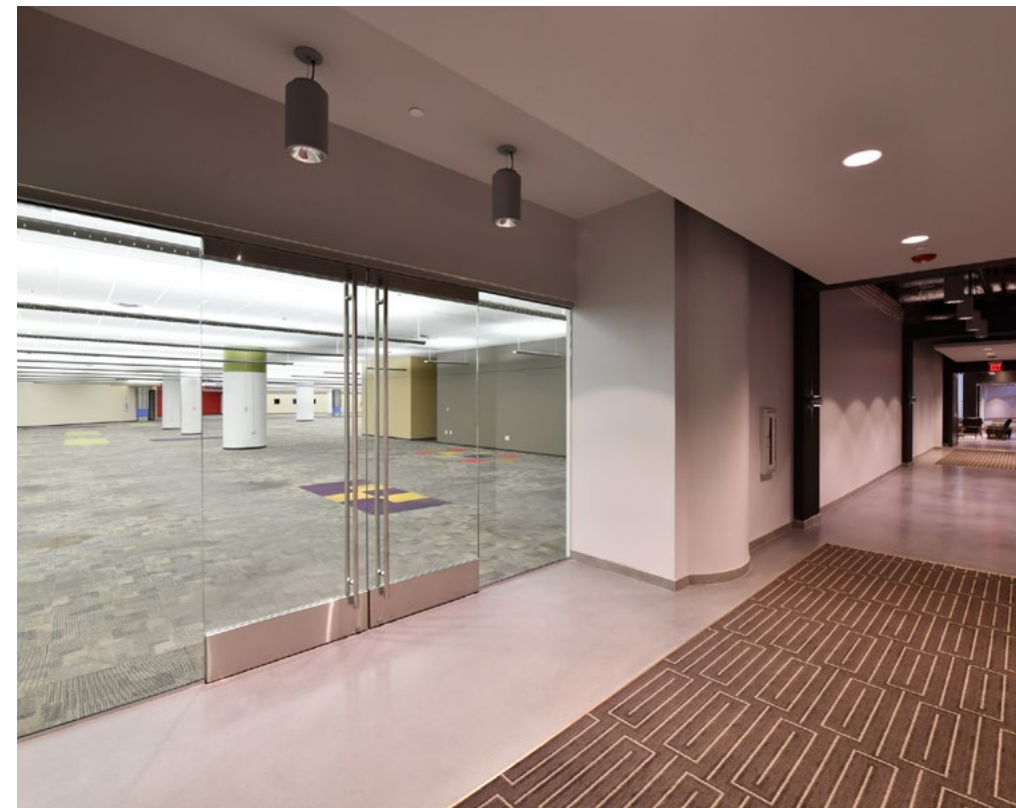
Suite C-100 has a large raised floor IDF room with dedicated air and FM200 fire suppression system; all concourse suites have small IDF rooms

Tenant suites controlled by building-wide EMS system



### HVAC

Concourse suites are covered by a 440-ton Trane CenTraVac chiller and Huntair Fanwall air handling units that include UV lighting system for purified air; redundant chilled water available from the central plant servicing the property



## PLUG & PLAY

±17,965 SF with creative finish



±234 Allsteel workstations

with 8 conference rooms, 4 offices, 1 break area,  
Cat6 wiring, white noise system and 17' slab to deck



## CONCOURSE RENOVATIONS COMPLETE

Including new suite entryways, lighting,  
hallway and lobby finishes and more



## SIGNAGE OPPORTUNITIES AVAILABLE

Exterior signage

### RATE

\$27.50 PSF, FS

### EXPENSES

\$10.00 PSF expense stop

### NORMAL OPERATING HOURS

6 AM to 6 PM  
7 days per week

### FEATURES

Five (5) sets of restrooms, four  
(4) passenger elevators, two (2)  
freight elevators, five (5) docks,  
four (4) load levelers

### PARKING

Up to 6/1,000 parking ratio  
available in underground and  
adjacent structure with direct  
access to the concourse

Unreserved:  
\$100/space/mo

Reserved:  
\$125/space/mo; Additional  
parking available in city-owned  
structures in close proximity



**DAVE SEEGER**  
+1 602 282 6317  
dave.seeger@jll.com

**MARK GUSTIN, SIOR, CCIM**  
+1 602 282 6316  
mark.gustin@jll.com

LEASING BY



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