



PARADISE VALLEY CORPORATE CENTER

4835 EAST CACTUS ROAD | SCOTTSDALE, AZ 85254



BUCHANAN STREET
PARTNERS

 CUSHMAN &
WAKEFIELD

FITNESS CENTER



OUTDOOR PATIO



LOUNGE AREA

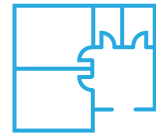




Class A Office



4 Floors/
±198,534 RSF



±49,633 RSF
Typical Floor Size



Energy Star Rated



4.9/1,000 Covered
Parking Ratio



High-end Finishes



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



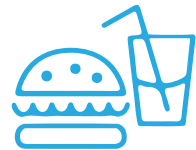
Adjacent to 2.3 Million
square feet of retail and
dining amenities



Views of the Phoenix Moun-
tain Preserve, Piestewa Peak,
and Camelback Mountain



Top-end demographics in the
surrounding Scottsdale
and Paradise Valley areas



On-site Grab N Go

LOUNGE AREA



PARADISE
VALLEYSTONECREEK
GOLF COURSE

TARGET

M&E

TJ-maxx

BIG 5

HOBBY
LOBBY

CHASE

CACTUS ROAD

Cane's

JCPenney

COSTCO
WHOLESALEPARADISE
VALLEY MALL

★macy's

Sungate

sears

Dillard's

Michael's

Chick-fil-A

Comerica Bank

OUTBACK

IN-N-OUT

Arby's

Wendy's

JARED
The Jewelers of Jewelry

SANTITAS

Starbucks

SPROUTS
FARMERS MARKET

TATUM BOULEVARD

48TH STREET

Walmart
SUPERCENTER

SALTY SOW

Red Lobster

Olive Garden

BEST
BUY

ULTA

EoS FITNESS

OfficeMax

PARADISE VILLAGE PARKWAY



AMENITIES

SALTY SOW • COLD BEERS & CHEESEBURGERS • OUTBACK STEAK HOUSE • CAFÉ RIO • CHICK-FIL-A • GOLDEN WOK CHINESE RESTAURANT • PICAZZO'S HEALTHY ITALIAN KITCHEN • JERSEY MIKE'S SUBS • LONGHORN STEAKHOUSE • THE HABIT BURGER GRILL • OLIVES MEDITERRANEAN GRILL • LIVE GARDEN • RED LOBSTER • DICKEY'S BARBECUE PIT • MARIGOLD MANSION • JIMMY JOHN'S • IN-N-OUT BURGER • MY PIE PIZZA • SHOGUN RESTAURANT • JULIO'S TOO • JULIO G'S MEXICAN RESTAURANT • BREADCRAFTERS • CHIPOTLE MEXICAN GRILL • OREGANO'S • PANERA BREAD • RAISING CANE'S • YASU SUSHI BISTRO • PANDA EXPRESS • DUBLINER IRISH PUB & RESTAURANT • STARBUCKS • EASTWIND SUSHI AND GRILL • ZK GRILL • STREETS OF NEW YORK • THE WOK EXPRESS • HUNGRY HOWIE'S PIZZA • BURGER KING • IRON CHEF • RUSCONI'S AMERICAN KITCHEN • KOVO MODERN MEDITERRANEAN • Z'TEJAS • LITTLE CAY • EINSTEIN BROS. BAGELS • FIVE GUYS • THE COVENANT • STARBUCKS

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