



START

FRESH



4800 & 4900 N. SCOTTSDALE ROAD | SCOTTSDALE, AZ





GOING THE DISTANCE



4800 & 4900 N. SCOTTSDALE ROAD | SCOTTSDALE, AZ

For Leasing Opportunities Please Contact:

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ON-SITE AMENITIES



**ON-SITE
FITNESS CENTER**



**MULTIPLE OUTDOOR
MEETING SPACES**



**ROARING FORK
RESTAURANT**



**ON-SITE SECURITY
& MANAGEMENT**



**CONVENIENT SURFACE
VISITOR PARKING**



**LOUNGE &
GAME ROOM**



**CITY MARKET DELI
WITH OUTDOOR SEATING**



**100 PERSON
AUDITORIUM**



BUILDING FEATURES

- Two-Building, ±448,575 SF, Class "A" Office Project
- 4.0/1000 Parking Ratio with underground garage parking
- Ample visitor parking
- Constructed in 1999 and 2007
- High-end lobby finishes
- Expansive mountain views
- Corporate signage opportunities available
- LEED Certified at the Gold level
- Energy Star labeled project
- Floor to ceiling vision glass offering exceptional wraparound views
- Private balconies on certain floors

LOCATION FEATURES

- Central Scottsdale location with Loop 101 freeway access off of Chaparral Road
- Signal light ingress/egress at Chaparral and Scottsdale Roads
- 1/4 mile from Downtown Scottsdale and the Entertainment District
- Walkable to multiple retail locations
- Close proximity to three hotels and resorts (The Scott, Hotel Adeline and Embassy Suites)

AREA AMENITIES

HAYDEN ROAD

CHAPARRAL ROAD

CAMELBACK ROAD

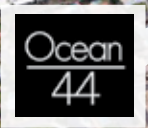
SCOTTSDALE ROAD



ENTERTAINMENT DISTRICT

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE



SCOTT &










SCOTTSDALE STADIUM



SPRING TRAINING FACILITY

DRINKWATER BOULEVARD

THOMAS ROAD

BUSINESS DISTRICT

ARTS DISTRICT

5TH AVENUE SHOPPING DISTRICT

SCOTTSDALE WATERFRONT & SOUTHBRIDGE

INDIAN SCHOOL ROAD

GOLDWATER BOULEVARD
















OPTIMA SONORAN VILLAGE























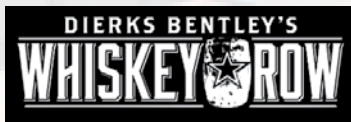
SCOTTSDALE LIVING

As the “it” place to see and be-seen, Scottsdale’s downtown is the beating heart of the city providing **a mix of rich history, culture and exceptional retail and entertainment.**

With seven walkable neighborhoods, Downtown Scottsdale serves as the hub for the city’s arts and cultural scene. The area has more than **125 professional art galleries and studios, one of the highest per-capita in the nation.** The Scottsdale Arts District can be segmented into three districts. The largest is the Scottsdale Main Street Arts District, home to the largest and most diverse collection of styles and genres; the more contemporary Marshall Way Arts District; and the more touristy and western-themed Old Town district, which has the Scottsdale Museum of Contemporary Art. The very popular Scottsdale Artwalk is held weekly, every Thursday evening.



Downtown Scottsdale serves as the most active and popular entertainment destination in the Metro Phoenix area with nearly **90 dining and nightlife options**. Housing a variety of high-end nightclubs, restaurants, hotels and bars to cater to the nightlife crowds, Downtown Scottsdale is home to W Scottsdale, Hotel Valley Ho, The Scott, Mastro's City Hall, Sushi Roku, Bottled Blonde, Dierks Bentley Whiskey Row and El Hefe. Similar to well-known nightclub districts in other major markets, such as Miami's South Beach, most of Downtown Scottsdale's bars and restaurants are located within walking distance and **cater to crowds of over 40,000 people**.



Home to one of the most successful shopping centers in the U.S. – **Scottsdale Fashion Square**, Downtown Scottsdale is the epicenter for shopping and retail. Anchored by **Nordstrom, Macy's, Neiman Marcus, Dillard's** and the newly added **Dick's Sporting Goods** and **Harkin's Camelview**, Scottsdale Fashion Square has consistently been on the most profitable malls in the U.S., being ranked as the highest sales per square foot mall in the country. It has also been ranked as one of the most visited malls in the country by Travel & Leisure.

More than a tourism destination, it is also **the city's second-largest employment center** and is a budding hub for technology companies like Yelp, Weebly, Indeed, Outbound Engine, ZocDoc and Clearlink.









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