




A Destination For Growth

4343 NORTH SCOTTSDALE ROAD,
SCOTTSDALE

 NEGOTIABLE

 5:1,000 PARKING

 LOCATED IN THE HEART OF
OLD TOWN SCOTTSDALE

 BUILDING SIGNAGE AVAILABLE



93
WALKSCORE

THE BEST ADDRESS TO RECRUIT & RETAIN TALENT

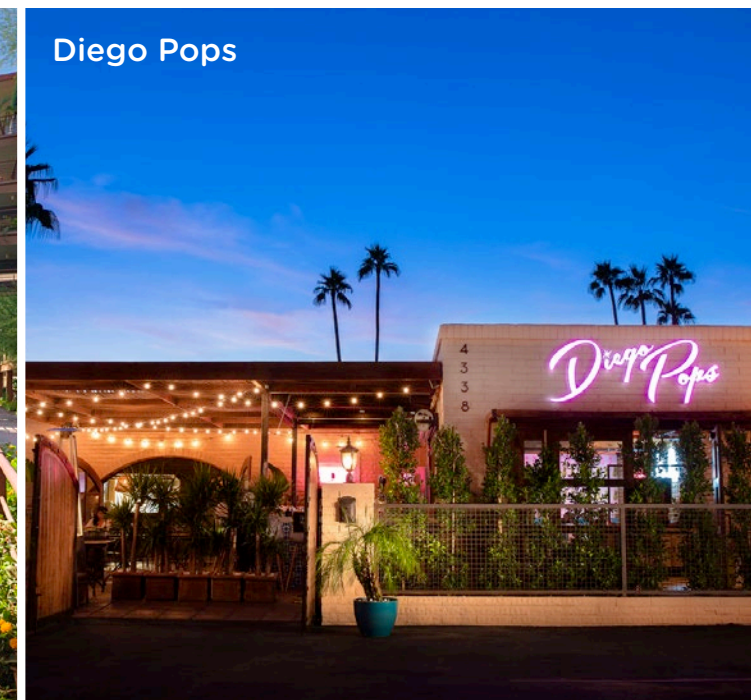
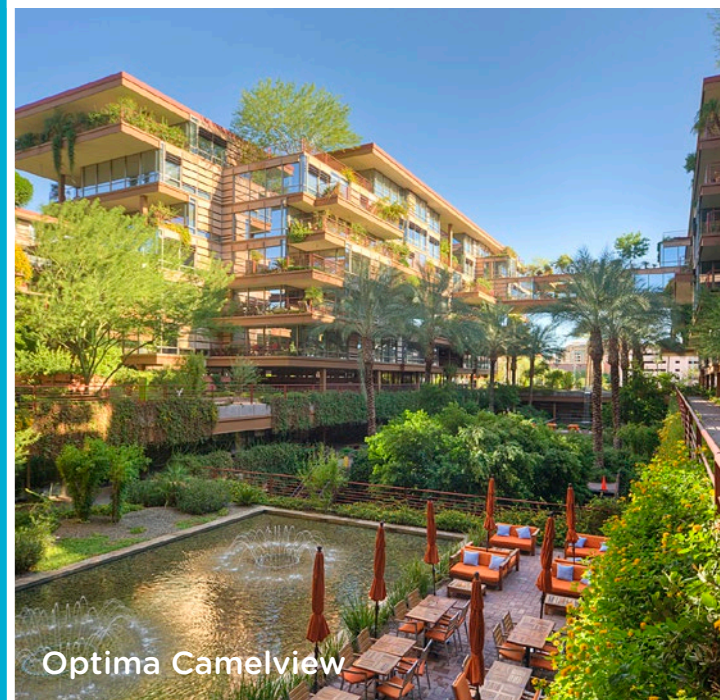
Within walking distance:

Over **50 restaurants**

Over **40 bars and nightlife venues**

Over **2,500 hotel rooms**

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





CONCOURSE

140,000 SF of rare triple redundant space



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 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

1ST FLOOR AMENITIES

 **COMONCY**
CLICK TO SEE MORE



 **TENANT
ATRIUM**
CLICK TO SEE MORE



 **MEETING
ROOMS**
CLICK TO SEE MORE





FITNESS CENTER

CLICK TO SEE MORE



CONCOURSE AMENITIES



TENANT LOUNGE

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TRAINING ROOM

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CONCOURSE FLOOR PLAN

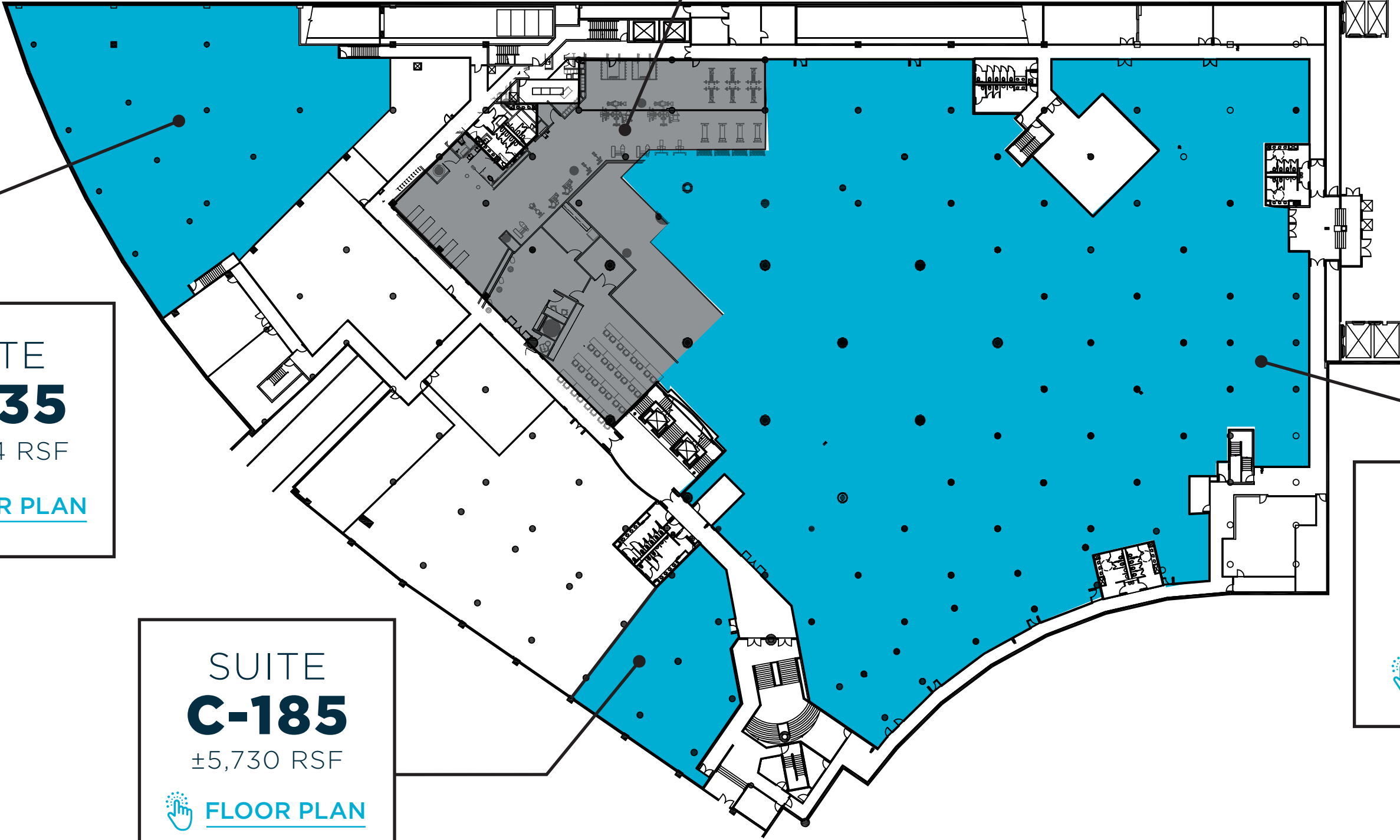
AMENITY
SPACE



SUITE
C-135
±19,304 RSF
 [FLOOR PLAN](#)

SUITE
C-185
±5,730 RSF
 [FLOOR PLAN](#)

SUITE
C-100
±77,874 RSF
 [FLOOR PLAN](#)





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