

# Pima Northgate

14000 N Pima Road Scottsdale, AZ



# Where Business Blazes New Trails

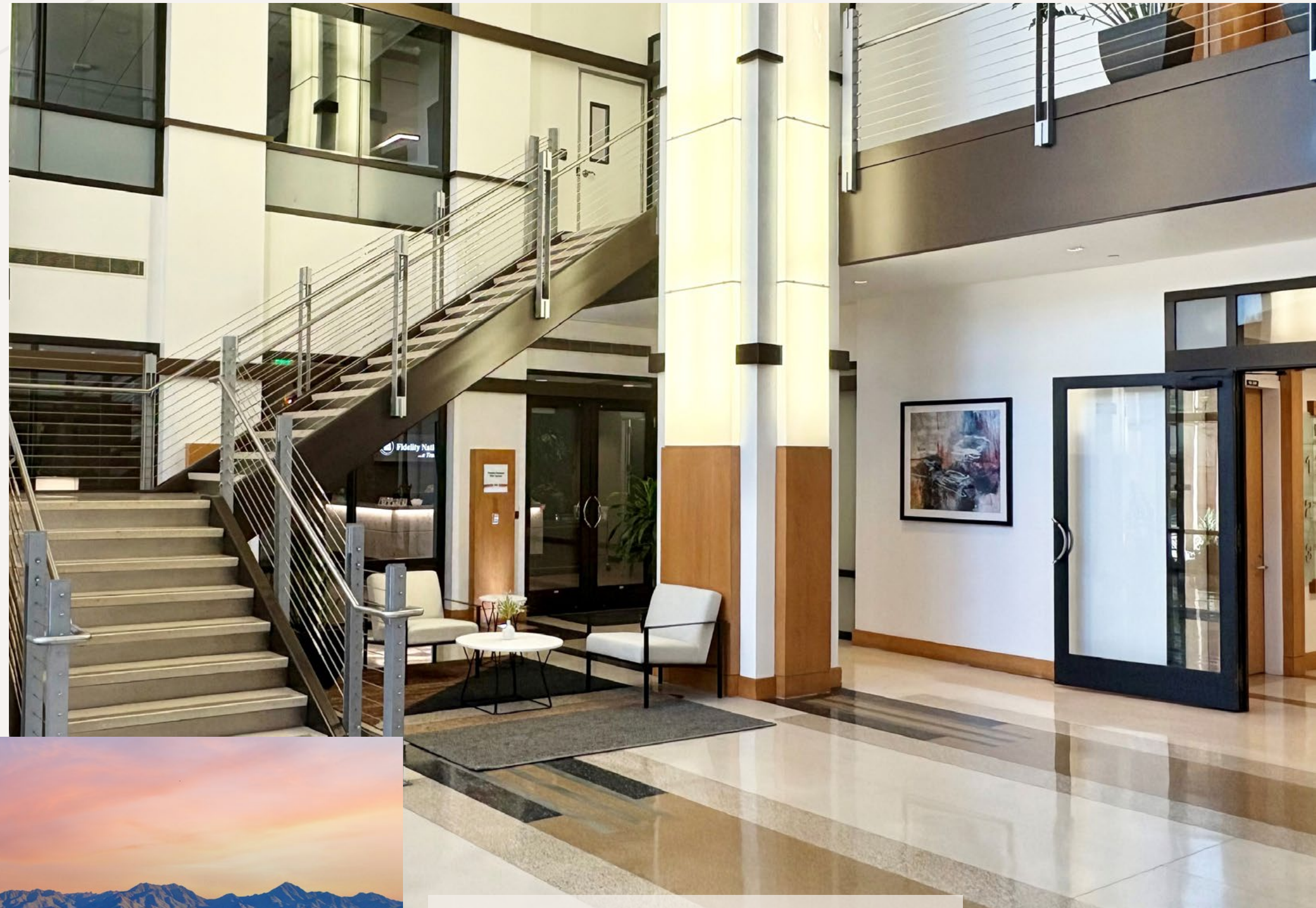
Drawing inspiration and views from the spectacular McDowell Mountains, Pima Northgate is your premium office destination. From luxurious spec suite opportunities and exceptional nearby amenities to the advantageous location – everything you need to forge ahead is within reach.

## PROPERTY HIGHLIGHTS:

- + ±138,751 SF, class A office building
- + ±49,000 SF floor plates
- + Premium spec suites available

## AMENITIES:

- 3-story atrium lobby
- New outdoor amenity space
- Parking:
  - 5/1,000 parking ratio with parking structure
  - 6 EV chargers on-site
- Food trucks on-site weekly
- 1.5 MW back-up generator



## Strategically Located:

+ PROMINENT SIGNAGE OPPORTUNITY FACING LOOP 101

+ MULTIPLE POINTS OF INGRESS & EGRESS

+ IDEALLY LOCATED NEAR SCOTTSDALE'S TOP NEIGHBORHOODS

+ PARKING STRUCTURE



+ MOUNTAIN VIEWS

# Inspired by Nature

## Designed for Productivity

+ OUTDOOR PATIO



Framed by picturesque mountain views, Pima Northgate pairs light-filled atrium spaces and outdoor patios with modern conveniences like EV charging, weekly on-site dining, and a full backup generator — creating a workplace that keeps you energized, connected, and ahead.



+ 3-STORY ATRIUM LOBBY

# Where Natural Meets High End

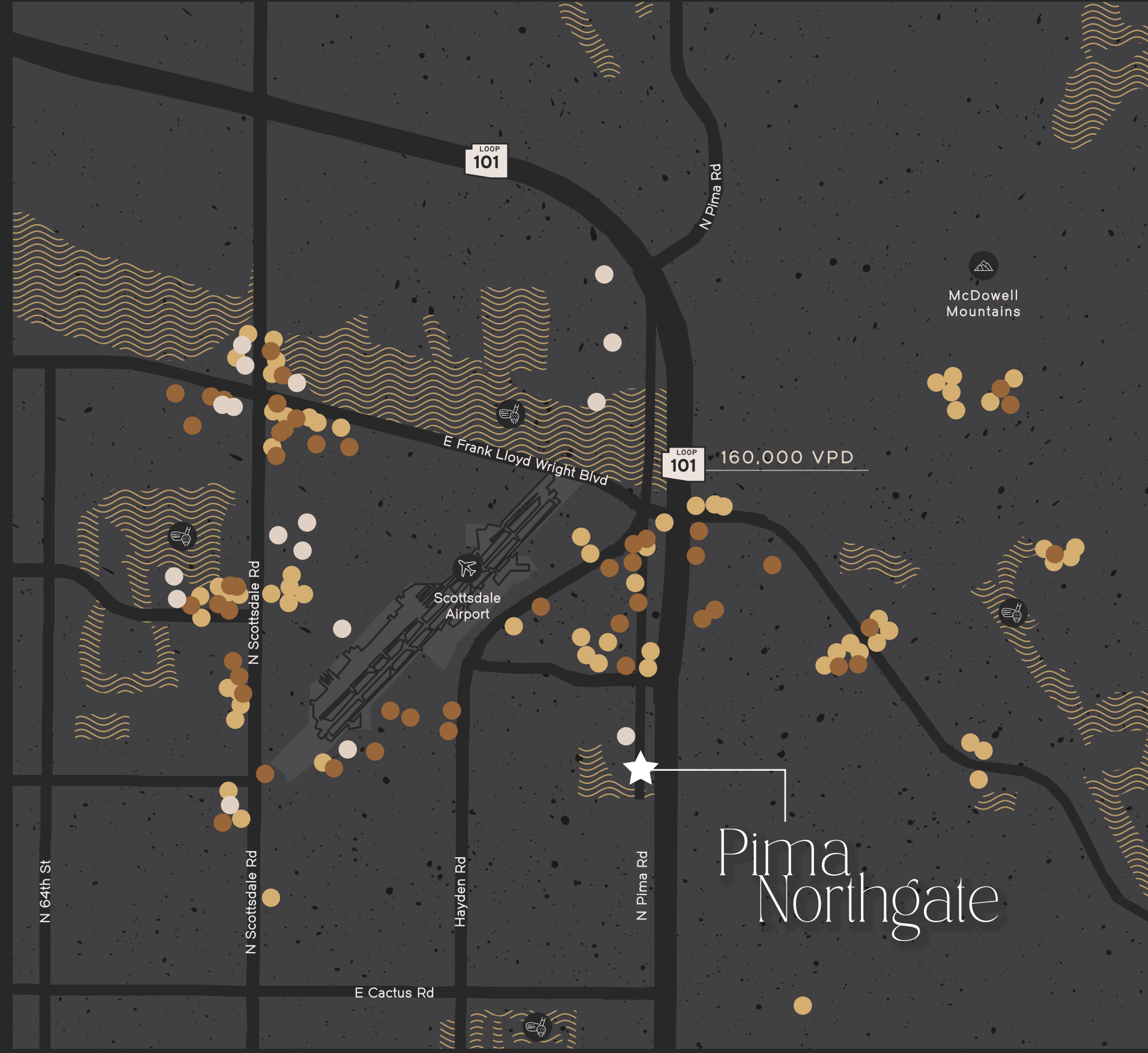
SAMPLE SPEC SUITE FINISHES



# Where the Landscape Meets your Lifestyle

Stay connected and refreshed for the day's opportunities with the wide variety of choices for dining, shopping, entertainment, and more. Choose from local and classic fare for quick lunches, client golf trips and dinners and everything in between - all within three miles from the office.

- 65+ Dining
- 48+ Retail
- 17+ Hotels



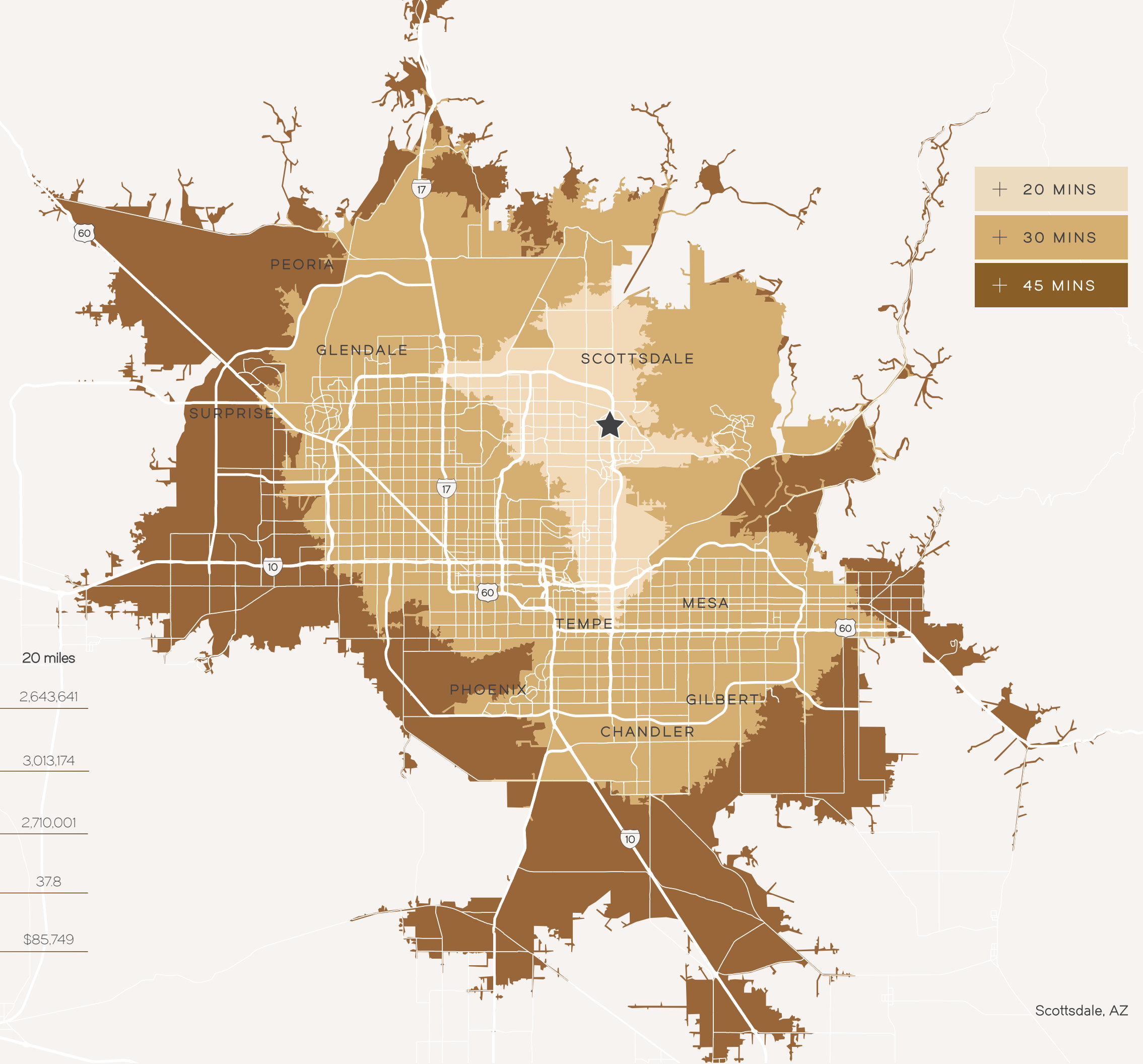
Pima Northgate

# Strategically Located

## DRIVE TIMES

Scottsdale Airport	+ 9 Mins	3.8 Miles
TPC Scottsdale	+ 9 Mins	3.1 Miles
Kierland Commons	+ 11 Mins	4.0 Miles
Downtown Scottsdale	+ 16 Mins	11.6 Miles
Phoenix Sky Harbor Airport	+ 19 Mins	19.1 Miles
Downtown Phoenix	+ 29 Mins	25.8 Miles

- + 20 MINS
- + 30 MINS
- + 45 MINS



	5 miles	10 miles	20 miles
2025			
Population	164,204	518,939	2,643,641
Daytime Population	256,658	638,036	3,013,174
2030			
Projected Population	169,663	530,507	2,710,001
Median Age	48.3	45.8	37.8
Median HH Income	\$131,091	\$115,133	\$85,749

# Pima Northgate

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