



# Stonecreek Pointe



11201 NORTH TATUM BLVD | PHOENIX, AZ 85028

**CBRE**

# *Stonecreek Pointe*

is a beautiful three-story, ±110,766 SF, Class A office building. Situated on ±5 acres, the property overlooks Stonecreek Golf Course and offers a contemporary creative office environment with spectacular panoramic views of Camelback Mountain, Piestawa Peak, and the Phoenix Mountains Preserve.

The property is located in the heart of one of Metro Phoenix's executive housing communities and is just a 5-minute drive from PV, the mixed-use redevelopment of Paradise Valley Mall.

New upgrades completed at Stonecreek Pointe include:

- New outdoor tenant amenity patio on the Stonecreek Golf Course
- Upgrades to existing interior tenant amenity lounge



# PROPERTY FEATURES



Walk out access to the golf course



Balcony extensions on many suites



Large, functional ±37,000 SF floor plates



Prominent window lines



Activated and contemporary lobby



High-end creative office finishes



Monument signage on Tatum Blvd



New tenant lounge with comfortable seating areas, streaming news, and complimentary coffee and Wi-Fi

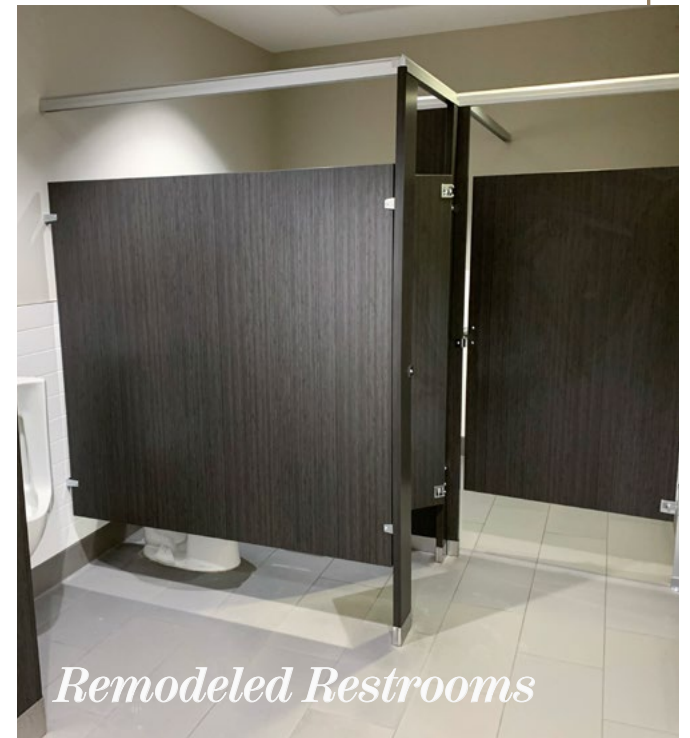




*Suite Entrance & Reception*



*Remodeled Restrooms*



*Conference Room*



# AVAILABLE SUITES

## SUITE 144

±1,909 SF Spec Suite

## SUITE 150

±3,567 SF Spec Suite (Available 09-01-2026)

## SUITE 255

±3,365 SF Spec Suite

## LEASE RATE

\$36.00/SF Full Service

## EXPENSES

Base Year

## TIs

Negotiable

## PARKING

3.9/1,000 offering a combination of surface and structured parking.

- + Covered Reserved Garage: \$65.00/Month
- + Covered Reserved Surface: \$50.00/Month

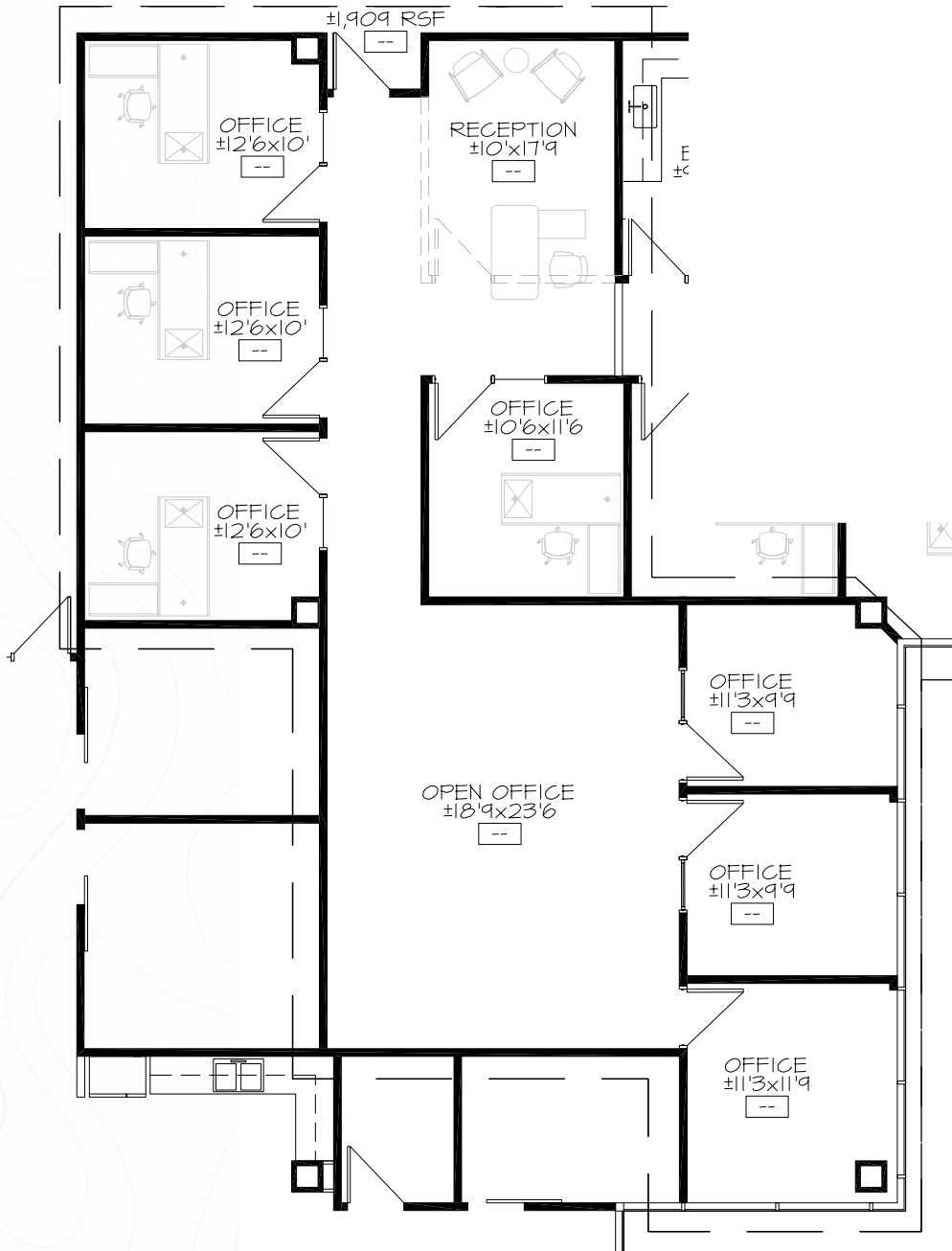
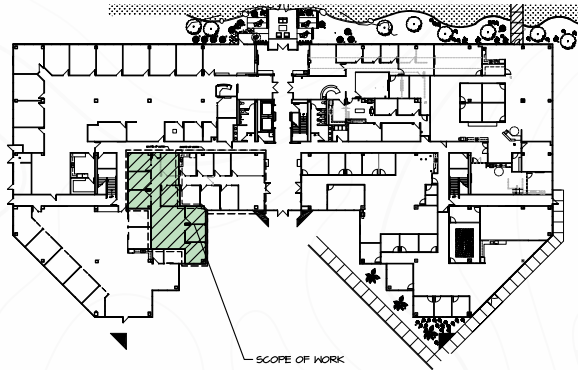


# Available Suites

## Suite 144

±1,909 SF SPEC SUITE

\$36.00/SF full service

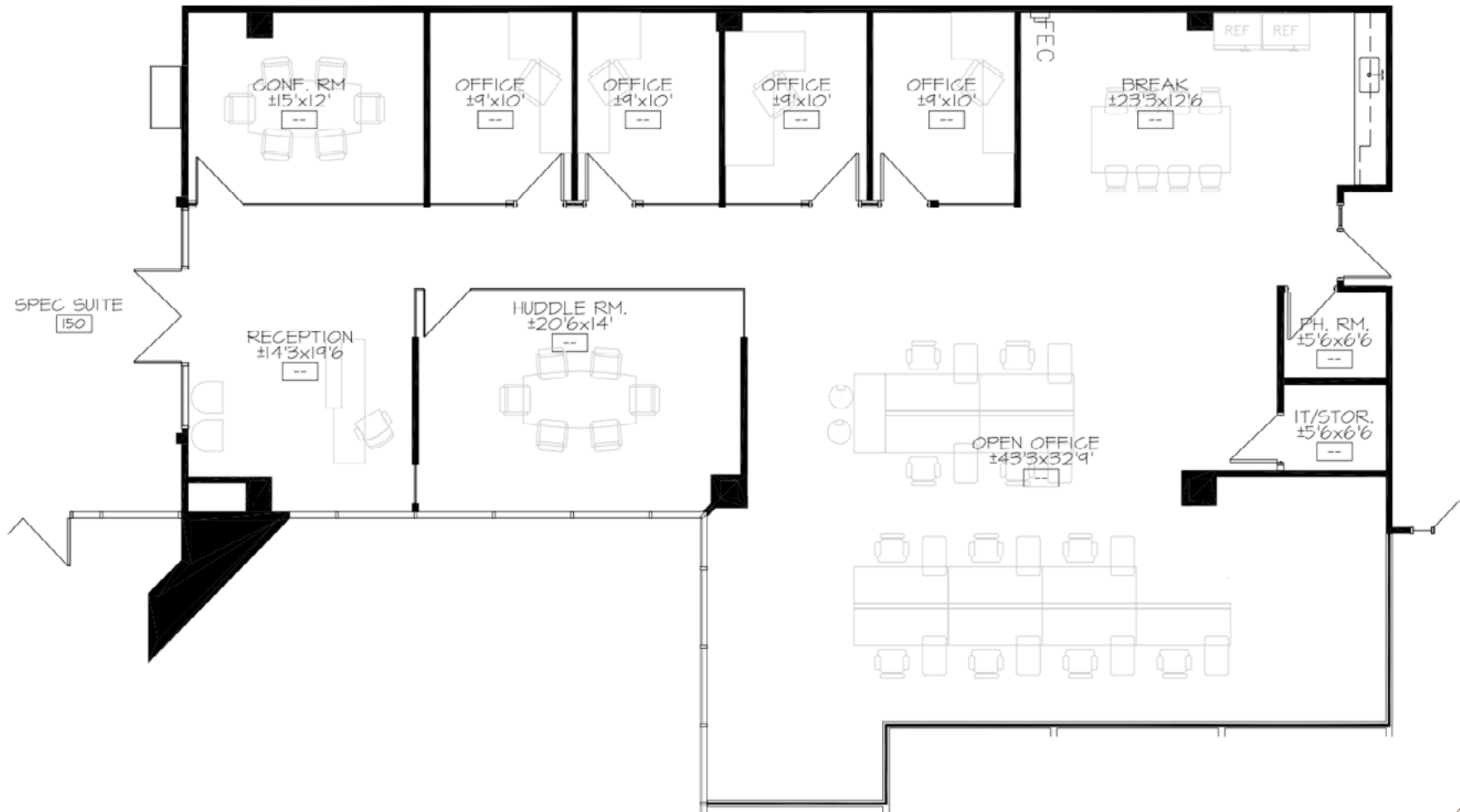


# Available Suites

## Suite 150

±3,567 SF SPEC SUITE (AVAILABLE 09-01-2026)

\$36.00/SF full service



NOT TO SCALE

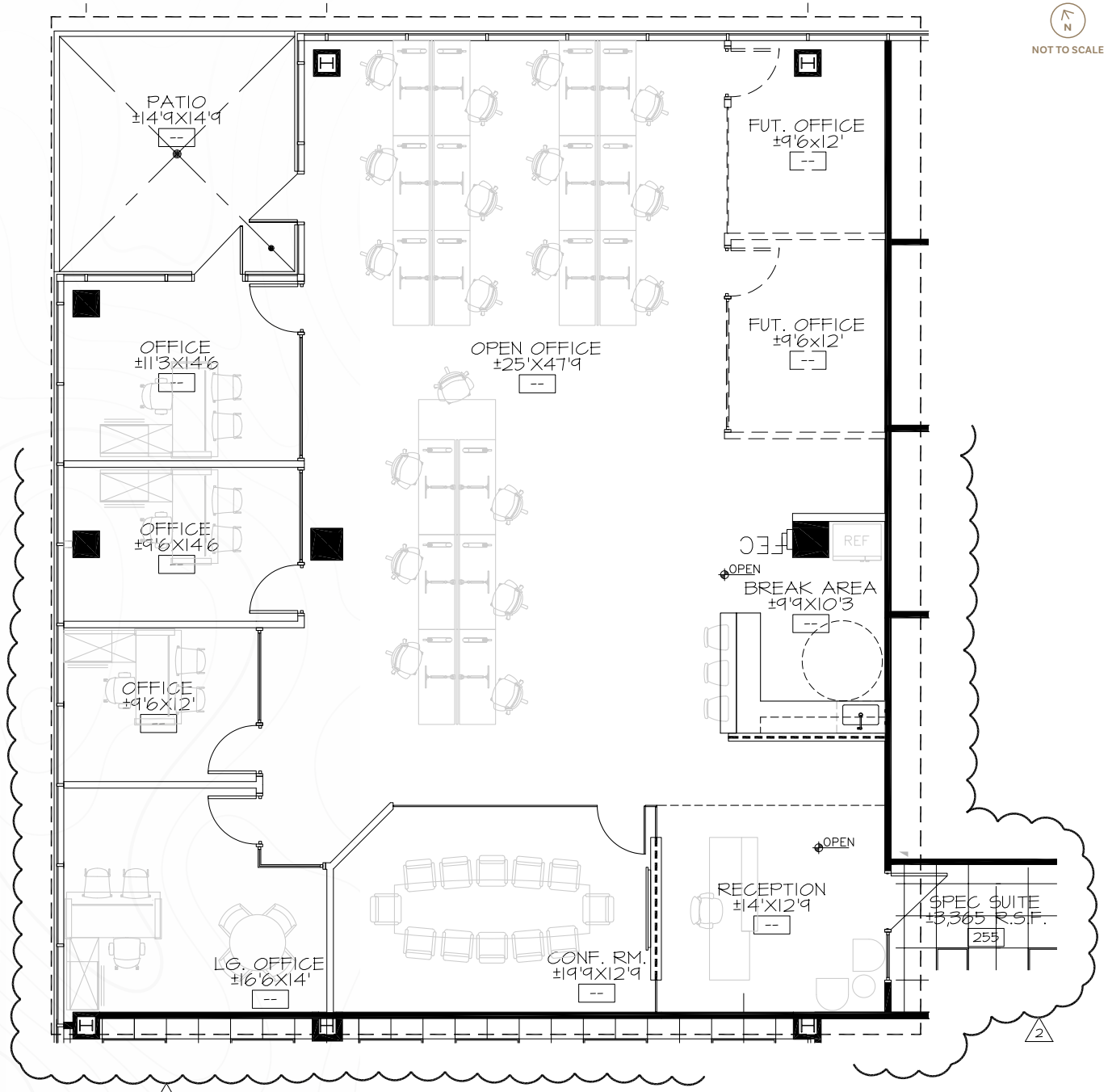
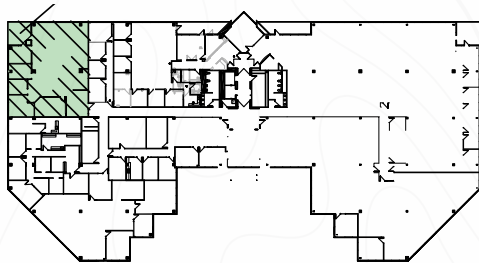
# Available Suites

## Suite 255

±3,365 SF SPEC SUITE

\$36.00/SF full service

### CONCEPTUAL PLAN



# Superior Location

Stonecreek Pointe's location offers a full array of mixed-use amenities:

## STONECREEK GOLF COURSE

18-hole championship golf course & clubhouse

## PARADISE VILLAGE GATEWAY

Surrounded by Paradise Village Gateway, Paradise Valley Marketplace featuring Albertson's, Fry's Marketplace, Trader Joe's, Chase Bank, Walgreens, Five Guys, Panera Bread, Ross, Staples, Starbucks and Z-Tejas Grill.

## ABUNDANT RETAIL

±2.3M SF of combined amenities in eight retail centers nearby, including the reimagined PV (formerly Paradise Valley Mall), a 100-acre mixed-use development. PV will be home to high-end dining, entertainment and retail, a centrally located park and community gathering space.

## CONVENIENT FREEWAY ACCESS

The property is conveniently located in the Paradise Valley, Tatum Boulevard corridor, just five minutes from SR-51 and 10 minutes from the Loop 101 freeway.



EXPLORE THE AREA  
WITH AERIALSPHERE



NOT TO SCALE

PHOENIX MOUNTAINS PRESERVE

GAO easy  
TORCHY'S TACOS  
ChopShop  
noodles & COMPANY  
CARTEL ROASTING CO.

TRADER JOE'S  
WHOLE FOODS MARKET

SHEA BLVD

TATUM BLVD

STONECREEK GOLF CLUB

STONECREEK BLVD  
STONECREEK POINTE  
SP  
11201 NORTH TATUM BLVD

CACTUS RD

PV –  
PARADISE VALLEY MALL  
REDEVELOPMENT



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**NORTH BEACON CAPITAL, LLC**  
ASSET MANAGEMENT

**CBRE**

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