



The
office
at **pv**



12700 North Tatum Boulevard, Phoenix AZ

Jones Lang LaSalle Americas, Inc. License #: CO508577000

Reimagining Paradise Valley

Where iconic meets new

Nestled in the heart of one of the most affluent neighborhoods in Greater Phoenix, The Office at PV sits at the intersection of iconic and new. Part of a 100+ acre mega mixed-use development, this 166,147 RSF building is surrounded by luxury resorts, the Scottsdale Greenbelt, and an extensive amount of elevated shopping and dining options. The new development features a 3.5 acre central park and community gathering place, Whole Foods, Life Time Fitness and Living, a luxury multi-family development by StreetLights Residential, and unique upscale restaurants and retail.





Welcome to PV

- 100+ acre mixed-use development
- Located in the heart of Greater Phoenix
- 3.5 acre central park and community gathering area
- Class AA office
- Upscale retail and dining options
- Future hotel
- Extensive walking paths throughout the site
- Whole Food Market, under construction, opening Q3 '24
- Blanco Tacos + Tequila, under construction, opening Q3 '24
- AVE Paradise Valley: 400-unit luxury multi-family development by StreetLights Residential, under construction, opening Q3 '24
- Life Time Athletic Country Club opening Q1 '25
- Life Time Living: 300-unit luxury apartment complex, opening Q1 '25



The Office

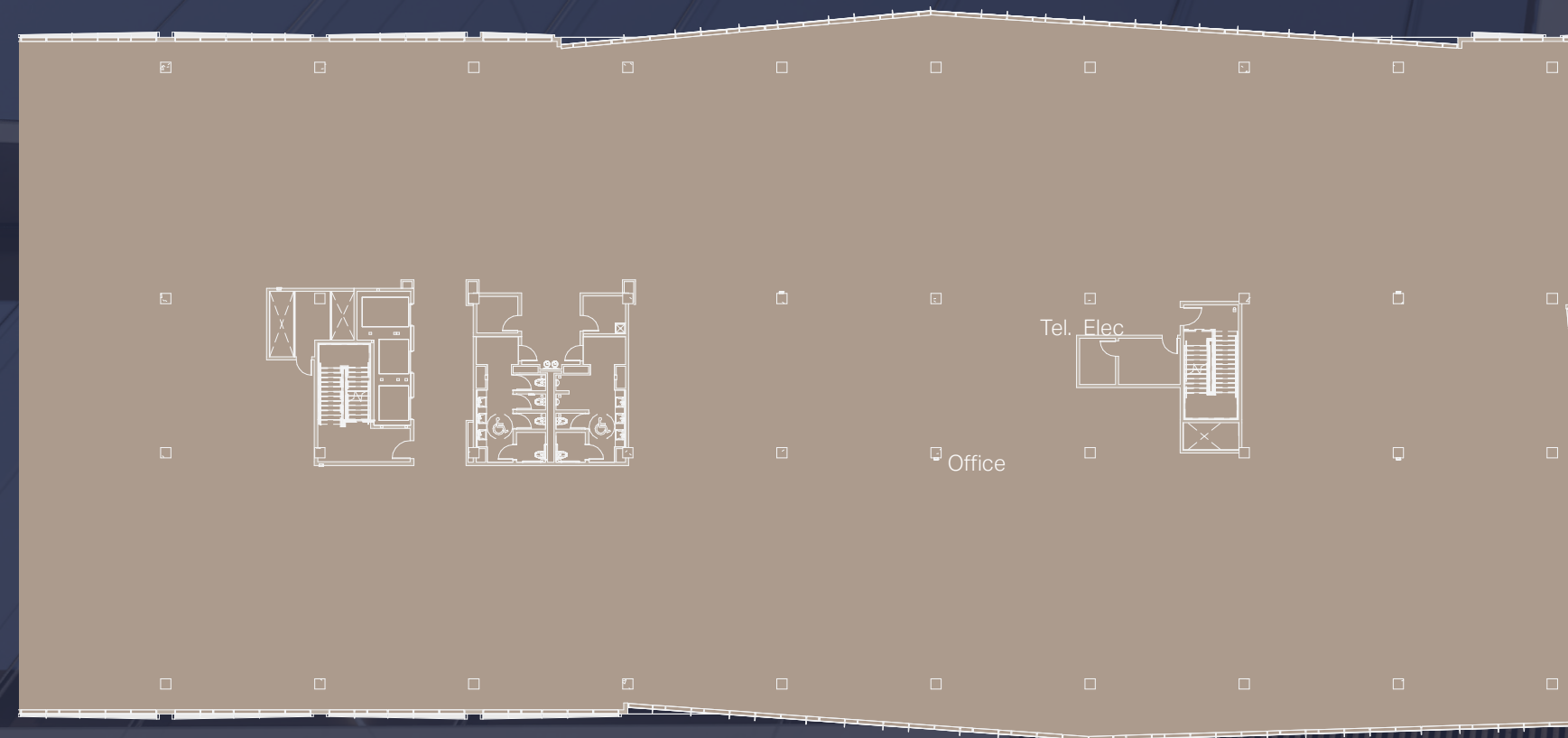
Office overview

- 166,147 RSF
- 4-story building
- Rooftop amenity deck
- 40,000 SF average floor plate
- 100+ executive subterranean parking spaces
- Ground floor retail

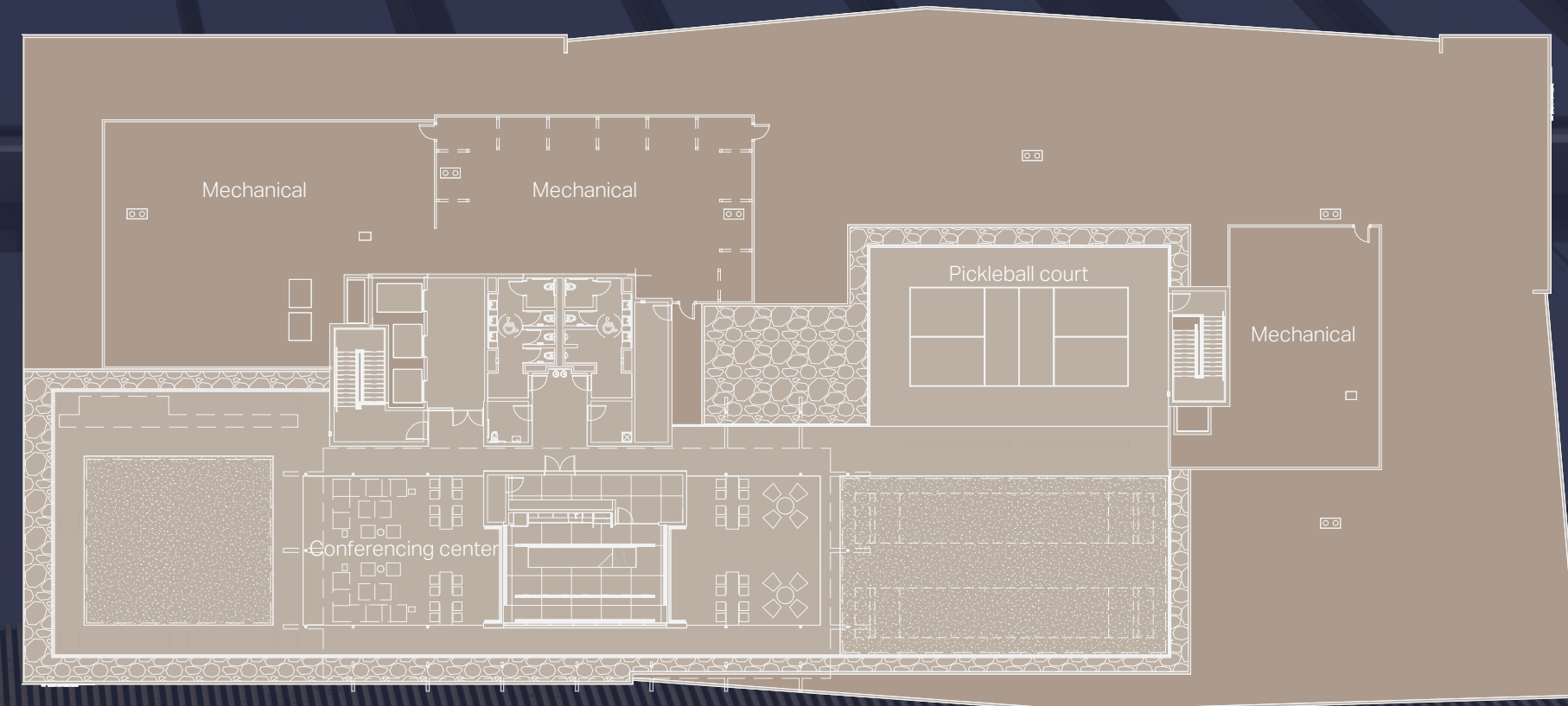
1st Floor



4th Floor



Rooftop





The Views

Rooftop amenities

Indoor & outdoor seating ■ Pickleball court ■ Expansive mountain views ■ Conference room ■ Bocce ball court



The Amenities

PV amenities

- Whole Foods
- Life Time Fitness
- The Park
- Upscale Dining
- High-End Shopping





The Neighborhood

- | | | | |
|------------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| 1 Life Time Living | 21 Salad and Go | 41 T Mobile | 61 CVS Pharmacy |
| 2 Life Time Fitness | 22 Raising Cane's | 42 Aldi | 62 Red Lobster |
| 3 Flower Child | 23 Panera Bread | 43 HomeGoods | 63 Olive Garden |
| 4 Coffee Bean & Tea Leaf | 24 BMO | 44 Big 5 | 64 Best Buy |
| 5 European Wax | 25 See's Candies | 45 Hobby Lobby | 65 Scandinavian Designs |
| 6 The Melt | 26 Oregano's Pizza Bistro | 46 Jacksons Car Wash | 66 99¢ Only Stores |
| 7 Hammer & Nails | 27 Chipotle Mexican Grill | 47 Chase | 67 OfficeMax |
| 8 Skin Split | 28 BBVA | 48 Longhorn Steakhouse | 68 Ulta Beauty |
| 9 Distinctive Salon | 29 Whataburger | 49 Visionworks | 69 EOS Fitness |
| 10 Aveda | 30 Wendy's | 50 McDonald's | |
| 11 FROST Gelato | 31 Jared | 51 AT&T | |
| 12 Wren House | 32 Chili's | 52 Chick-fil-A | |
| 13 Ten Sushi | 33 Starbucks Coffee | 53 Outback Steakhouse | |
| 14 Sephora | 34 Trevor's | 54 Cold Beers & Cheesburgers | |
| 15 Blanco Tacos + Tequila | 35 Bank of America | 55 The Mexicano | |
| 16 Whole Foods | 36 REI Co-Op | 56 One Stop Nutrition | |
| 17 StreetLights Residential | 37 Target | 57 Wells Fargo | |
| 18 Costco Wholesale | 38 IHOP | 58 Cold Stone Creamery | |
| 19 JCPenney | 39 TJ Maxx | 59 Sprouts Farmers Market | |
| 20 Dutch Bros | 40 Party City | 60 In-N-Out Burger | |

The People

Demographic Profile (5 mile radius)

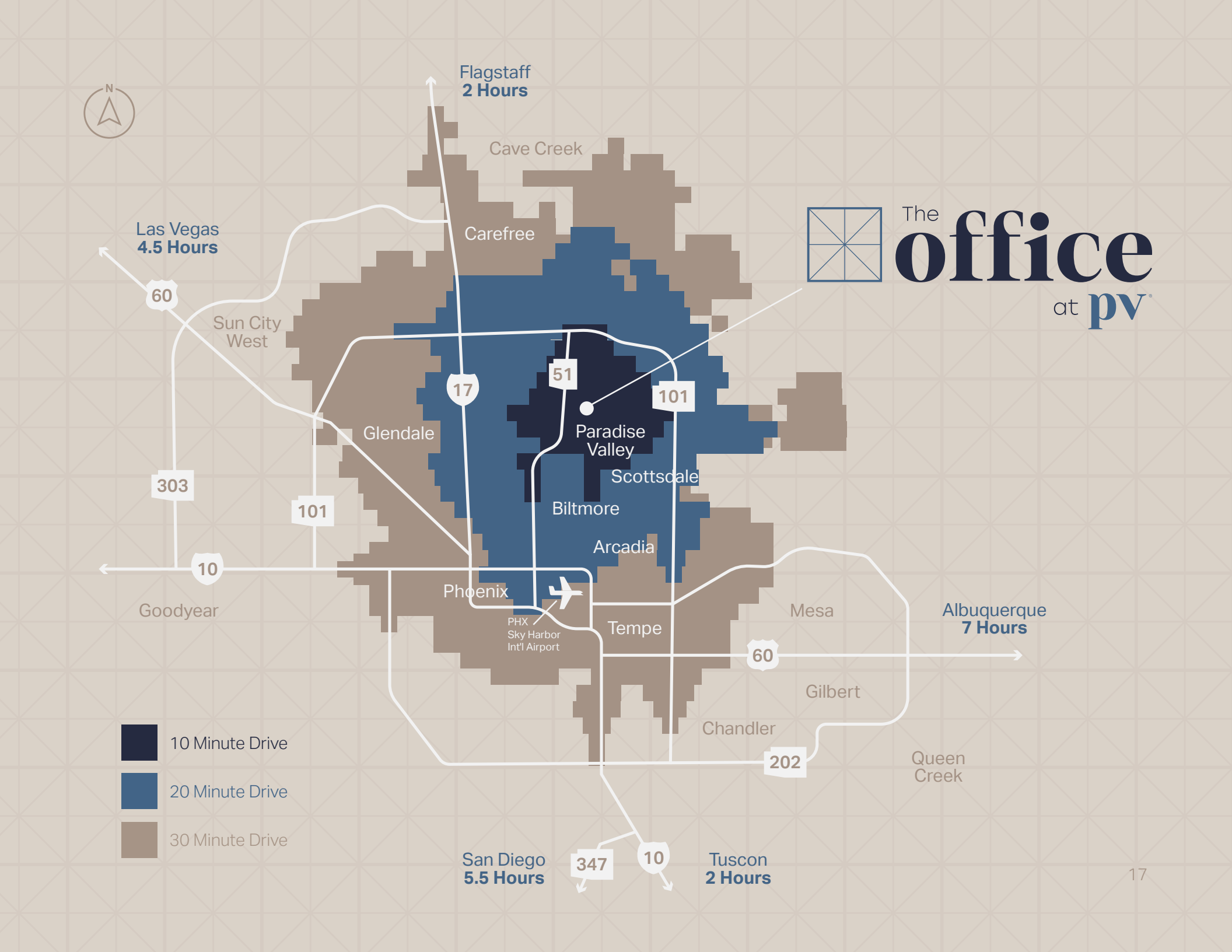
226,818 2022 Population	233,071 2027 Projected Population	0.55% Annual Population Growth Rate	43.2 Median Age	\$126,449 Average Household Income
-----------------------------------	---	---	---------------------------	--

Labor Profile (5 mile radius)

	Leadership				Support Staff		
	20,184 Management	14,104 Sales	2,514 Legal		10,561 Business / Finance	13,926 Call Center / Administrative	

	Healthcare				Scientific		
	9,361 Healthcare Practitioner / Technician	3,201 Healthcare Support			2,065 Architecture / Engineering	1,398 Science	

	Tech and Media				Non-Profit		
	7,781 Tech	3,089 Arts / Media / Entertainment / Sports			5,958 Education / Training	2,228 Community / Social Service	





The Area

Nearby Amenities (5 mile radius)

500+ Dining Options ■ 117 Grocery Outlets ■ 65 Public Transport Connections

22 Parks & Gardens ■ 113 Performance & Amusement Destinations





Click for development
fly-through



Ryan Timpani

Managing Director

602 282 6252 — ryan.timpani@jll.com

Brett Thompson

Senior Vice President

602 282 6367 — brett.thompson1@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

