



URBAN PROPERTIES

AVAILABLE

**CLASS A OFFICE SPACE
6900 E CAMELBACK**

SUITE 990

Scottsdale, AZ 85251



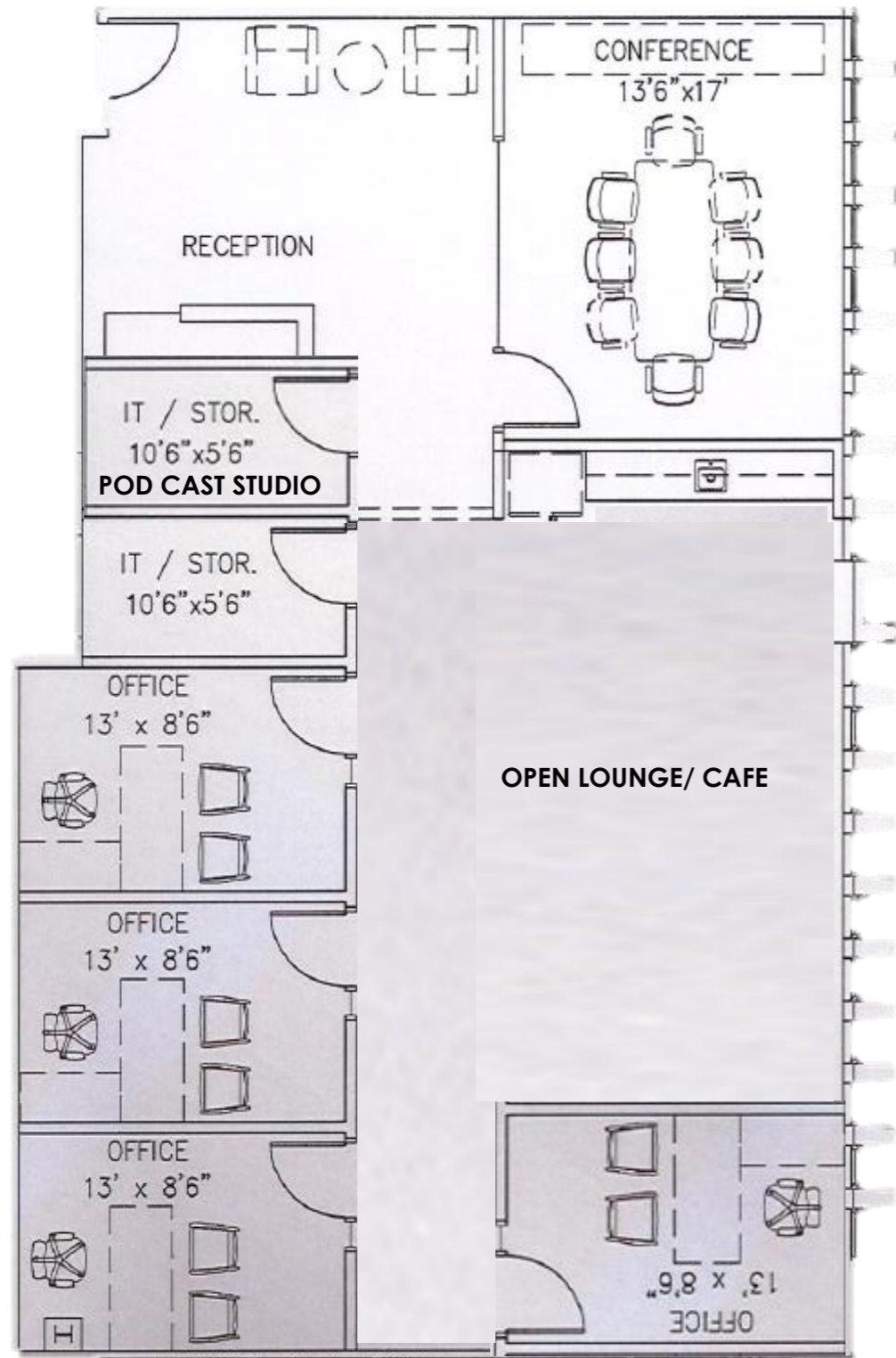
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Inquiries:
Jose Ramirez
602-363-4628 cell
jose@oxurban.com



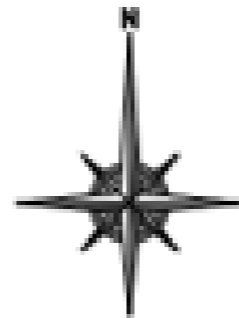
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SUITE 990
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Price: Please Call

Property Address: 6900 E Camelback Suite 990

Size: 2,008 square feet

Parking: 5:1000
(Visitor and Underground Parking)

Lease Type: Full Service Sublease
(Direct Lease subject to Landlord approval)

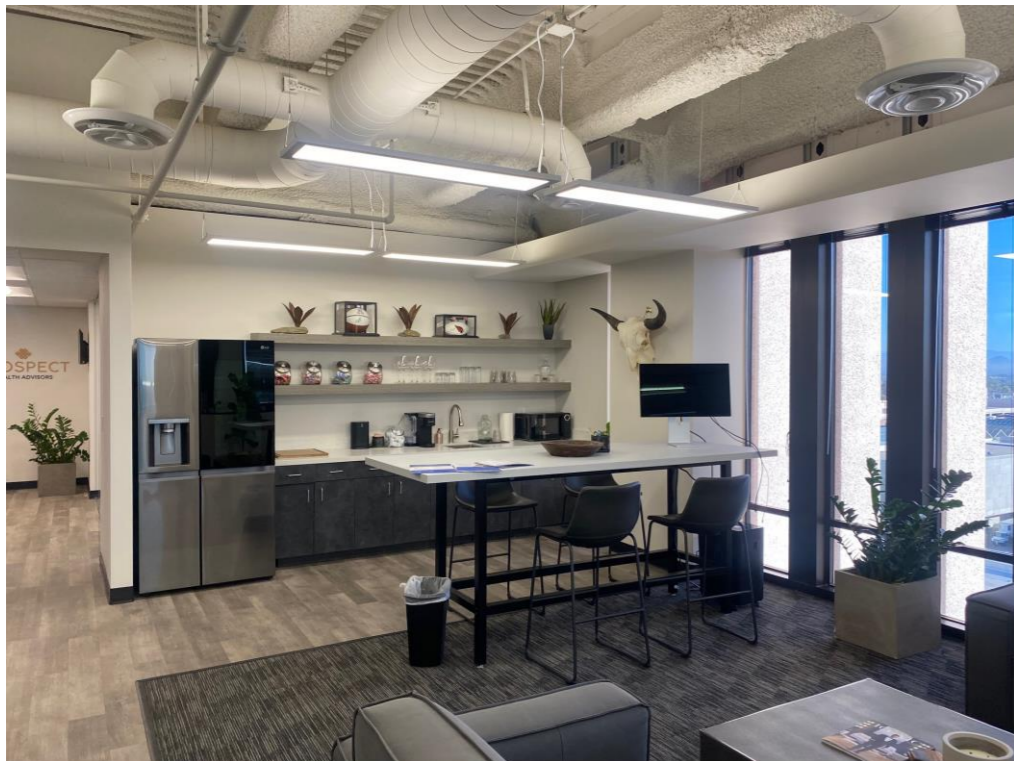
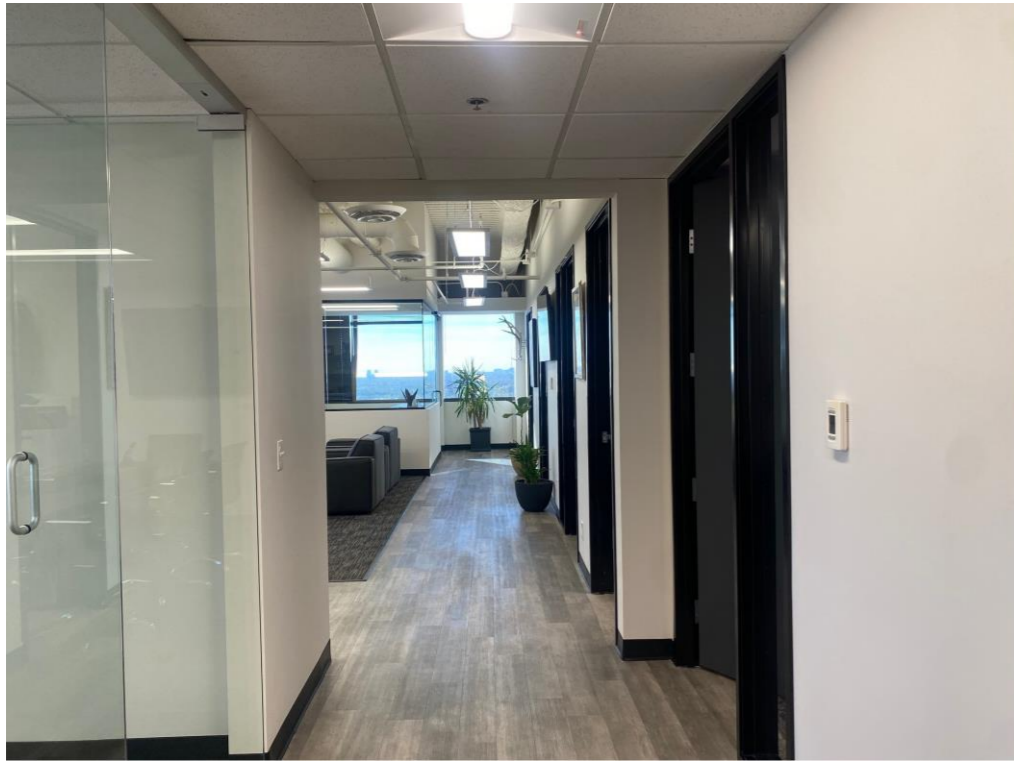
Special Features: Pod Cast Studio,
Open Café Lounge and City Views

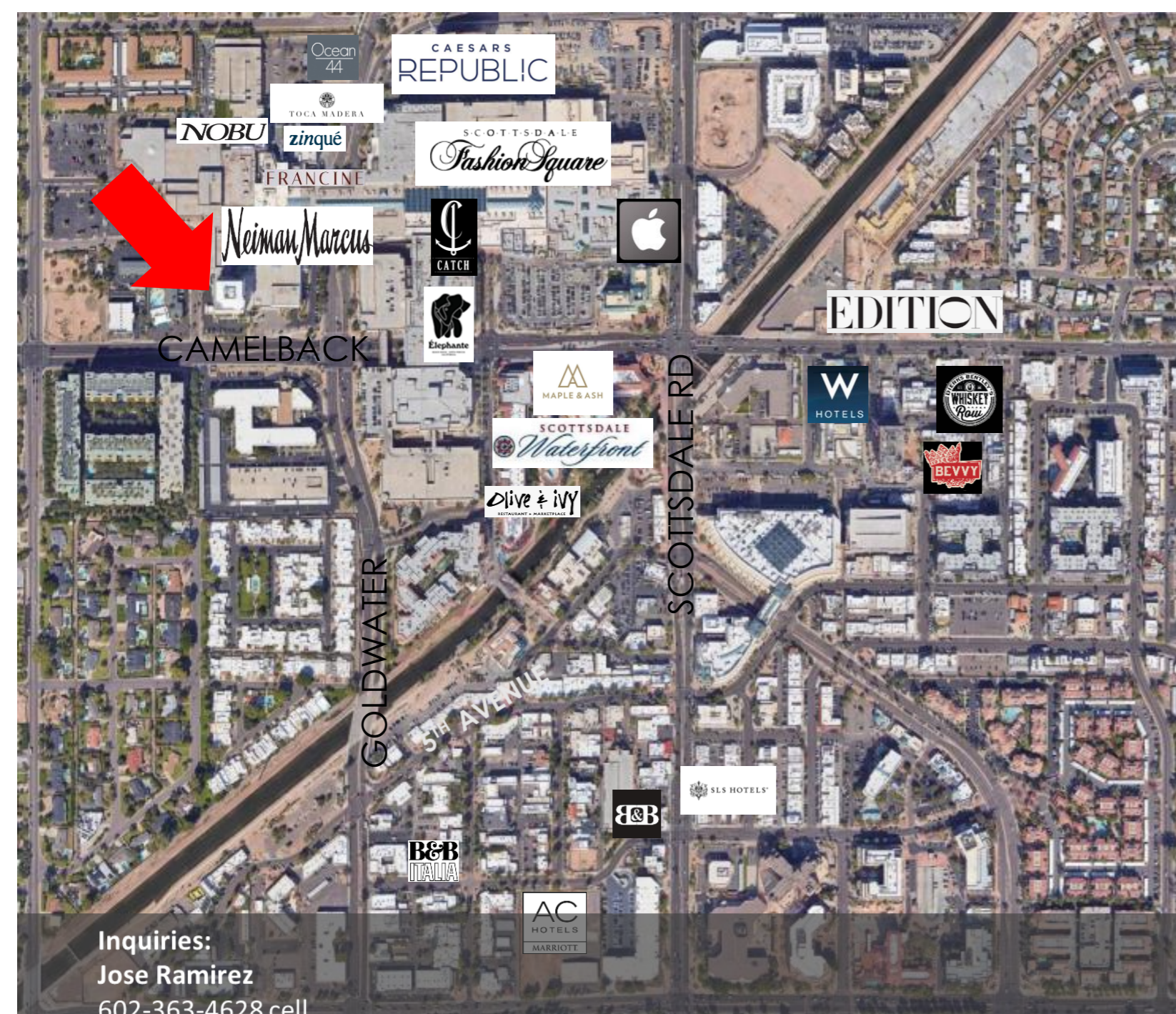
Spectacular views and Location!

Located in the heart of Old Town Scottsdale at Scottsdale Fashion Square next to Neiman Marcus. 11 Story Class A Office tower across the street from Mastro's City Hall and within walking distance to shopping, restaurants and hotels including The Republic Hotel, Senna House, and Fashion Square which boasts the valley's finest shopping and dining. Restaurants nearby include CALA, Ocean 44, Toca Madera, Elephante, and Nobu. Minutes from Biltmore, Arcadia and Sky Harbor International Airport.

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S-C-O-T-T-S-D-A-L-E
Fashion Square

- DIOR Cartier BOTTEGA VENETA LV VERSACE GOLDEN GOOSE / * alo jacadi PRADA
 CH HC MONT BLANC GUCCI JIMMY CHOO ST. JOHN TIFFANY & Co. NORDSTROM ANTHROPOLOGIE
 FERRAGAMO Neiman Marcus OMEGA BVLGARI BURBERRY SEPHORA Apple TESLA
 SAINT LAURENT MARC JACOBS BALenciAGA J. MALONE LONDON lululemon
 BREITLING HUBLOT IWC SCHAFFHAUSEN ESCADA



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S·C·O·T·T·S·D·A·L·E

Fashion Square

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BOTTEGA VENETA

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BOTTEGA VENETA



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SCOTTSDALE MARKET SUMMARY

Scottsdale is one of the most livable cities in the country – a community where economic prosperity, entrepreneurial spirit and lifestyle come together.

A destination famous for casual Southwestern style, Scottsdale boasts of first-rate resorts, world-class events, sophisticated arts, lively nightlife and diverse shopping. With its affluent and educated population, large employment base and business-friendly atmosphere, Scottsdale maintains a competitive edge in attracting new retailers, company headquarters, technology and biomedical industry leaders. More than 51% of the population has a Bachelor’s degree or higher.

The city enjoys the largest concentration of Class A office space in the region, a highly developed workforce, excellent business infrastructure and transportation links including a first-class executive airport.

Tourism is an integral part of Scottsdale’s economy, generating \$2.9 billion annually. 8.6 million people visit each year, filling 13,700 resort and hotel rooms. The average household income of visitors to Scottsdale is \$107,000.

Scottsdale and the surrounding area host an estimated 8.3 million rounds of golf each year.

Bloomberg BusinessWeek ranked Scottsdale among the best U.S. Cities in the nation, based on economic factors, educational attributes, leisure attributes, crime and air quality.

American Style magazine named Scottsdale in its Top 25 U.S. Arts Destinations among mid-size cities in the country.



Top 10 Major Employers in Scottsdale

Scottsdale Healthcare	4,278
General Dynamics C4 Systems	3,166
City of Scottsdale	2,744
CVS/Caremark	2,124
GoDaddy.com	1,915
Mayo Clinic	1,861
The Vanguard Group	1,860
Scottsdale Unified School District	1,820
Scottsdale Insurance Company	1,420
L&G Mortgagebank Inc.	1,000

Education

Paradise Valley Unified School District	33,000 students
Scottsdale Unified School District	26,000 students

Colleges/Universities

Arizona State University	72,250 students
Scottsdale Community College	22,000 students

Tourism/Major Hotels

The Phoenician	828
The Westin Kierland Resort & Spa	732
JW Marriott Camelback Inn	453
Scottsdale Plaza Resort	404
DoubleTree Paradise Valley Resort	378
The Westin Kierland Villas Scottsdale	298
Firesky Resort & Spa	204
Scottsdale Cottonwoods Resort	171
Royal Palms	119
The Sanctuary on Camelback	98
Hyatt Regency	500

Area Events

Waste Management Phoenix Open	525,821
Scottsdale Arabian Horse Show	300,000
Barrett-Jackson Car Auction	270,000
Spring Training	230,000
Fiesta & Buffalo Wild Wings Bowls	127,174
Parada del Sol Parade & Rodeo	100,000
Scottsdale Culinary Festival	40,000
Scottsdale Arts Festival	28,592
Sunday A’Fair	4,497

Entertainment and Cultural Venues/Sports/Conventions

West World	700,000 attendees
Salt River Fields at Talking Stick	369,393 attendees
Scottsdale Stadium	168,320 attendees



There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.

DOWNTOWN SCOTTSDALE

As one of the most acclaimed tourist areas in the state of Arizona, downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

5TH AVENUE SHOPS

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

restaurants, unique shops, salons, galleries, jewelers and nightlife.

ENTERTAINMENT DISTRICT

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

SCOTTSDALE ARTS DISTRICT

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

OLD TOWN DISTRICT

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.

CAESARS
REPUBLIC
SCOTTSDALE



2021	1 MILE	3 MILE	5 MILE
Total Population	22,537	108,020	226,255
Daytime Population	27,803	67,268	170,207
Avg. HH Income	\$104,307	\$107,345	\$102,256
Avg. Family Size	1.8	2.0	2.1
Median Age	38.4	41.3	38.8

Inquiries:

Jose Ramirez

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TJ Claassen

602-524-6000 cell

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