



SCOTTSDALE

ENTRADA

6400 East McDowell Road | Scottsdale, AZ

Setting the new **standard.** \

NEWMARK

BRIDGE
COMMERCIAL
REAL ESTATE

/ Setting the new **standard**

ENTRADA invites you in.

64TH ST & MCDOWELL RD

A Class-A, mixed-use campus designed to deliver a new standard of dynamic space that harmoniously integrates environment, location, and lifestyle.

A one-of-kind blend of outdoor beauty and indoor creativity for the Valley.

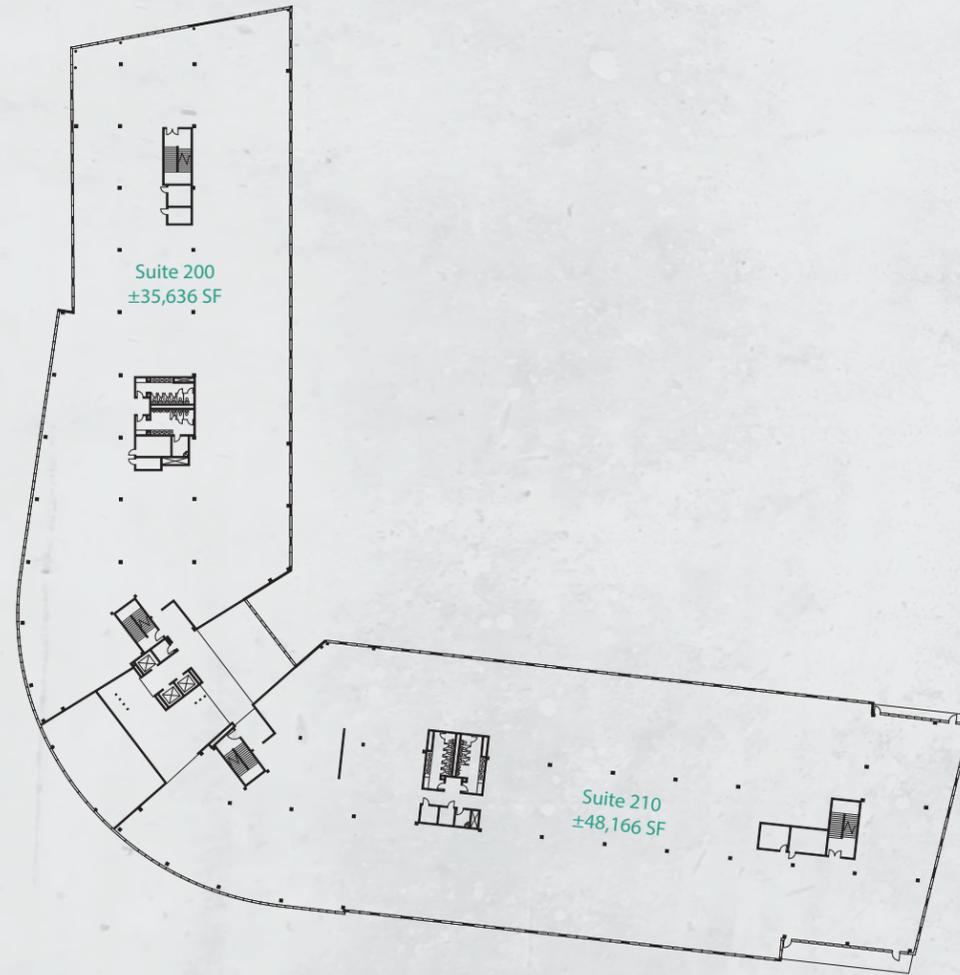
/ Setting the new standard **for space**

Large block availability ranging from from $\pm 20,000$ square feet to $\pm 83,802$ square feet.

Entrada offers efficient large floorplates with floor to ceiling glass wrapped exteriors that increase natural light and provide unobstructed views of Papago Buttes, Camelback Mountain, Mummy Mountain, Piestewa Peak, Four Peaks, South Mountain, and the McDowell Mountains.

/ Coveted, Flexible Floorplates

/ **2ND FLOOR**
 $\pm 83,802$ SF (Divisible to $\pm 20,000$ SF)



/ Setting the new
standard **for space**

BUILDING DETAILS

- // Three-story, 252,359 SF Office Building
- // 5.0/1,000 SF Structured Parking
- // 30-Acre Mixed-Use Campus
- // 7,500+ SF Of Retail On-Site
- // Adjacent to 736 Multi-Family Units

/ Spec
Suites



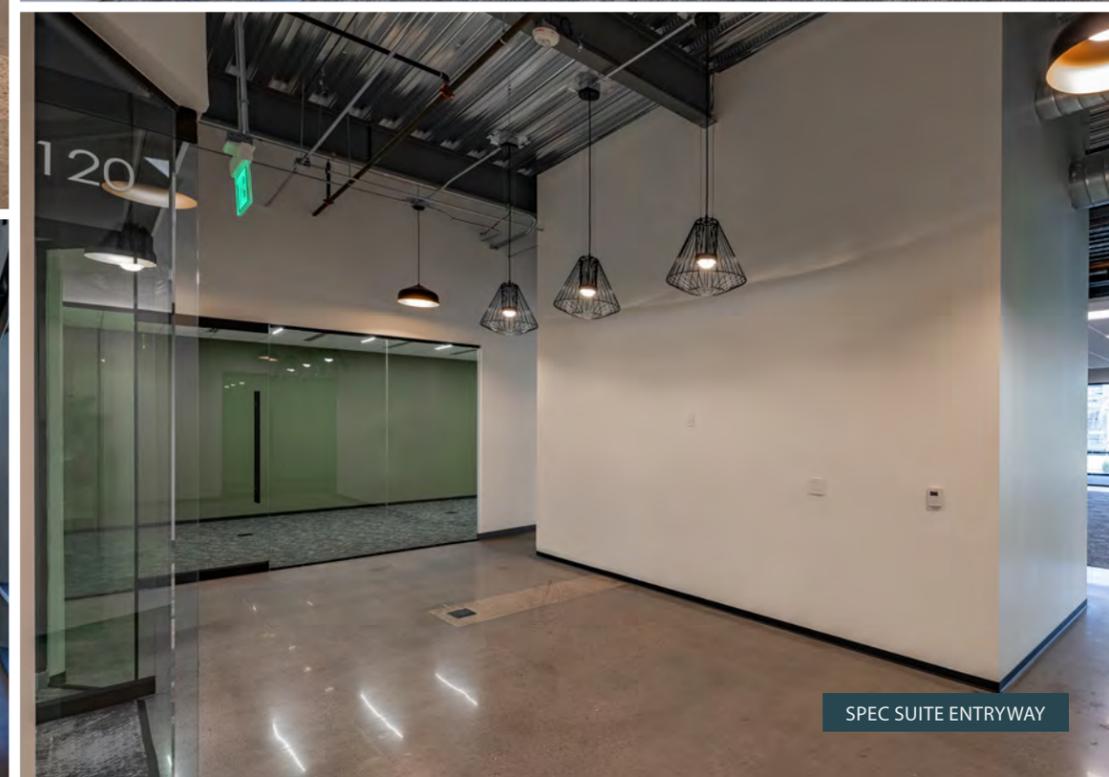
SPEC SUITE INTERIOR



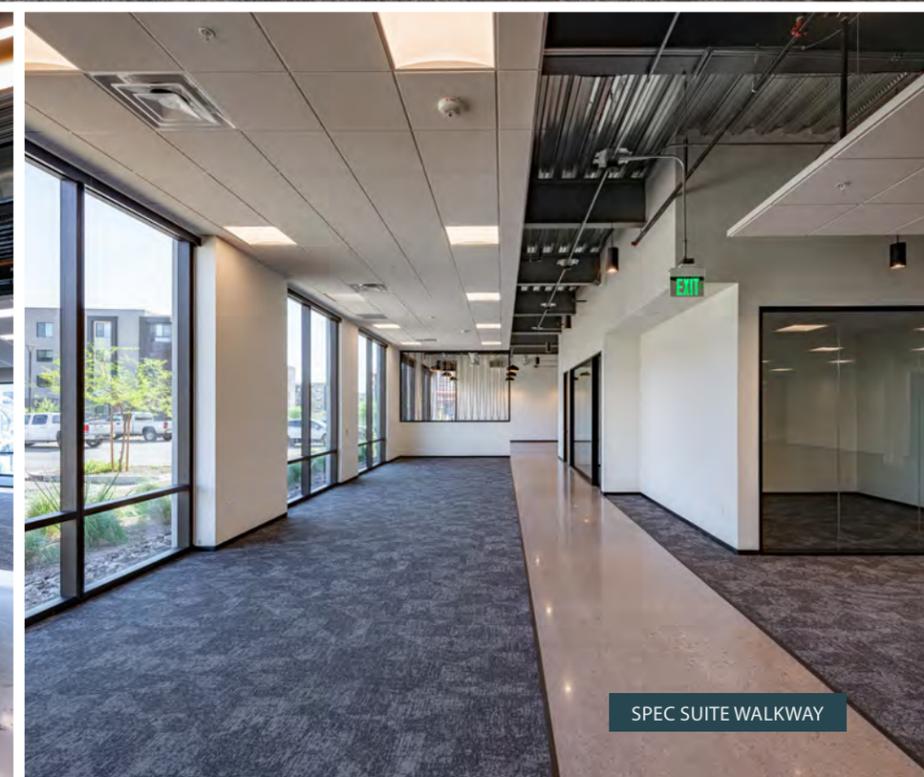
SPEC SUITE INTERIOR



SPEC SUITE KITCHEN



SPEC SUITE ENTRYWAY



SPEC SUITE WALKWAY



TRAINING CENTER

/ Setting the new standard **for place**

An environment ripe with collaboration, where employees can share ideas, knowledge, and skills, enriching teams and professional journeys.

A unique atmosphere for networking and collaboration.



SUITE BALCONY

/ Setting the new
standard **for place**

A place that effortlessly blends a rich array of amenities into the energetic rhythm of dynamic city life; and effortlessly promotes connectivity, supports well-being, and ignites innovation.

/ ENTRADA's vibe
remains unmatched



FRONT LOBBY

/ Setting the new standard **for being**

- // Tenant Lounge
- // Tenant Rooftop Amenity Deck
- // Collaboration Areas & Conference Rooms
- // Expansive Outdoor Community Area and Dog Park
- // Access to Arizona Crosscut Canal
- // Exclusive Tenant Terraces
- // On-Site Restaurant & Coffee Bar
- // Bike & Scooter Facilities
- // Fitness Facility

Entrada stands as a beacon among the awe-inspiring desert landscape with walkable paths, on-site fitness, easy bike access, and more. Work-life balance has never been easier to integrate into your daily routine.

Elevated Offerings

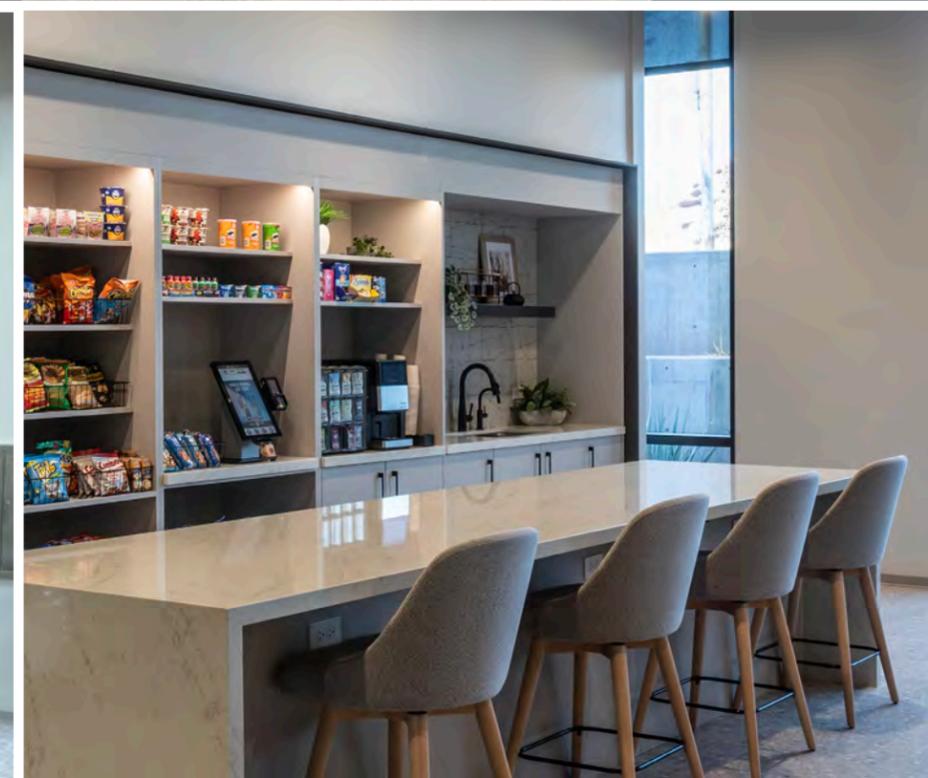
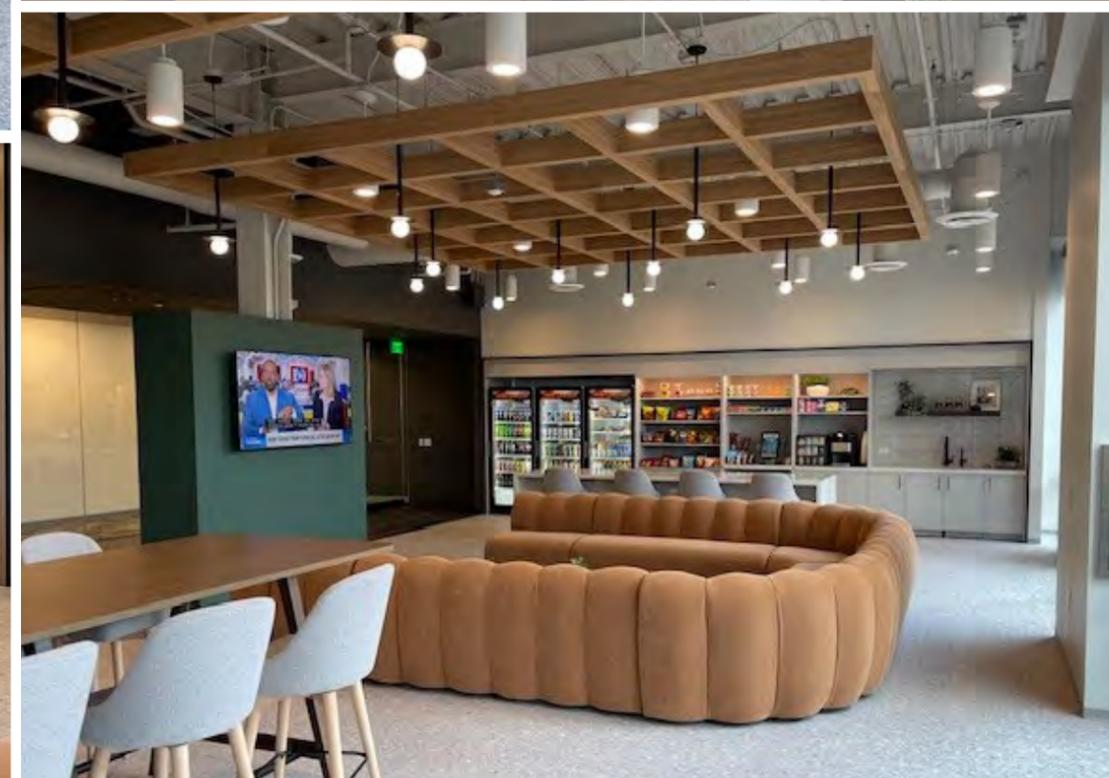
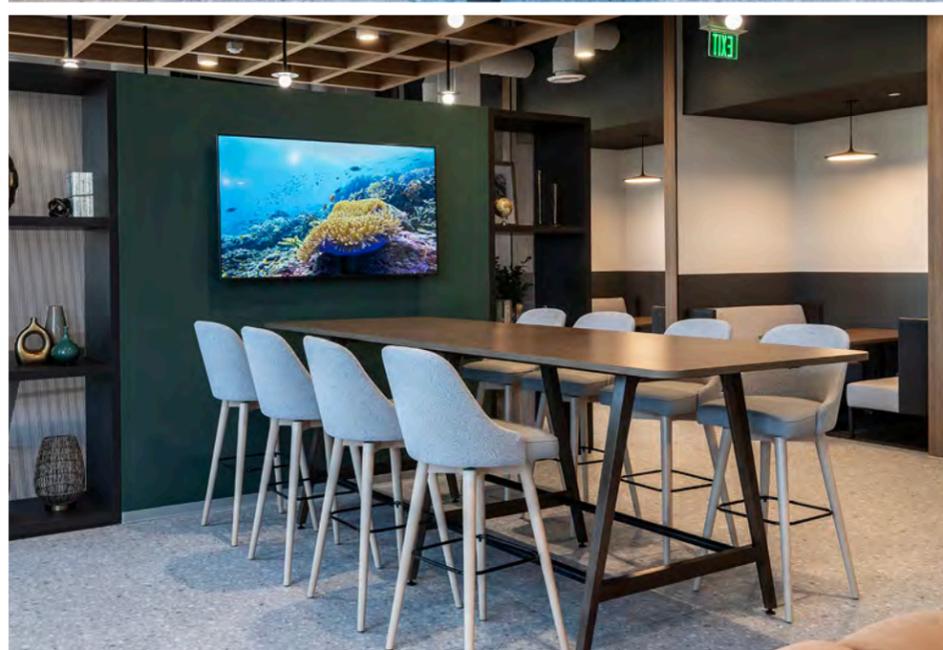


ROOFTOP DECK

/ Setting the new standard **for being**

Designed as an extension of the modern workplace, the tenant lounge delivers a refined yet relaxed environment where tenants can gather, connect, and unwind. From collaborative tables and private booths to a fully appointed kitchenette and entertainment areas, the lounge supports both work and wellness.

Tenant Lounge



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Whether it be a walk on the Arizona Crosscut Canal or a workout within Entrada's on-site fitness center, premier fitness awaits.

/ Health & Wellness



ON-SITE GYM



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Northbound Amenities



SkySong

(5 minutes)

- \ Fellow Osteria & Pizzeria
- \ Clever Ramen
- \ New York Bagels `N Bialys
- \ Bitters Cocktail Bar & Food
- \ Fate Brewing Co

Scottsdale Rd. & Oak St.

(7 minutes)

- \ Dutch Bros
- \ DeFalco's Italian Deli & Grocery
- \ Bei Sushi
- \ China Basil Thai
- \ Los Sombreros
- \ d'Lite

56th & Scottsdale

5 minutes

- \ Pitch Scottsdale

Old Town Scottsdale

(10 minutes)

- \ Café Monarch
- \ Atlas Bistro
- \ Berdena's
- \ The Breakfast Club
- \ Chula Seafood
- \ Cien Agaves Tacos & Tequila
- \ Olive & Ivy
- \ Culinary Dropout
- \ ZuZu
- \ Frank & Lupe's
- \ Geisha A Go Go
- \ The House Brasserie
- \ Rehab Burger Therapy
- \ Diego Pops
- \ Bourbon & Bones
- \ Farm & Craft
- \ Citizen Public House
- \ Kazimierz Wine & Whiskey Bar
- \ Second Story Liquor Bar
- \ Lo-Lo's Chicken & Waffles
- \ Maple & Ash
- \ Marcellino Ristorante



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Southbound Amenities

Scottsdale & McKellips

(5 minutes)

- \\ Rift Wine Bar & Taphouse
- \\ Zu Izakaya Asian Bar
- \\ Green New American
- \\ Ramen Time
- \\ Golden Restaurant & Bakery
- \\ Jim's Coney Island Cafe
- \\ Starbucks
- \\ Mijana
- \\ Berry Divine Açai bowls

Priest & Washington

(7 minutes)

- \\ Starbucks
- \\ 5th Street Burger & Fries
- \\ Princess Pita
- \\ Chennai Cafe
- \\ Filiberto's Mexican Food
- \\ Feel Good Nutrition

202 & Rural

(10 minutes)

- \\ Hundred Mile Brewing
- \\ Macayo's Mexican Food
- \\ In-N-Out Burger
- \\ Jersey Mike's
- \\ WaBa Grill
- \\ Hello Vietnam Pho & Roll
- \\ Monroe's Hot Chicken
- \\ Plant B
- \\ Dog Haus

Desert Botanical Garden

(3 minutes)

Phoenix Zoo & Papago Park

(4 minutes)

Grass Clippings at Rolling Hills

(5 minutes)

Downtown Mill

(10 minutes)

Freeway 202 Access

(7 minutes)

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Westbound Amenities

Phoenix Sky Harbor

(10 minutes)

Downtown Phoenix

(15 minutes)

Midtown Phoenix

(15 minutes)

Biltmore Area

(15 minutes)

Freeway 202 Access

(5 minutes)

Freeway 143 Access

(5 minutes)

Interstate I-10 Access

(10 minutes)

Arcadia Crossing

(10 minutes)

- \\ Costco
- \\ Target
- \\ Fry's Marketplace
- \\ Starbucks
- \\ Firecreek Coffee
- \\ Salad and Go
- \\ Brooklyn Mike's Subs
- \\ Five Guys
- \\ Chipotle
- \\ Spartan Pita & Gyro
- \\ Raising Cane's
- \\ Jimmy Johns

Arcadia Towne Center

(10 minutes)

- \\ O.H.S.O. Eatery & nano-Brewery
- \\ Little O's Arcadia
- \\ J T's Bar & Grill
- \\ The Bread and Honey House
- \\ The Spot at Arcadia
- \\ Over Easy
- \\ Los Cerritos
- \\ Pure Green Juice Bar
- \\ Black Cat Coffee House

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Located at the northeast corner of 64th Street and McDowell Road, Entrada's state-of-the-art campus, containing collaborative offices, robust amenities, and a vibrant community, checks all the boxes, its distinct live-work-play ecosystem a draw for tenants and employees alike.

Supporting site selection by understanding the dynamics of the market

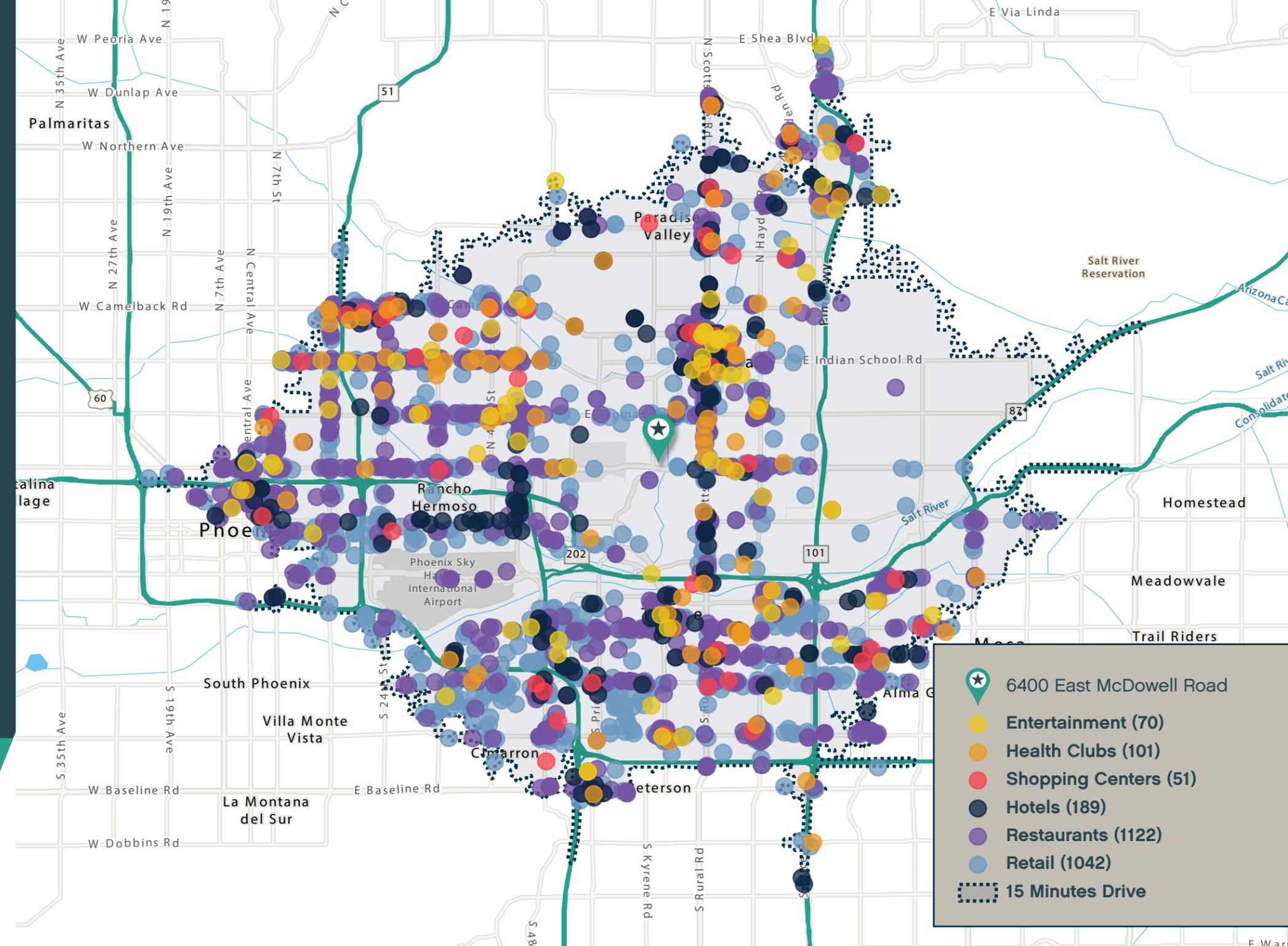
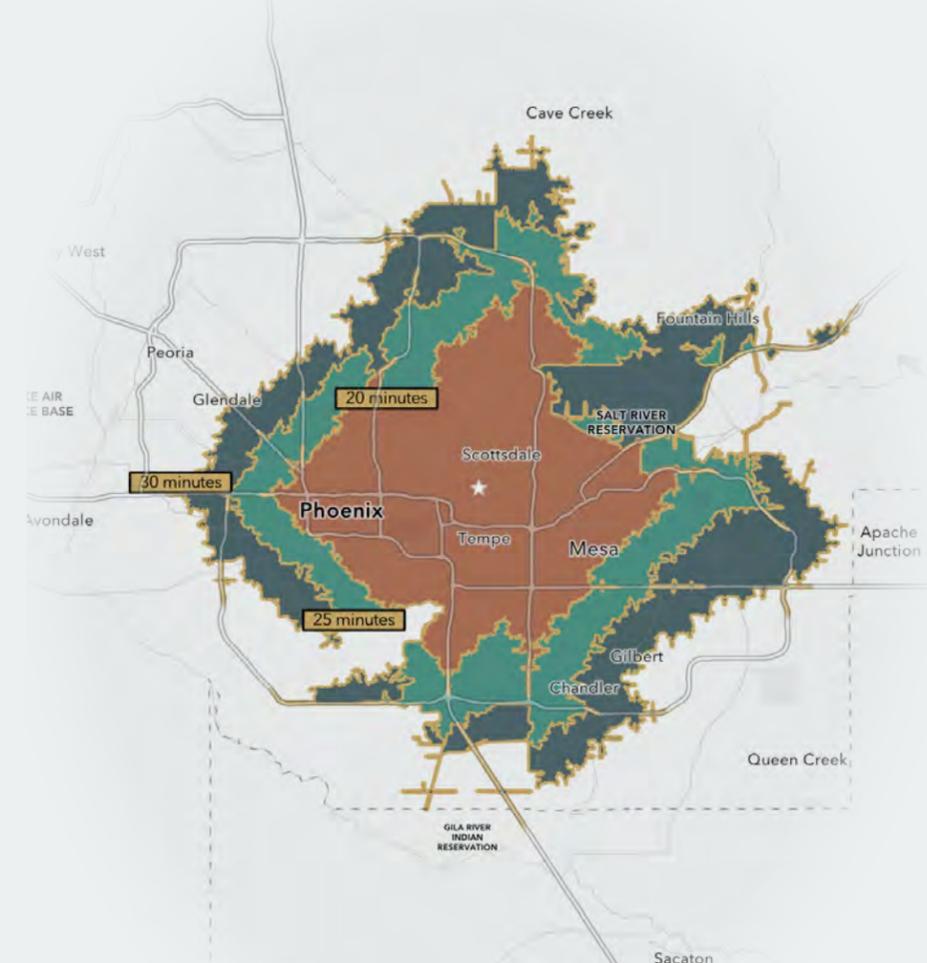
AREA DEMOGRAPHICS

2,200,000+ Total Population	36.3 Median Age	1,100,000+ Working Age Population	71%+ Some College+
1,500,000+ Daytime Population	\$109,000+ Avg HH Income	600,000+ Bachelors/Masters Degrees	

ACCESS TO LABOR

HIGHWAY ACCESS (Daily Traffic)	200,000+ Loop 101	215,000+ Loop 202	66,000+ SR-143
TECH JOBS	61,000+ Tech Employees	3.1% Share of All Jobs	
SALES JOBS	114,000+ Sales Employees	9.9% Share of All Jobs	

All within a 15-minute drive



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BRETT ABRAMSON
t 602-803-6604
brett.abramson@nrmk.com

CHRIS LATVAHO
t 602-616-7978
chris.latvaaho@nrmk.com

CHRIS BEALL
t 602-459-5634
chris.beall@nrmk.com

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