



11811 NORTH TATUM BOULEVARD



CLASS A OFFICE PARK IN THE HEART OF PARADISE VALLEY

NEWMARK



TIME EQUITIES INC.

> RENOVATIONS COMPLETE!

# PROPERTY FEATURES



## SQUARE FOOTAGE

±268,598



## FLOORS

5



## AMENITIES

Tenant lounge, 10-person conference room, 16-person conference room, 50-person training room, fitness center, storage units for Tenant use, and property management on-site



## SECURED COVERED PARKING GARAGE

and convenient visitor parking available



## PARKING RATIO

5.0/1,000



## COVERED PARKING RATIO

2.0/1,000



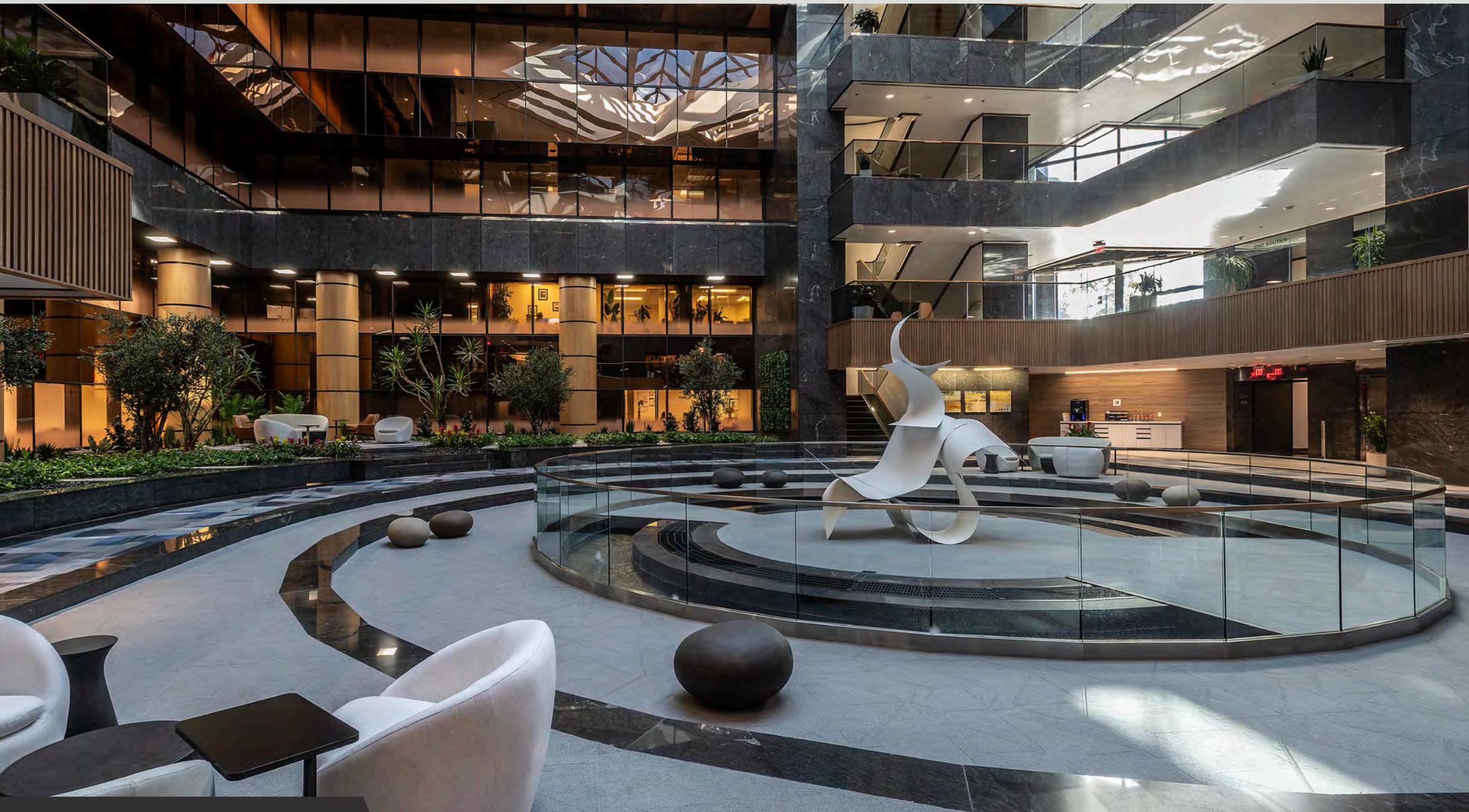
## SPEC SUITES

Variety of new modern spec suites



## ON-SITE MANAGEMENT

Professional, full service

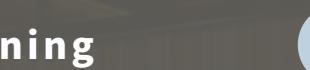


# LOCATION FEATURES

**Centralized location**  
surrounded by abundant amenities and the future redevelopment of Paradise Valley Mall

**Within a 15-minute**  
drive of Sky Harbor International Airport

**Excellent freeway access;**  
within 2.5 miles of SR-51  
Freeway & 5 miles of the Loop  
101/Cactus Road Interchange



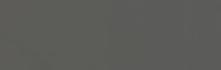
## Dining

1. Chick-fil-A
2. Outback Steakhouse
3. The Mexicano
4. Olive Garden Italian Restaurant
5. In-N-Out Burger
6. LongHorn Steakhouse
7. Chipotle Mexican Grill
8. McDonald's
9. The Habit Burger Grill
10. Oregano's
11. Whataburger
12. Wendy's
13. Cold Stone Creamery
14. Julio G's Mexican Restaurant
15. Chili's Grill & Bar
16. Starbucks
17. Panera Bread
18. Raising Cane's Chicken Fingers
19. Salad and Go
20. Dutch Bros Coffee
21. IHOP
22. Picazzo's Healthy Italian
23. Kitchen Paradise Valley
24. Red Lobster
25. Cold Beers & Cheeseburgers
26. Starbucks
27. The Oink Cafe - Paradise Valley
28. O.H.S.O. Brewery - Paradise Valley
29. Emerald City Smoothie
30. PV Pie & Wine
31. Rusconi's American Kitchen
32. Original ChopShop
33. Cartel Roasting Co.
34. Jet's Pizza
35. Filiberto's Mexican Food
36. Taco Bell
37. Starbucks



## Retail

1. Costco Wholesale
2. REI
3. Target
4. T.J. Maxx
5. Big 5 Sporting Goods
6. Hobby Lobby
7. Jacksons Car Wash
8. Shell
9. Walmart Supercenter
10. Firestone Complete Auto Care
11. Chase Bank
12. Comerica Bank
13. CVS
14. Sprouts Farmers Market
15. Today's Pool & Patio
16. GameStop
17. Wells Fargo Bank
18. Jared
19. Ulta Beauty
20. OfficeMax
21. EōS Fitness
22. Scandinavian Designs
23. AZ Dog Sports
24. Dutch Girl Dry Cleaners
25. Kids Incorporated Learning
26. Centers Scottsdale
27. Sherwin-Williams Paint Store
28. JCPenney
29. Half Price Books
30. Whole Foods Market
31. Paradise Valley Marketplace
32. Trader Joe's
33. Verizon
34. Fry's Marketplace
35. The UPS Store
36. Shell
37. Chase Bank
38. PetSmart
39. Ross Dress for Less
40. Bank of America (with Drive-thru ATM)
41. My Pet Market



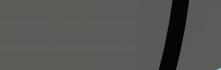
## Fitness

1. Orangetheory Fitness
2. StretchLab
3. Club Pilates
4. Esporta Fitness
5. CrossFit Magna
6. EōS Fitness
7. Mountainside Fitness
8. Paradise Valley



## Golf

1. Stonecreek Golf Club
2. Orange Tree Golf Course



## Hotels

1. Embassy Suites by Hilton Phoenix Scottsdale





# PV MALL REDEVELOPMENT

by RED Development

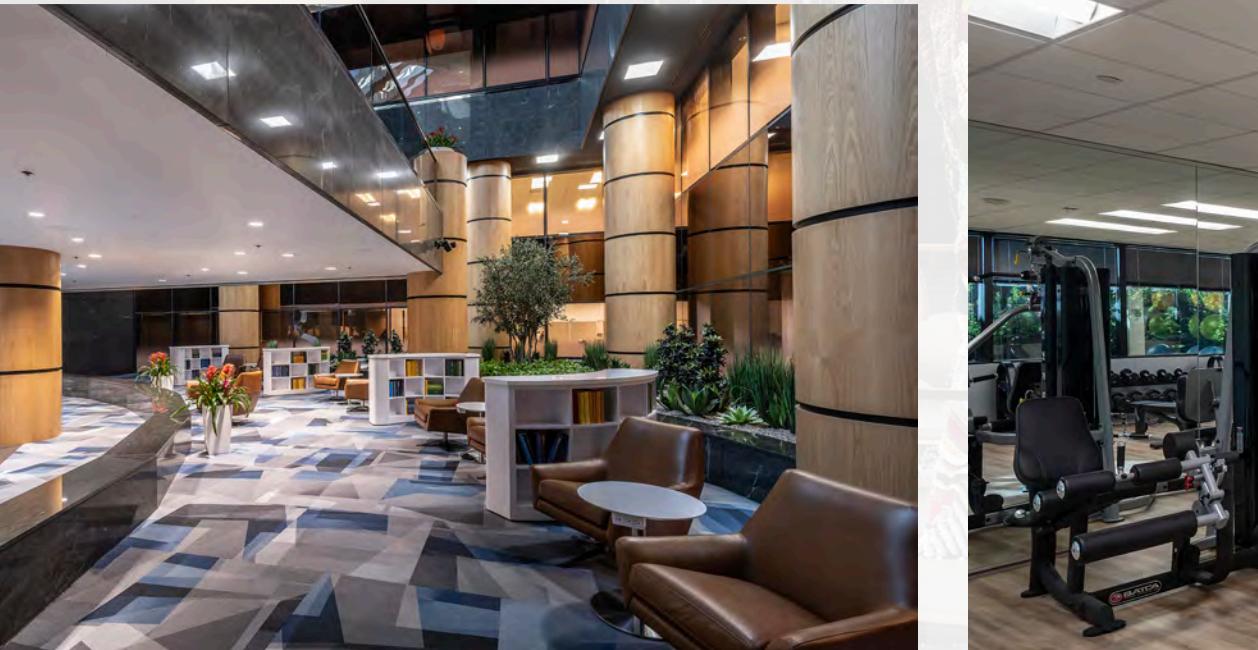
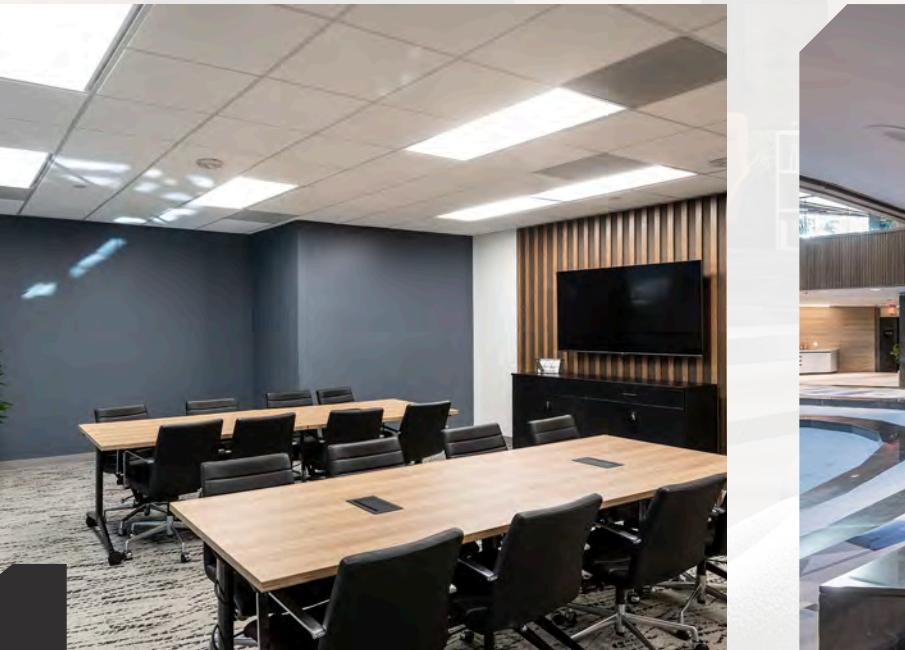


## PV is a new, 100+ acre mega mixed-use development

that will be home to a 3+ acre central park and community gathering place situated amongst a mecca of dining, entertainment and retail experiences anchored by Whole Foods Market. Phase one will be host to a 400-unit multi-family luxury development by StreetLights Residential, Harkins Ciné Grill™, a new dine-in luxury theatre concept, three best-in-class upscale restaurants, and a large format fitness and residential concept. But the reimaging of PV doesn't stop there, this multi-phase mixed use community is just getting started and will eventually be home to more than 3,000 residences.



# TENANT AMENITIES





11811 NORTH TATUM BOULEVARD

## FOR LEASING INFORMATION

PLEASE CONTACT:

### BRETT ABRAMSON

t 602-803-6604

brett.abramson@nmrk.com

### CHRIS LATVAAHO

t 602-616-7978

chris.latvahoo@nmrk.com

### CHRIS BEALL

t 602-459-5634

chris.beall@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NEWMARK**



TIME EQUITIES INC.