



# 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 the Paradise Valley Mall redevelopment opening in 2024.

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





*Lobby*



*Upgraded Lobby  
Pendant Lighting*



*Conference Room*



*Remodeled Restrooms*



*Outdoor Tenant Patio*



*Golf Course Views*



*Suite Entrance & Reception*



AVAILABLE SPEC SUITES

Suite 144  
±1,909 SF

Suite 255  
±3,365 SF

EXPENSES

Base Year

TIs

Negotiable

PARKING

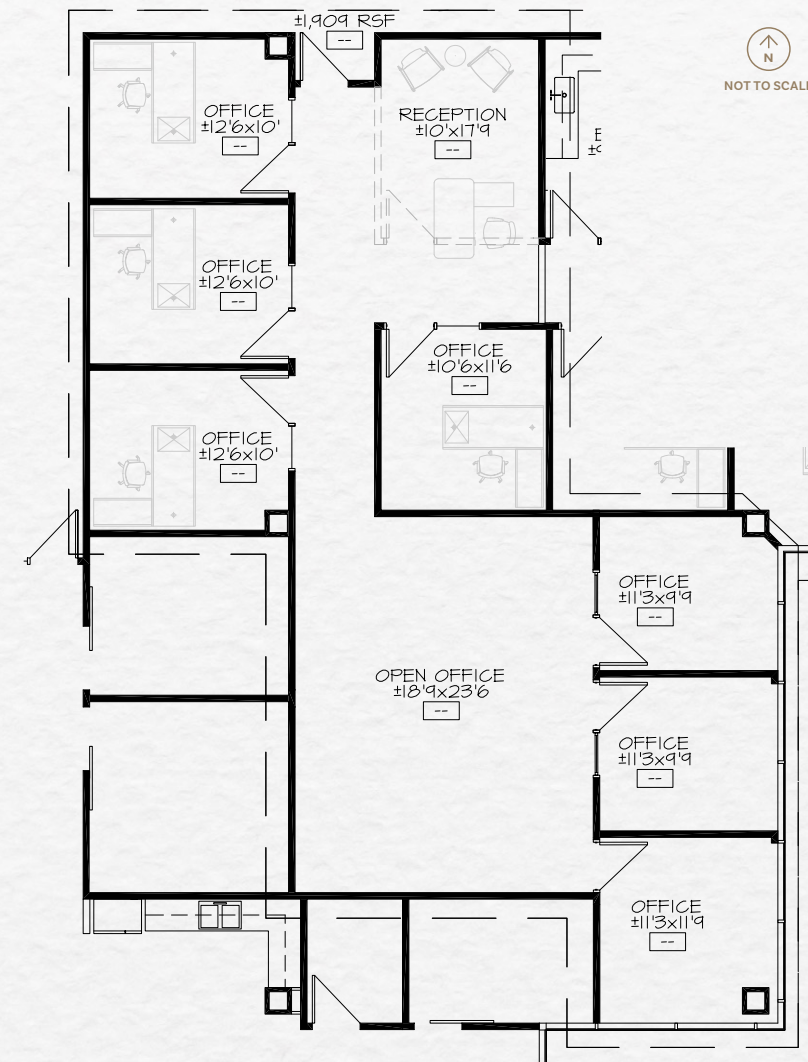
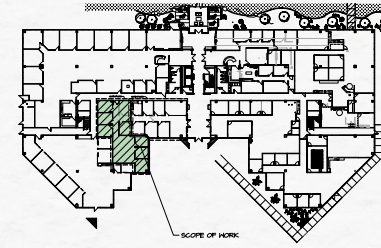
3.9/1,000 offering a combination of  
surface and structured parking.

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

Suite 144

±1,909 SF

\$34.00/SF full service

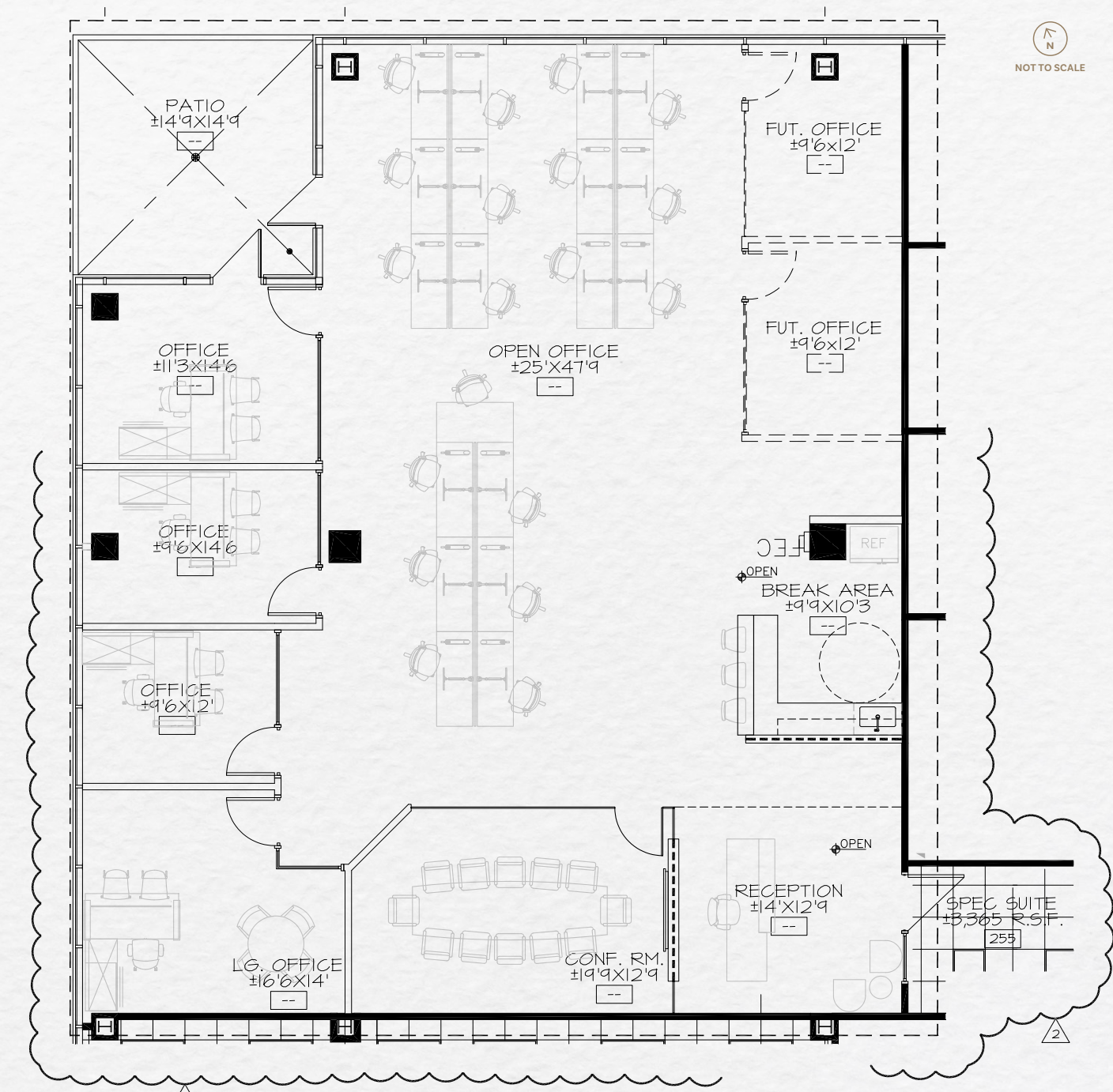
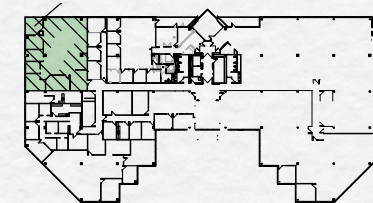


Suite 255

±3,365 SF

\$34.00/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 VALLEY GATEWAY

Adjacent to Paradise Valley Gateway retail center featuring Albertson's, Bed Bath & Beyond, 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 ±1.1M SF Paradise Valley Mall, which is anchored by Macy's, Dillard's, Sears, JCPenney, and Costco. Convenient access to Embassy Suites Hotel, LA Fitness, Fry's Marketplace, Orange Theory Gym, Trader Joe's, and Whole Foods.

## 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.



CLICK TO VIEW THE  
VIRTUAL DRONE TOUR



EXPLORE THE AREA  
WITH AERIALSPHERE



NOT TO SCALE

PHOENIX MOUNTAINS PRESERVE



SHEA BLVD

TATUM BLVD

STONECREEK  
GOLF CLUB



CACTUS RD

PARADISE  
VALLEY MALL  
REDEVELOPMENT  
OPENING 2024





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NORTH BEACON CAPITAL, LLC  
ASSET MANAGEMENT

**CBRE**

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