



RAINTREE CORPORATE CENTER

NEWMARK

IN THE HEART OF SCOTTSDALE

Raintree Corporate Center offers an unmatched location in one of the most vibrant and highest performing office markets in North Scottsdale. Located on the east side of Loop 101 just north of Raintree Drive, the building is directly visible to over 320,000 daily freeway commuters.

Within just ½ -mile, Scottsdale Airport is the nation's second busiest single-runway airport and the TPC of Scottsdale Golf Course, home of the world-renowned Waste Management Phoenix Open.

Almost an endless list of amenities are located within a 1 mile radius including restaurants, shopping, coffee and golf. Go a little further down the road and find yourself immersed in world class shopping and dining at Scottsdale Quarter and Kierland Commons.



2 MILLION

people live within
a 30 minute drive



37.6

median age



39.7%

have a bachelor's
degree or higher



Property Features

BUILDING SIZE

±149,803 SF

YEAR BUILT

2001; Renovated 2022/2023

FLOORS

Three (3)

TYPICAL FLOOR PLATE

±50,000 SF

MOVE-IN READY

High-end spec suites available

TOTAL PARKING RATIO

5.0/1,000 SF

COVERED PARKING RATIO (GARAGE)

3.0/1,000 SF

Four-level, secured parking structure with two levels below grade, one at grade and one above grade

SIGNAGE

Excellent freeway access and building signage available

VIEWS

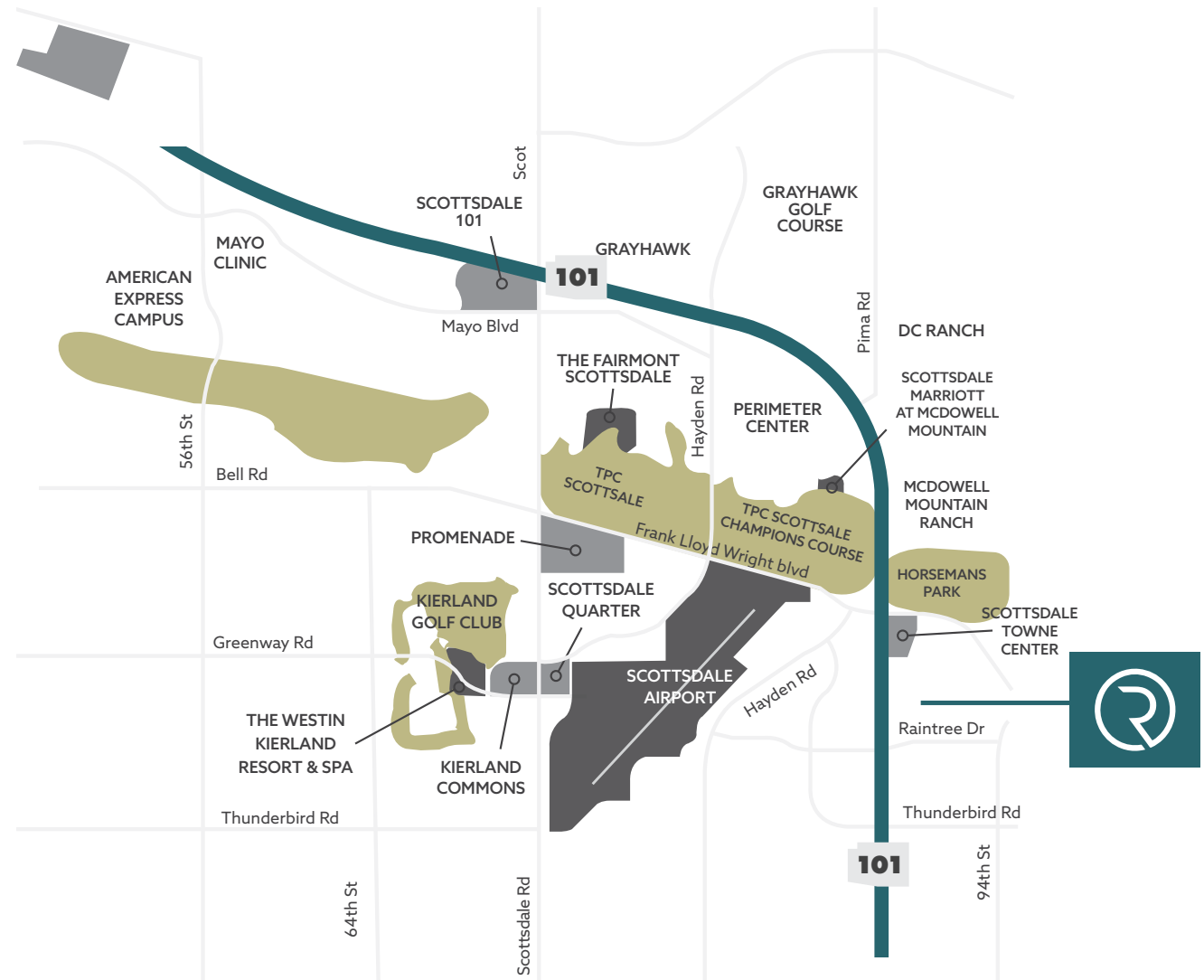
Incredible views of the McDowell Mountains to the northeast

COMMON AREA

On-site conferencing center

Several luxury resort hotels are within a short drive of the project including Fairmont Scottsdale Princess Resort, JW Marriott Phoenix Desert Ridge Resort & Spa, Marriott's Canyon Villas, The Westin Kierland Resort & Spa, Andaz Scottsdale Resort & Bungalows and The Four Seasons Resort Scottsdale.

Nearby daily dining options include Chick-Fil-A, Panera Bread, Starbucks, Jimmy John's, Wildflower Bread Company, Pei Wei, Jamba Juice, Einstein Bros Bagels, O.H.S.O. Brewery, Butter's Cafe, NYPD Pizza, Oregano's, Rubio's Mexican Grill, and many more.





VIAWEST
Group



RAINTREE CORPORATE CENTER

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