



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



AVAILABLE SPEC SUITES

LEASED

LEASED

LEASED

LEASED

Suite 255
±3,365 SF

Suite 340
±1,069 SF

LEASED

Suite 350
±10,808 SF
DIVISIBLE TO ±2,110 SF
(3 SUITES)

EXPENSES

Base Year

TIs

Negotiable

PARKING

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

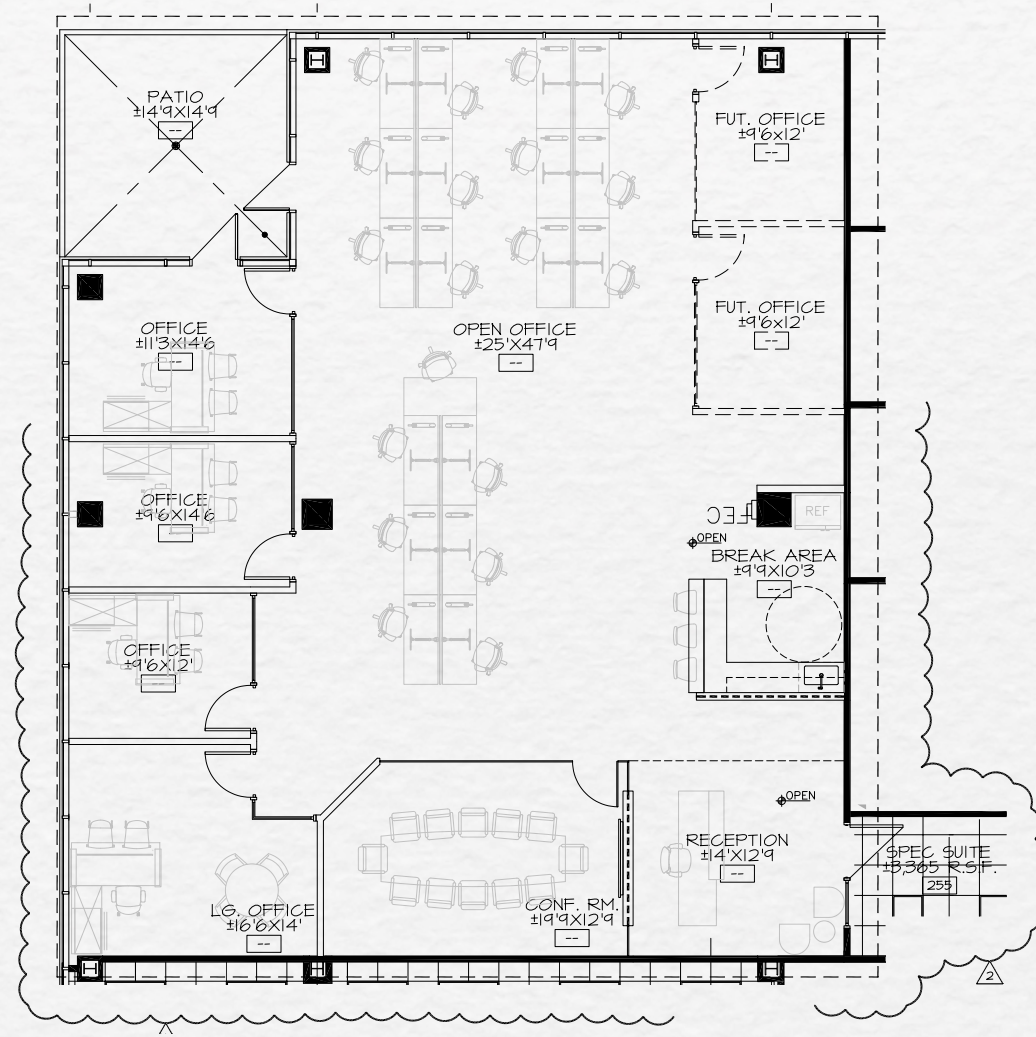
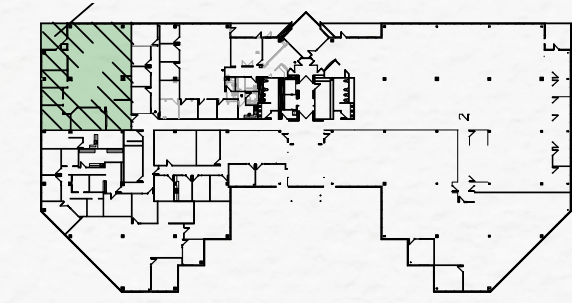
+ Covered Reserved Garage:
\$65.00/Month

+ Covered Reserved Surface
\$50.00/Month

Suite 255

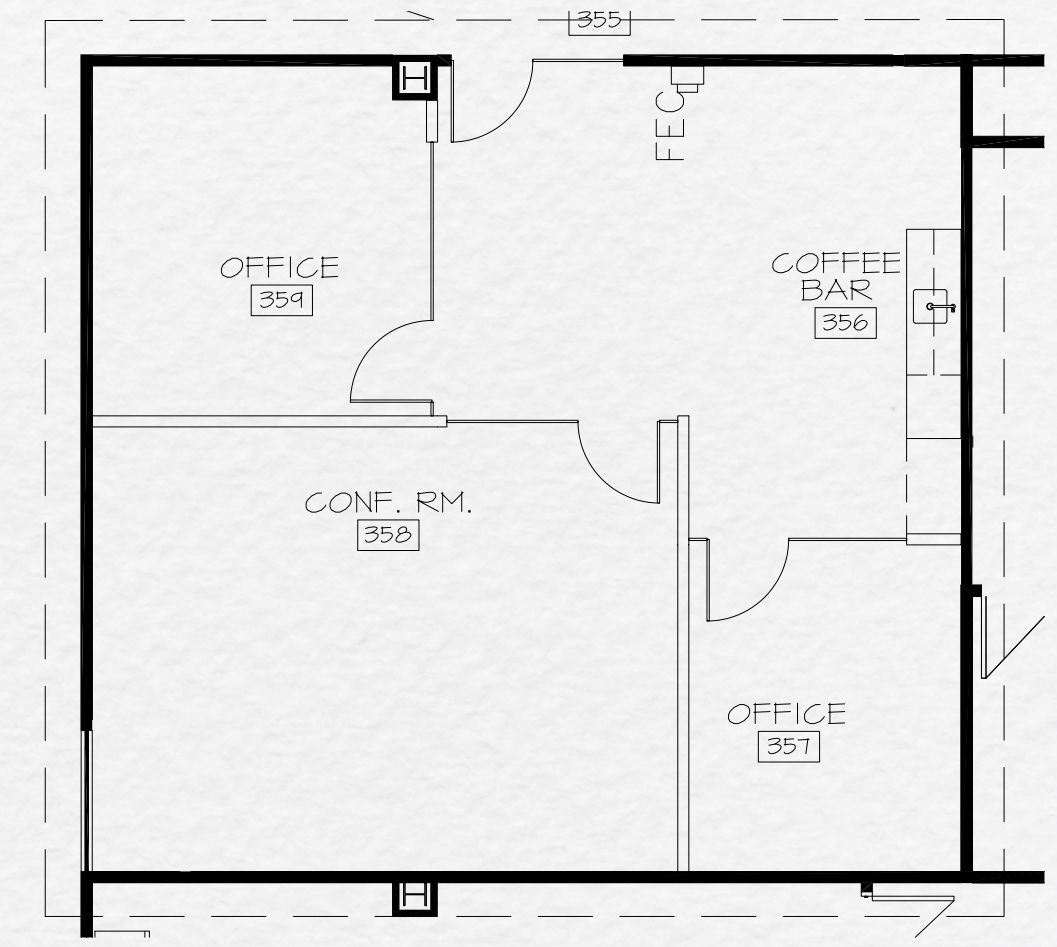
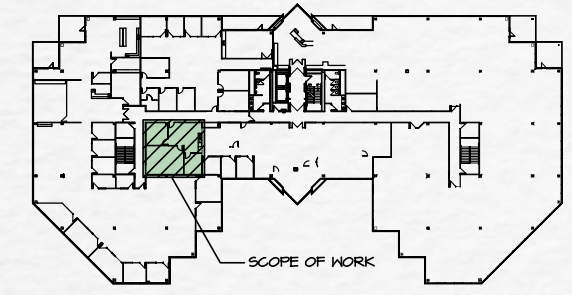
±3,365 SF
\$34.00/SF full service

ESTIMATED DELIVERY Q4 2024



Suite 340

±1,069 SF
\$2,999 per month full service

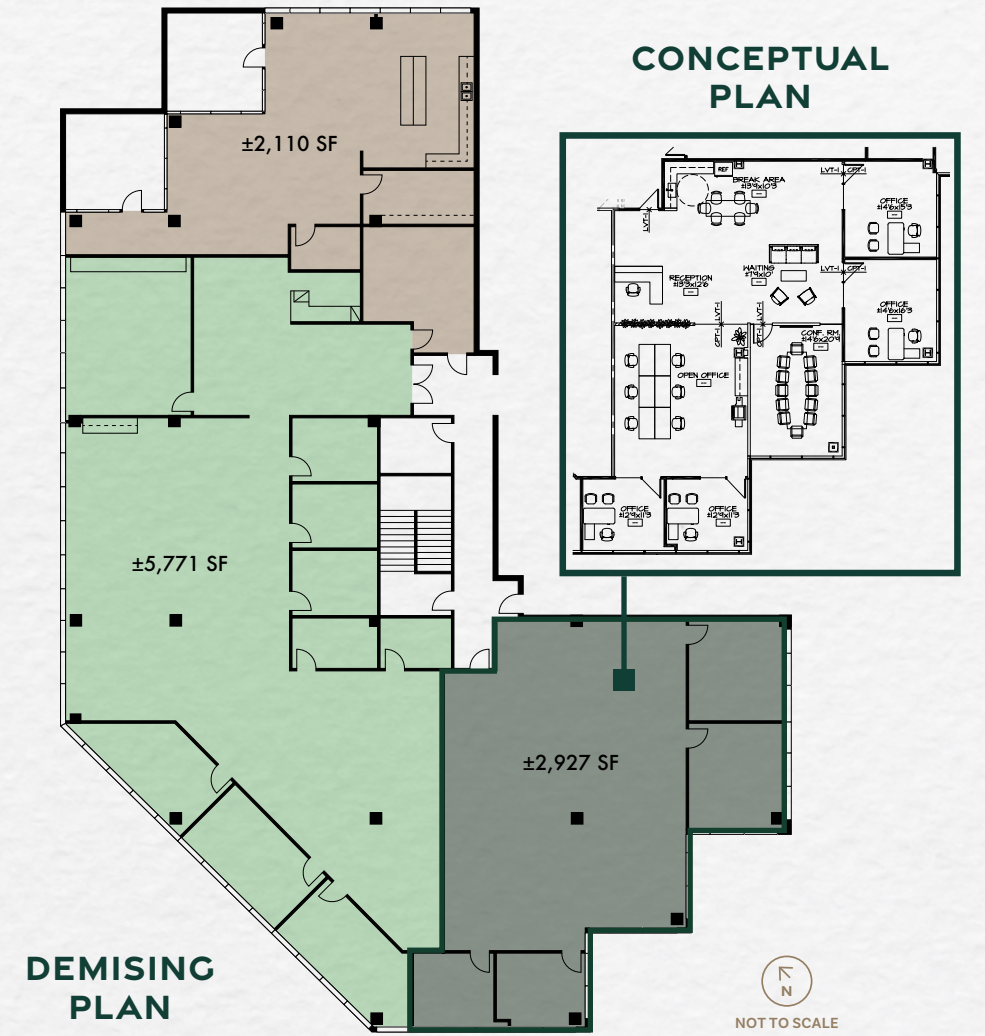
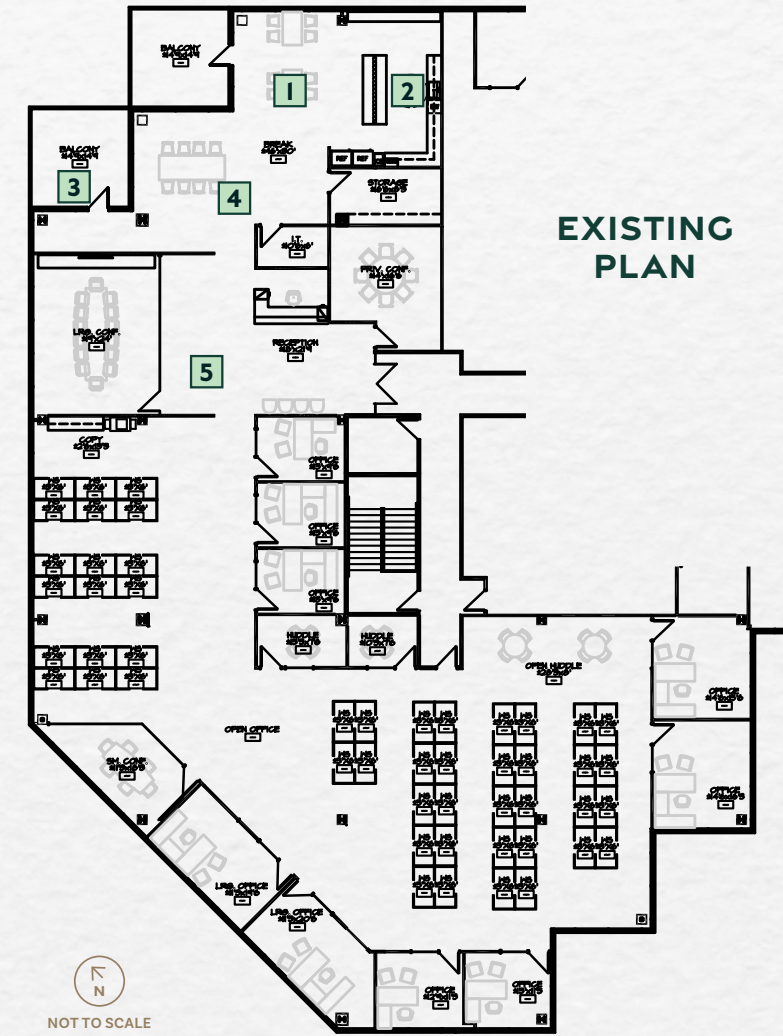
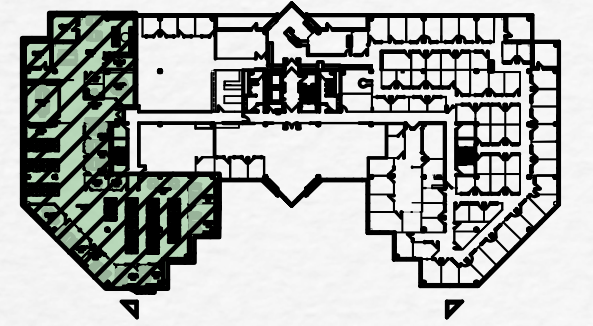




Suite 350

±10,808 SF
(DIVISIBLE TO ±2,110 SF)
\$34.00/SF full service

AVAILABLE IMMEDIATELY



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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ASSET MANAGEMENT

CBRE

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