



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.



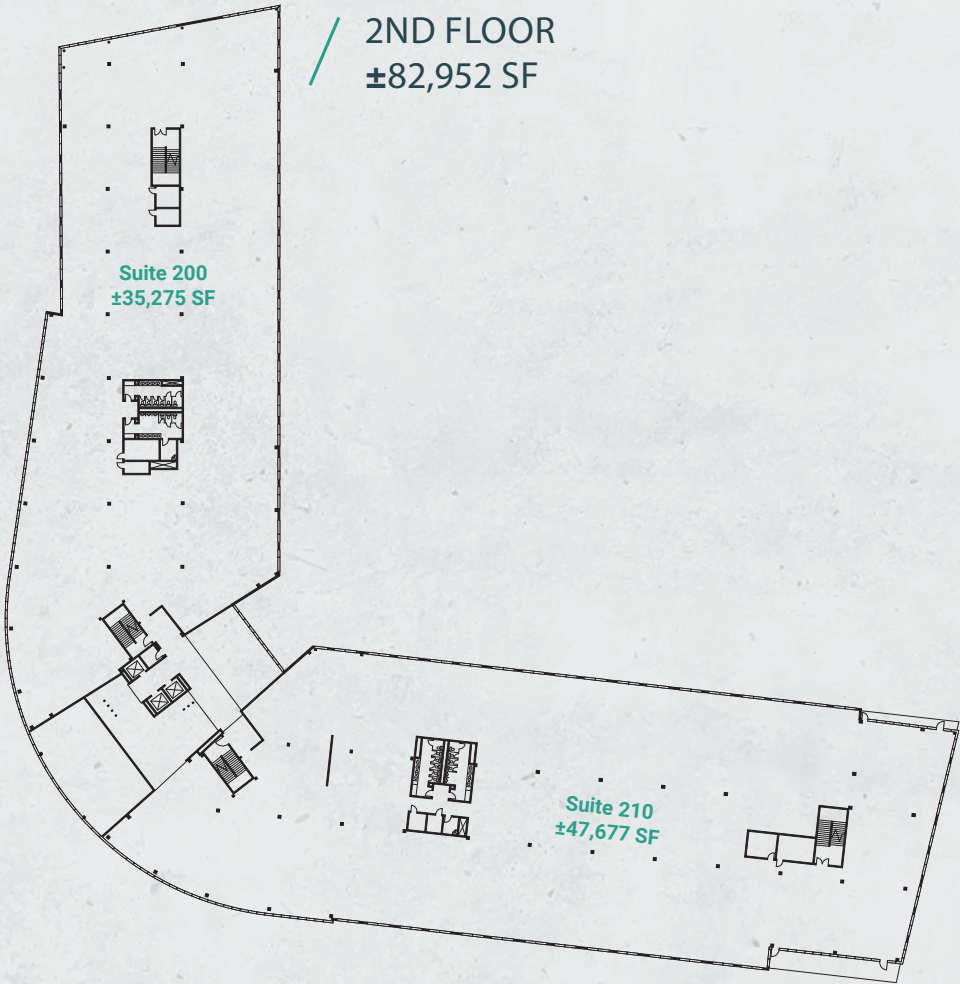
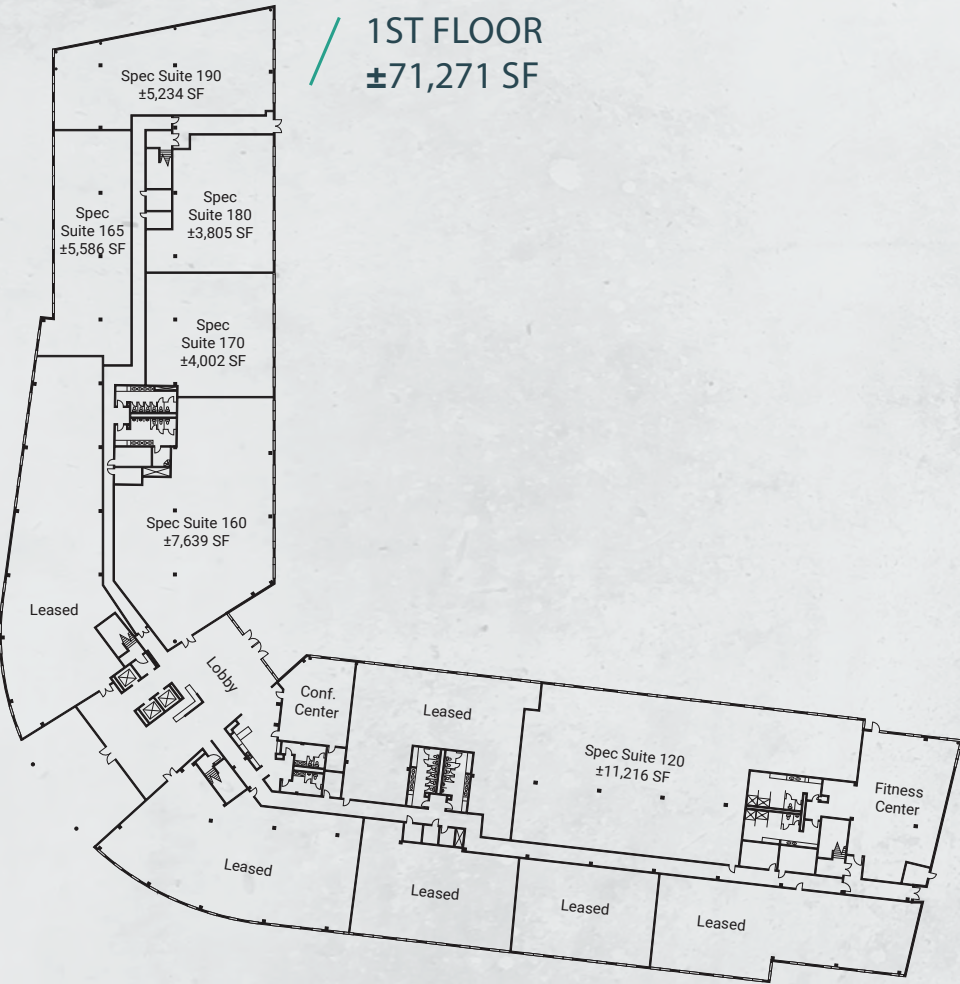


/ Setting the new  
standard for space

Suites range from ±3,805 square feet to  
±11,216 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





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## 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



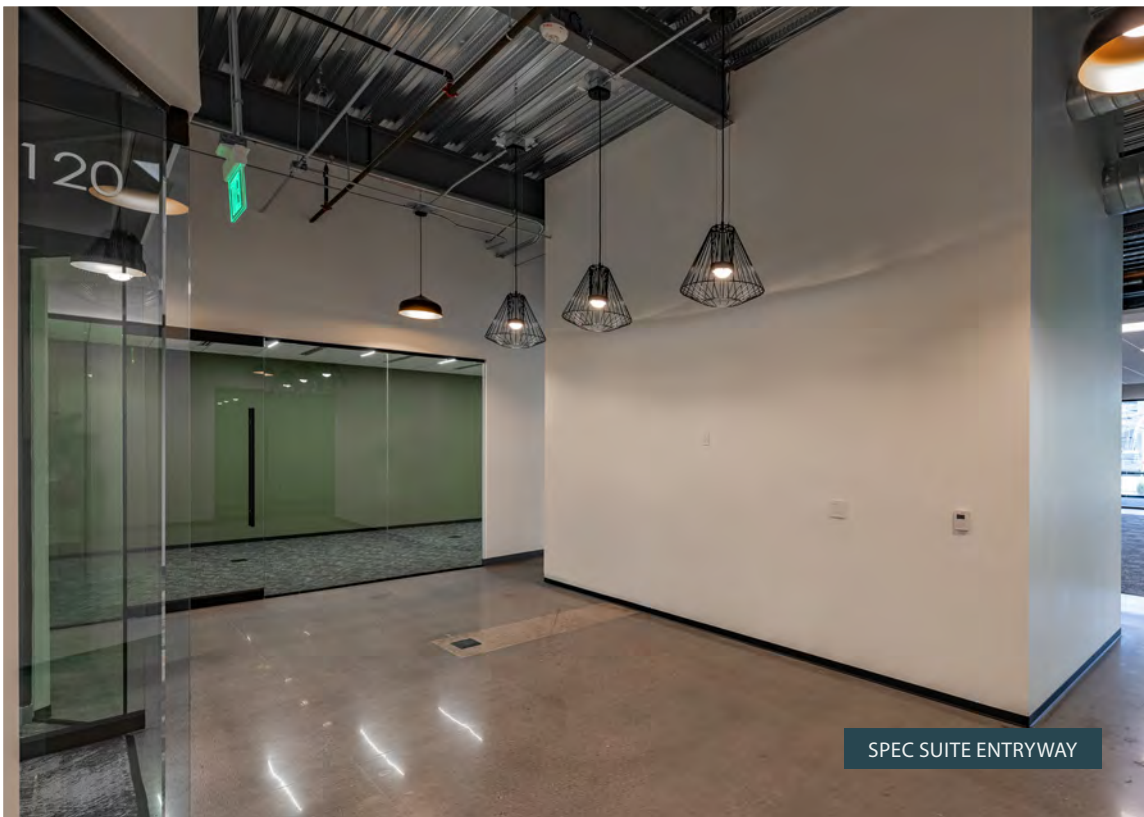
SPEC SUITE INTERIOR



SPEC SUITE INTERIOR



SPEC SUITE KITCHEN



SPEC SUITE ENTRYWAY



SPEC SUITE WALKWAY





TRAINING CENTER

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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



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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



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standard **for being**

- // 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 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

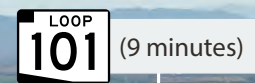
5 minutes

- \\ 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 Açaí 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

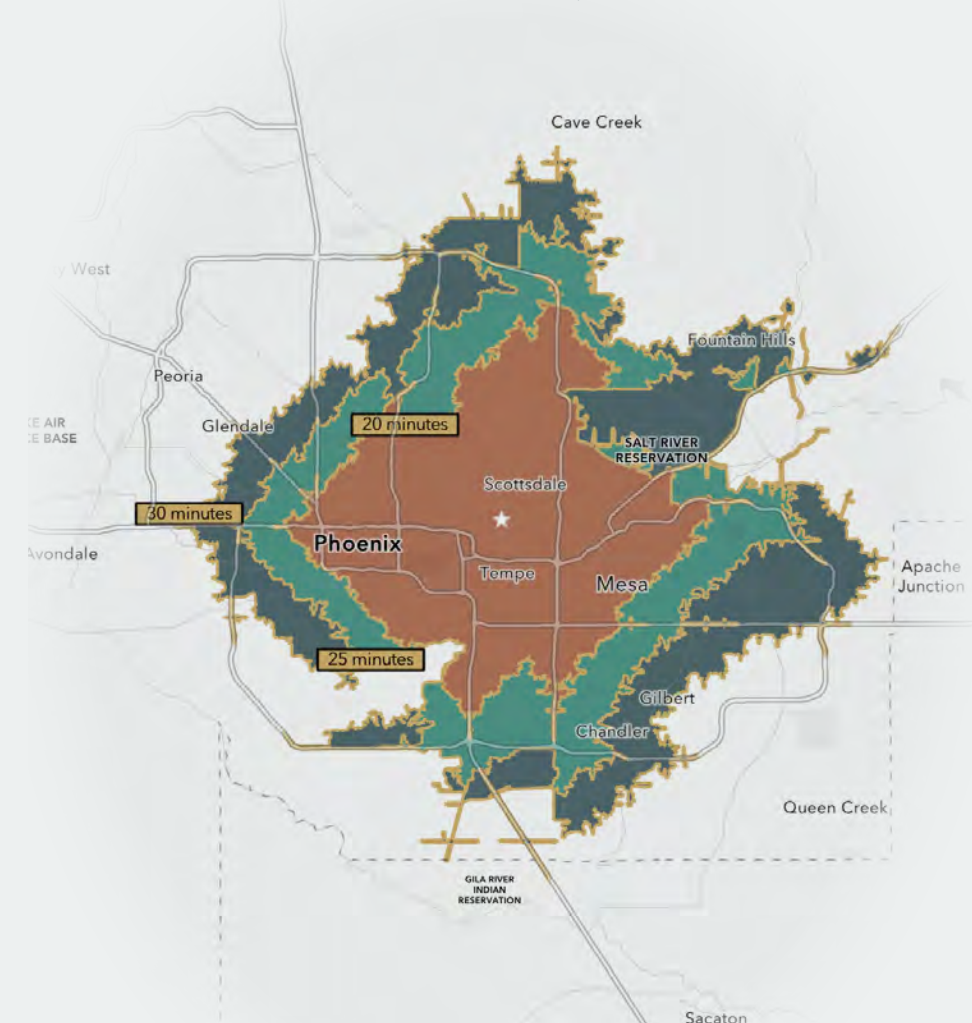
\\ Pure Green Juice Bar

\\ 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

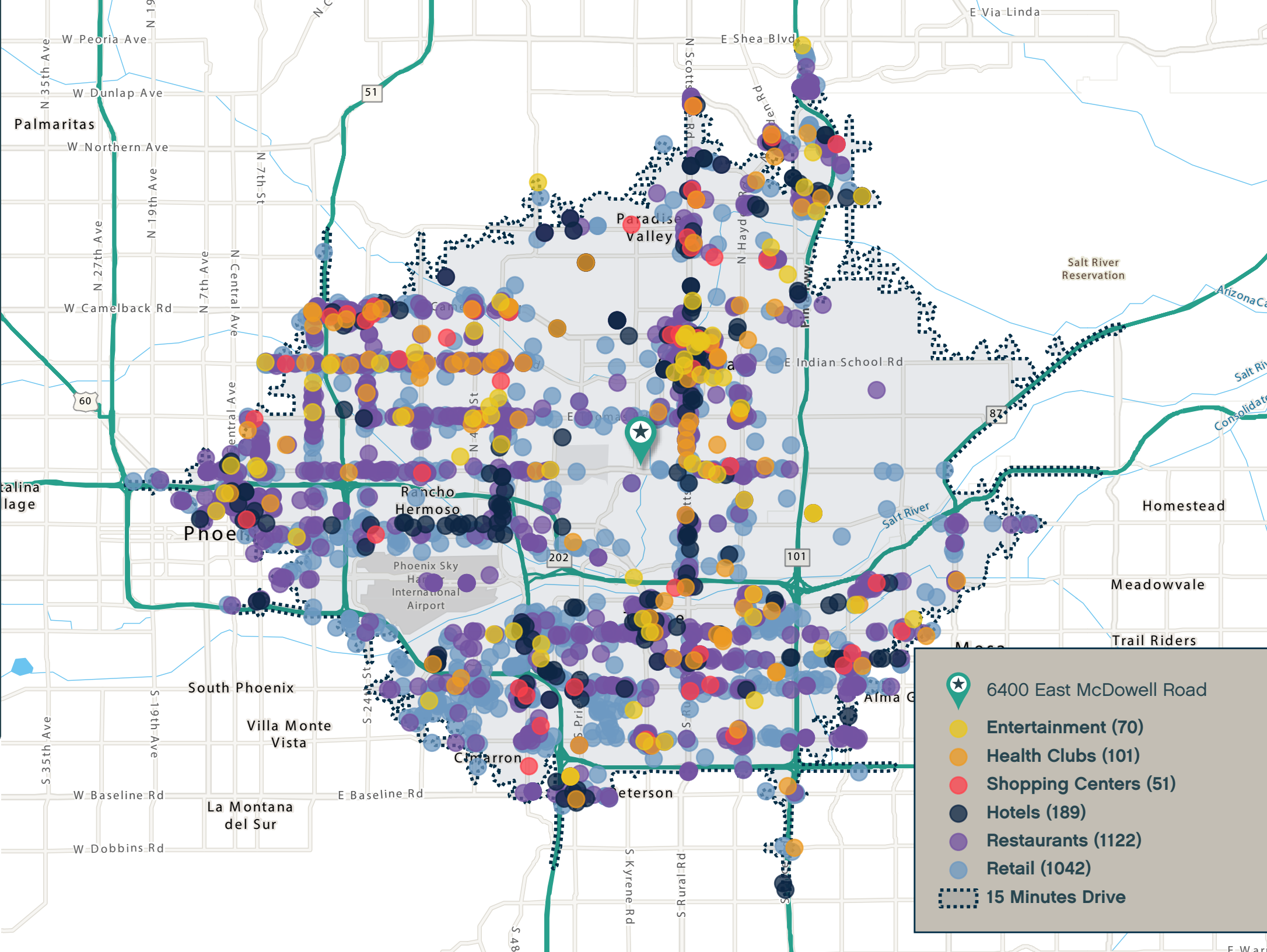
AREA DEMOGRAPHICS

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

ACCESS TO LABOR

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

All within a 15-minute drive





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**NEWMARK**

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