



# GALLERIA

4301-4343 NORTH SCOTTSDALE ROAD, SCOTTSDALE



**CBRE**

 **STOCKDALE**  
CAPITAL PARTNERS

# Bridging the Gap of Work and Life

Situated at the lively intersection of Scottsdale Road and Drinkwater Boulevard, Galleria is where tech and innovation come together, attracting tech-driven and creative businesses looking for a prime location. The heart of the project features a stunning atrium with private meeting spaces and an on-site coffee shop, providing a seamless workday experience. These elements merge to reflect the bustling and vibrant atmosphere of Old Town Scottsdale.



# An Exceptional Workspace

## 4301 Building

- › ±124,041 SF
- › 2 Floors + Concourse & Mezzanine

## 4343 Building

- › ±469,665 SF
- › 3 Floors + Concourse

## BUILDING FEATURES



Leed Gold Certified



Teleco provided by Cox, CenturyLink & AT&T Fiber



Triple Redundant Power



WiredScore Gold Certified



Tenant Atrium with Abundant Natural Light

## PARKING

Parking Ratio: **5.0 / 1,000 SF**  
In structured parking garage

## RECENTLY COMPLETED



Fitness Center

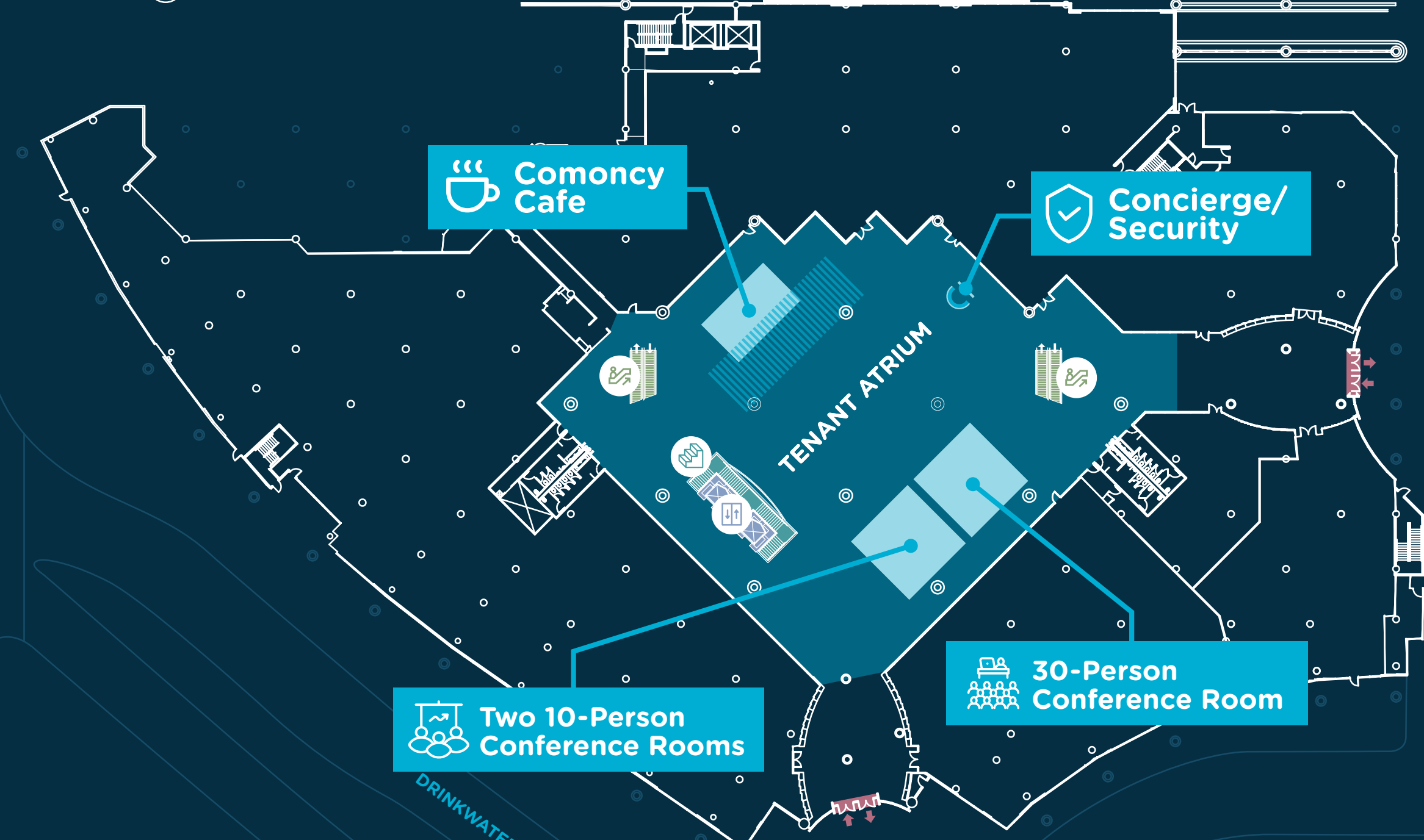


Conference Center

SCOTTSDALE RD

NOT TO SCALE

4343 Building



4301 Building

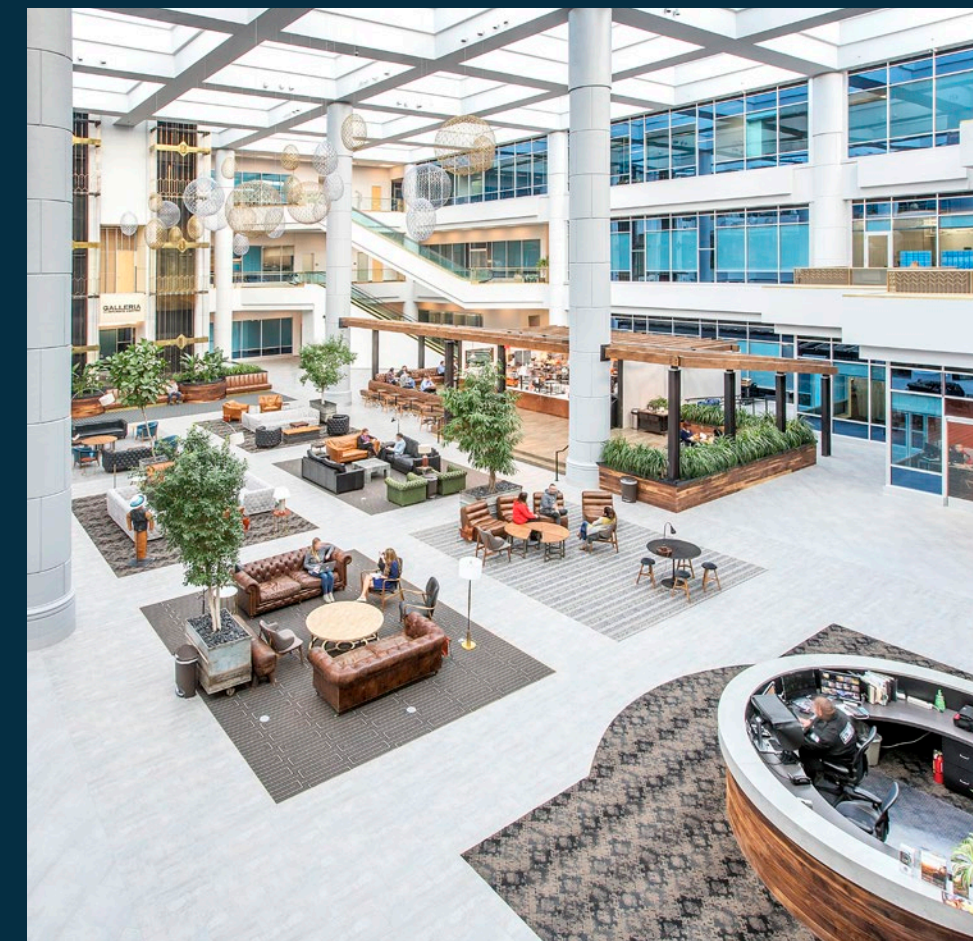
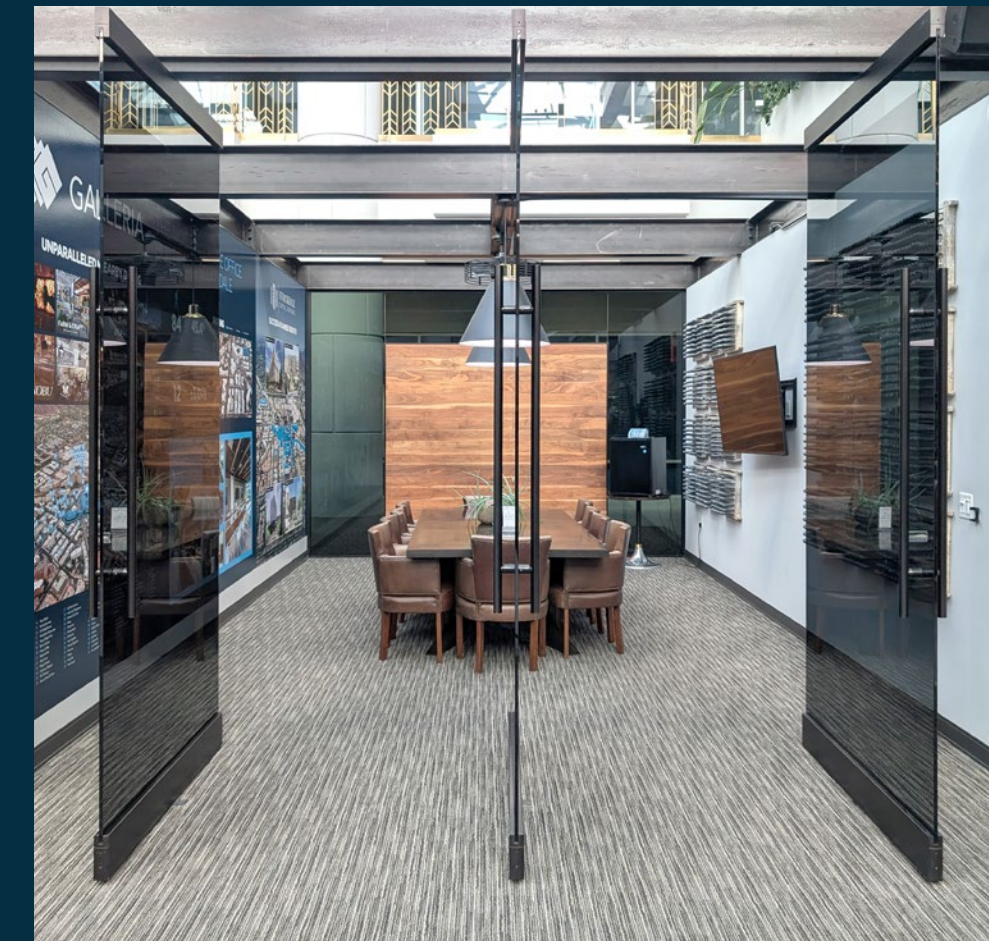
Elevators

Stairs

Escalators

Main Entrances

# Inspired Lobby Design



NOW COMPLETE

# NEW FITNESS & CONFERENCE CENTER

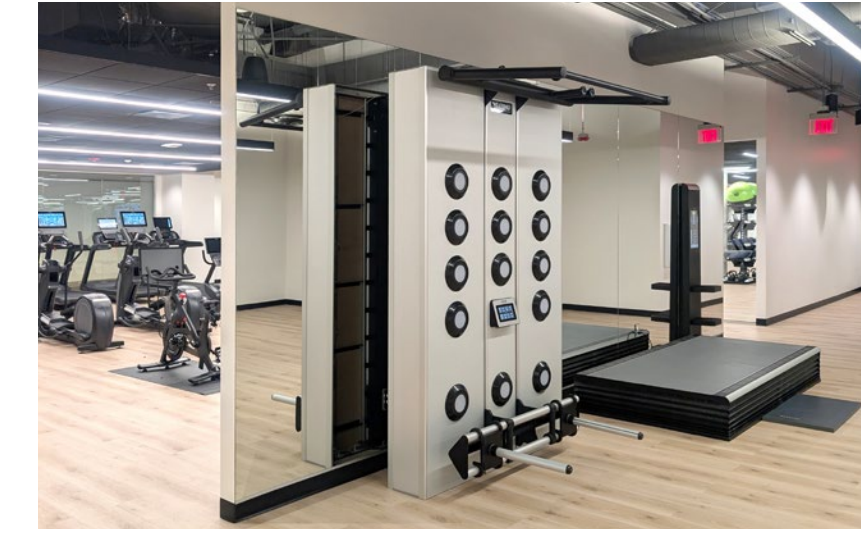


## FITNESS CENTER

- Full Service Locker Rooms
- Group Fitness Room
- State of the Art Equipment

## CONFERENCE CENTER

- Tenant Lounge
- Kitchen
- Phone & Podcast Rooms
- 108 Person Training Room



# Dynamic Tenant Experience



# Downtown Scottsdale: The Place to Be



# 84

WALK SCORE

Source: [walkscore.com](https://www.walkscore.com)



# 45.4%

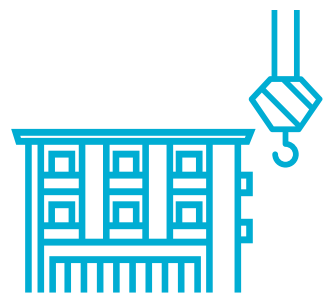
OF DOWNTOWN SCOTTSDALE  
POPULATION IS 20-44 YEARS OLD

Source: ESRI 2023



# 12

HOTELS WITHIN  
WALKING DISTANCE



# ±3,078

MULTI-FAMILY UNITS existing and  
UNDER CONSTRUCTION  
IN DOWNTOWN SCOTTSDALE

Source: Zonda 2023



# 64%

DOWNTOWN SCOTTSDALE  
POPULATION HAVE AN  
ASSOCIATES DEGREE OR HIGHER

# PARKING

On-Site Parking

City Garage



# UNPARALLELED NEARBY DINING



- |                           |                                    |                           |                        |                                    |                      |                          |
|---------------------------|------------------------------------|---------------------------|------------------------|------------------------------------|----------------------|--------------------------|
| 1. Original Pancake House | 14. Din Tai Fung*                  | 26. Press Coffee          | 39. Kyoto Japanese     | 52. Original Chop Shop             | 62. Gilligan's       | 75. Joe's New York Pizza |
| 2. Nobu                   | 15. Charley's Philly Cheese Steaks | 27. Hand Cut Chophouse    | 40. Breakfast Club     | 53. Rockbar Inc.                   | 63. Social Tap       | 76. DJ's                 |
| 3. Francine               | 16. Moxies                         | 28. Culinary Dropout      | 41. Tap & Bowl         | 54. FnB Restaurant                 | 64. Wasted Grain     | 77. Goodwood             |
| 4. Toca Madera            | 17. Shake Shack                    | 29. Call Her Martina      | 42. Diego Pops         | 55. Pour Decisions Patio & Kitchen | 65. Comoncy          | 78. Gus's New York Pizza |
| 5. Ocean 44               | 18. Five Guys                      | 30. Prep & Pastry         | 43. Not My First Rodeo | 56. Cold Beers & Cheeseburgers     | 66. Oasis Cafe       | 79. Bevvv                |
| 6. Tocaya Organica        | 19. Maple & Ash                    | 31. Olive & Ivy           | 44. Farm & Craft       | 57. Loco Patron                    | 67. Living Room      | 80. Whiskey Row          |
| 7. Zinqué                 | 20. Elephante                      | 32. Tapas Papa Frita      | 45. Berdena's          | 58. Bourbon & Bone                 | 68. Sexy Roman       | 81. Riot House           |
| 8. Johnny Rockets         | 21. Starbucks                      | 33. Marcellino Ristorante | 46. The Herb Box       | 59. Morning Squeeze                | 69. Julio's Too      | 82. El Hefe              |
| 9. Mastro's City Hall     | 22. Culinary Dropout               | 34. Barrio Queen          | 47. Evo                | 60. Velvet Taco                    | 70. Casa Amigos      | 83. Cake                 |
| 10. Catch*                | 23. P.F. Chang's                   | 35. Merkin Vineyards      | 48. Schmooze           | 61. J.T. Prime Kitchen Scottsdale  | 71. Bottled Blonde   | 84. SHIV Supper Club     |
| 11. Yard House            | 24. Sprinkles                      | 36. The Ends              | 49. Cartel Coffee lab  |                                    | 72. The District     |                          |
| 12. Fired Pie             | 25. Chipotle                       | 37. Juice Core            | 50. Pussycat Gelato    |                                    | 73. Maya Day + Night |                          |
| 13. Panda Express         |                                    | 38. The Montauk           | 51. Three Beans Cafe   |                                    | 74. HiFi             |                          |

\*Coming Soon

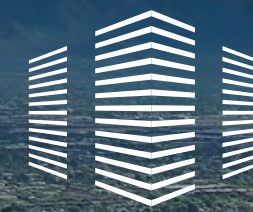


#### OWNERSHIP & MANAGEMENT

Stockdale Capital Partners is a vertically-integrated real estate investment firm focused on opportunistic investments across the Southwest. Stockdale has 5 offices and 100 employees with 30 years of ownership and investing experience across the Southwest.

#### LEASING

CBRE is the world's largest commercial real estate services and investment firm. CBRE has approximately 44,000 employees and serves real estate owners, investors and occupiers through approximately 350 offices worldwide.



# STOCKDALE CAPITAL PARTNERS

# SUCCESS & PLANNED GROWTH





# GALLERIA

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