

# OLD TOWN SCOTTSDALE OFFICE FOR LEASE

4422 N CIVIC CENTER PLAZA | SCOTTSDALE, AZ 85251\*

YOUR NAME  
HERE

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**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
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REAL ESTATE SERVICES

# Property Overview

<b>Address</b>	4422 N Civic Center Plaza Scottsdale, AZ 85251
<b>Lease Rate</b>	\$25.00/SF MG
<b>Availability</b>	±2,096 SF
<b>Lot Size</b>	±0.27 AC
<b>Submarket</b>	South Scottsdale
<b>Parking</b>	Ample Street Parking Covered Parking Available

\*Owner-Agent

# Property Highlights

- » **Highly Efficient Layout** — Private restroom, shower, and break room
- » **Prime Old Town Scottsdale Location** — Situated just south of Camelback and east of Scottsdale Road in the city's premier business district
- » **Walkable Amenities** — Surrounded by top restaurants, coffee shops, and boutique retailers, perfect for client meetings or team outings
- » **Convenient Parking** — Pull-up front-door access with additional covered spaces available
- » **Boutique Professional Setting** — Ideal for creative firms, wellness professionals, or boutique service users seeking image and convenience
- » **High visibility** — Strong street presence with signage opportunities on a refreshed, modern exterior



# Floor Plan

[Click to view virtual tour](#)



# Aerial Overview

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OLD TOWN SCOTTSDALE

SUGAR BOWL MISSION Uchi STK The Grapevine  
Saba's Hula's REHAB

the herb box catering + events LOCO PATRÓN MEXICAN GRILL COLD BEERS & CHEESEBURGERS the Montauk  
CASABLANCA BARRIO QUEEN ORIGINAL CHOPSHOP Diego Pops

culinary dropout PF. CHANG'S CATCH sauce  
Élephante Hand Cut NOBU olive + ivy  
TOCA MADERA

SCOTTSDALE  
Fashion Square

SCOTTSDALE  
Waterfront

SAN MARIN  
AT THE CIVIC CENTER

HYATT  
house

Old Town  
Galleria

The REMI.  
AUTOGRAPH COLLECTION  
HOTELS

KAUBOI  
The Lobby  
Bar

W  
HOTELS

SEAN  
Roman

4422 N. CIVIC  
CENTER PLAZA

el hefe WHISKY ROLL CAKE  
RIOT HOUSE MOTHER JUCKER'S  
LAVERN

CAMDEN

ENVY

aloft  
HOTELS

SENNA HOUSE  
CALA

SHIV  
SUPPER CLUB

E. CAMELBACK ROAD +22,100 VPD

TJ-maxx  
PET SMART

BOONDOCKS  
PATIO & GRILL

THE HOT  
CHICK

SPROUTS  
FARMERS MARKET

Firestone

# Aerial Overview

N SCOTTSDALE RD

E CAMELBACK RD



THE GALLERIA



COMING SOON



SAN MARIN AT THE CIVIC CENTER  
A MANAGEMENT SUPPORT PROPERTY



CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

# PARADISE VALLEY

## ARCADIA

PHOENICIAN

OPTIMA SONORAN VILLAGE

CAESARS REPUBLIC

OPTIMA CAMELVIEW VILLAGE

SCOTTSDALE FASHION SQUARE

SCOTTSDALE WATERFRONT & SOUTHBRIDGE

W HOTEL

ENTERTAINMENT/BUSINESS DISTRICT

ARTS DISTRICT

5TH AVENUE SHOPPING DISTRICT

ARTS DISTRICT

E. INDIAN SCHOOL ROAD

N. SCOTTSDALE ROAD

SCOTTSDALE MARRIOTT OLD TOWN

BUSINESS DISTRICT

HISTORIC OLD TOWN

HILTON GARDEN INN

**STAY**

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 The Remi Hotel
- 11 The Monarch

**PLAY**

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiesta Bowl Museum
- 21 Scottsdale Museum Contemporary Art



**LOCATION HIGHLIGHTS**



70 Hotels and  
9,300 Hotel Rooms



More than 600 Restaurants



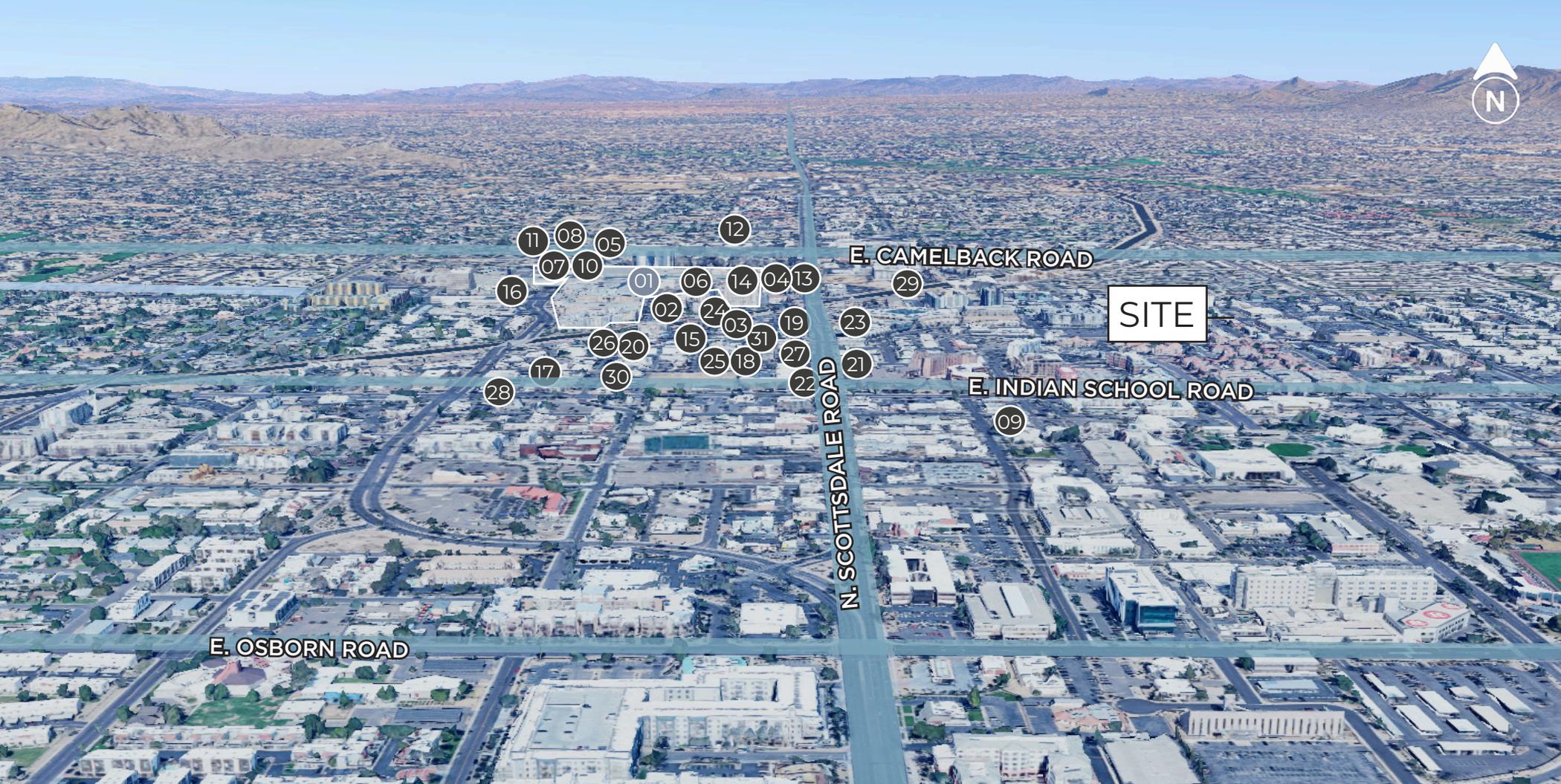
125 Scottsdale-area  
Golf Courses



11 million people visit  
Scottsdale annually



Close proximity to over  
200+ retail amenities



## SHOP

- Scottsdale Fashion Square**
  - All Saints
  - ALO
  - Apple
  - Balenciaga
  - Bottega Veneta
  - Breitling
  - Bulgari
  - Burberry
  - Cartier
  - Carolina Herrera
  - Christian Louboutin
  - David Yurman
  - Dior
  - Dolce & Gabbana
  - Ferragamo
  - Gucci
  - Hermes
  - Hublot
  - IWC Schaffhausen
  - Jimmy Choo
  - Louis Vuitton
  - Lululemon
  - Marc Jacobs
  - Montblanc
  - Neiman Marcus
  - Omega
  - Panerai
  - Prada
  - Quay
  - Rolex
  - Saint Laurent
  - St John
  - Tesla
  - Tiffany & Co
  - Versace
  - Zimmerman



## EAT & DRINK

- Elephante
- Mastro's City Hall
- Maple & Ash
- Ocean 44
- Din Tai Fung (Coming Soon)
- Nobu
- Toca Madera
- Tommy V's
- Francine
- Zinque
- SEVEN - Caesars
- Moxies
- Catch
- Olive & Ivy
- Culinary Dropout
- The Herb Box
- FnB Restaurant
- Farm & Craft
- The Breakfast Club
- Wine Girl
- Velvet Taco
- Morning Squeeze
- Call Her Martina
- STK Steakhouse
- Barrio Queen
- Bourbon & Bones
- EVO Old Town
- Cala Scottsdale
- Citizen Public House
- The Montauk

# SUBMARKET OVERVIEW

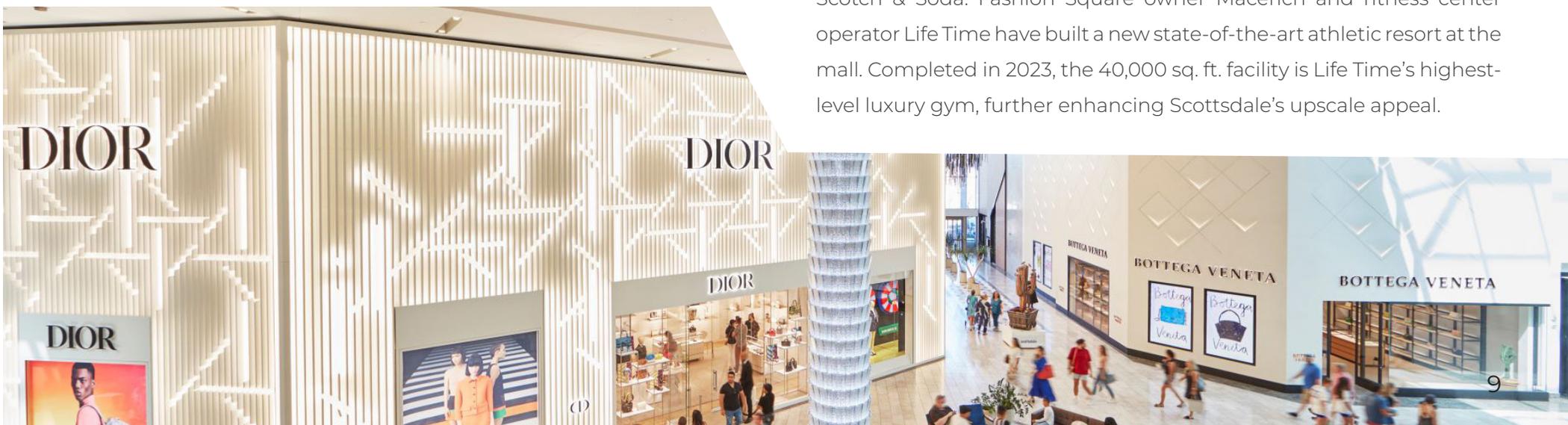
- » A highly walkable location in the heart of Old Town Scottsdale
- » Located within a premier institutional submarket in Phoenix, offering limited development opportunities
- » Class AA destination featuring unique cultural attractions, upscale shopping and dining, and exceptional urban walkability
- » Neighboring Phoenix's most prestigious communities, with Arcadia to the west and Paradise Valley to the north
- » Positioned within Scottsdale's resort corridor, surrounded by over a dozen world-class resorts and golf courses within a five-mile radius

## Old Town Scottsdale Appeal

One-of-a-kind boutiques and galleries provide an unrivaled shopping experience in Old Town Scottsdale. Fine-dining restaurants, gastro pubs, hip cafés, breweries, and nightlife destinations line the streets from Scottsdale Fashion Square to the Arts District. Year-round events throughout Old Town Scottsdale's distinct districts create a vibrant and unique sense of place, which has perpetual resident appeal.

## Scottsdale Fashion Square

4167 N Scottsdale Road is one-quarter mile South of Scottsdale Fashion Square, one of the top 10 malls in the United States. Anchored by Neiman Marcus, Nordstrom, Macy's, and Harkins Theatres, Scottsdale Fashion Square is home to high street retailers and eclectic restaurants including Jimmy Choo, Versace, Rolex, Cartier, Bulgari, Salvatore Ferragamo, Nobu, Toca Madera and Ocean 44. Notable new tenants that moved in over the last 12 months include Polestar, Rothy's, and Scotch & Soda. Fashion Square owner Macerich and fitness center operator Life Time have built a new state-of-the-art athletic resort at the mall. Completed in 2023, the 40,000 sq. ft. facility is Life Time's highest-level luxury gym, further enhancing Scottsdale's upscale appeal.





# SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

**243K** 

## POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

**\$100,636** 

## MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

**+11M** 

## ANNUAL VISITORS

In 2023, visitors to Scottsdale generated an annual economic impact of \$3.5 billion through local spending, which directly and indirectly supported over 34,000 jobs in the hospitality industry and related sectors.

**\$540K** 

## MEDIAN HOUSING VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.

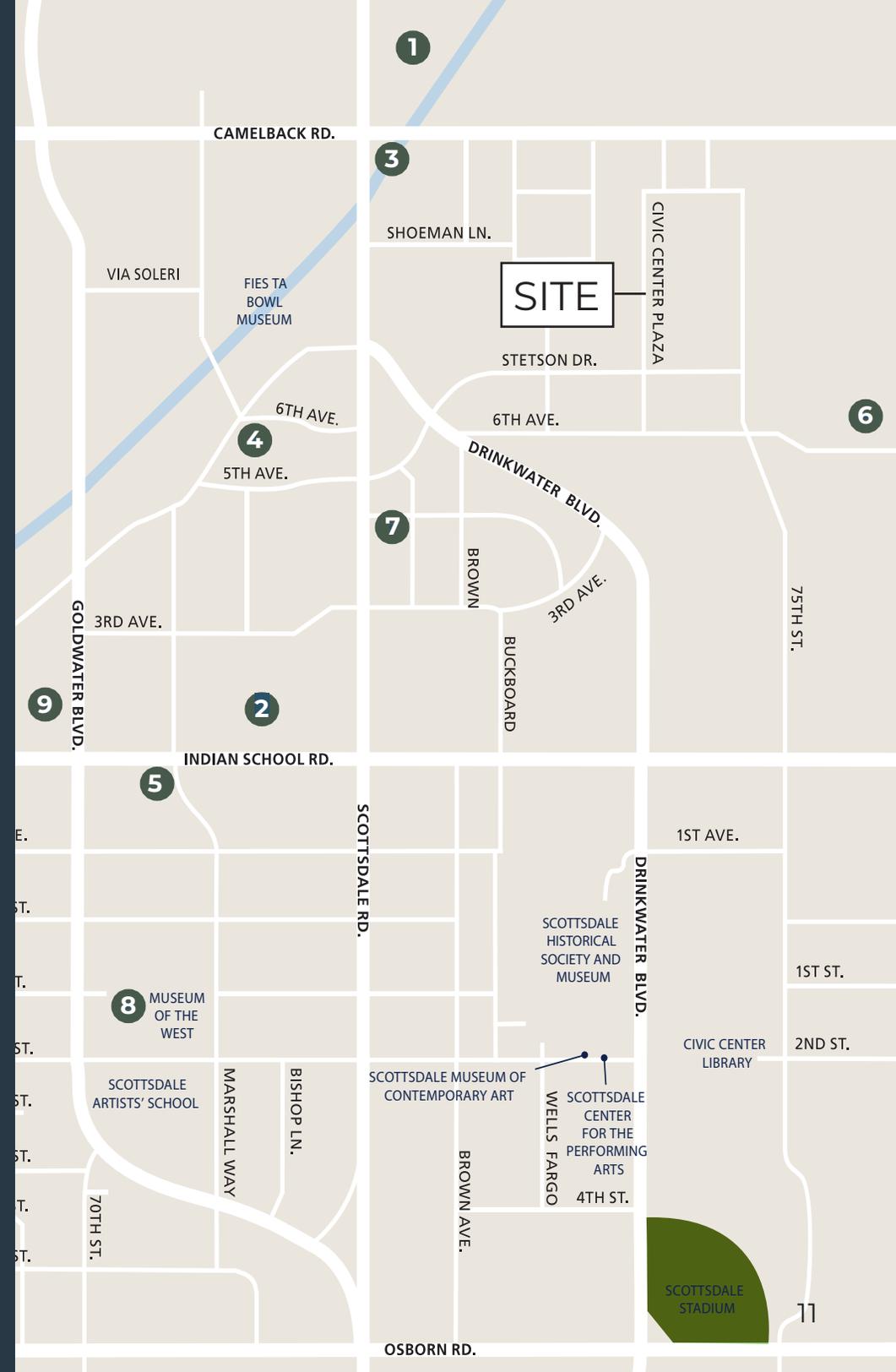
# Old Town Development Activity

## UNDER CONSTRUCTION

- 1) Hazel & Azure - Mixed Use (2026 Delivery)
- 2) The Kimsey Project - Mixed Use (2026 Delivery)

## PLANNED DEVELOPMENTS

- 3) City Center at Scottsdale Collection - Mixed Use
- 4) Southbridge Scottsdale - Mixed Use
- 5) Artisan Scottsdale - Multi Family
- 6) The Miller - Multi Family
- 7) SLS - Hotel
- 8) Museum Square - Multi Family
- 9) Goldwater & Indian School - Mixed Use



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