

OLD TOWN SCOTTSDALE OFFICES FOR LEASE

PLAZA CODORNIZ
4300 N MILLER RD | SCOTTSDALE, AZ 85251



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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
MONTANA
REAL ESTATE SERVICES

Property Overview

Address	4300 N Miller Rd Scottsdale, AZ 85251
Lease Rate	\$22.00/SF MG
Availability	Suite 142: ±722 SF Suite 233*: ±1,135 SF Suite 234*: ±1,135 SF *Suites 233 & 234 are contiguous to ±2,270 SF
Parking	172 Free Surface Spaces 62 Covered Spaces - \$35.00/month

Property Highlights

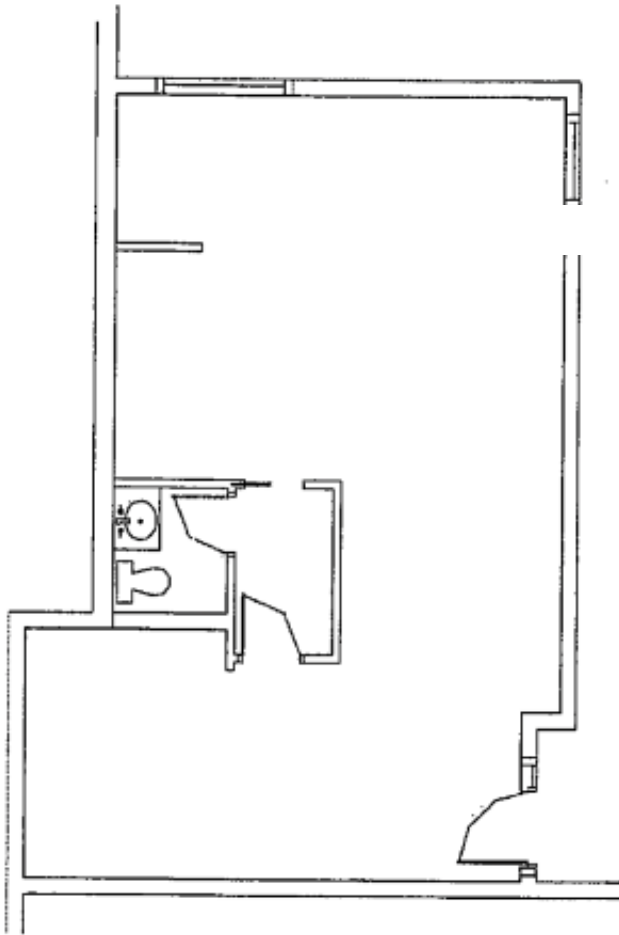
- Exceptional Old Town Scottsdale location and within walking distance to countless retail and restaurant amenities
- Located near Scottsdale Fashion Square, The REMI Hotel, W Scottsdale, Senna House Hotel, CALA, Sexy Roman, and Envy Residences
- Plaza Codorniz is a Santa Barbara style, Spanish Colonial architecture featuring stucco clad walls, Spanish clay tile mansard roof elements, hand painted decorative tiles, and wood frame and mullion French doors and multi-paned windows

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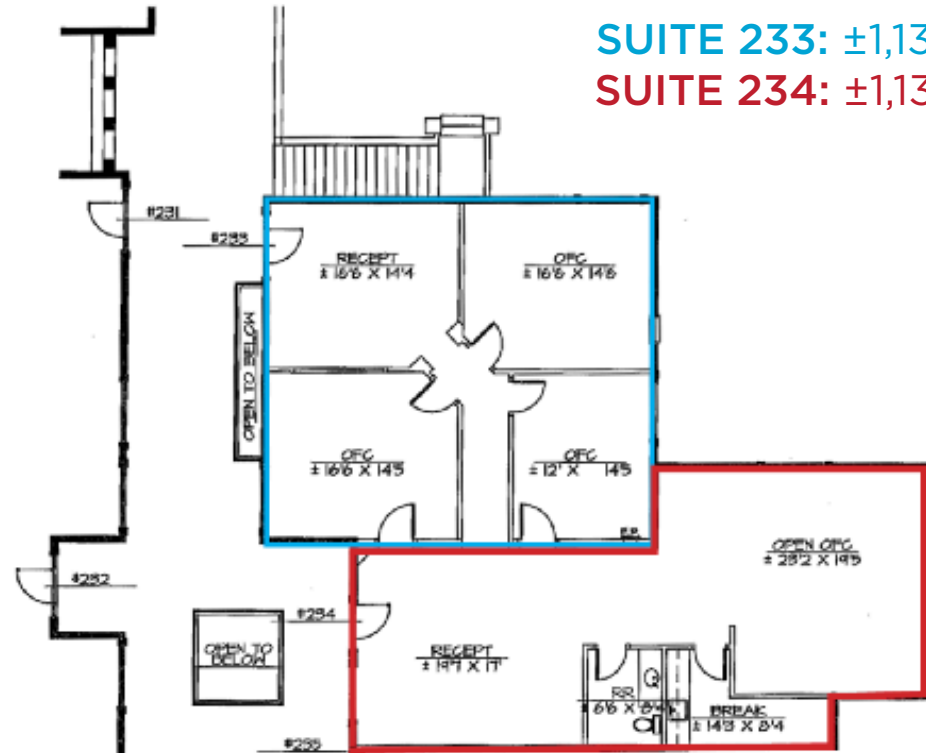
Floor Plans

SUITE 142: ±722 SF



SUITE 233: ±1,135 SF

SUITE 234: ±1,135 SF



Aerial Overview

OLD TOWN SCOTTSDALE











SCOTTSDALE

Fashion Square

SCOTTSDALE

Waterfront

SAN MARIN
AT THE CIVIC CENTER

HYATT
house

Old Town
Galleria

The REMI.
AUTOGRAPH COLLECTION
HOTELS





4300 N MILLER RD

CAMDEN

ENVY

aloft
HOTELS





W
HOTELS

SEAN
Roman

TJ-maxx
PETSMART

BOONDOCKS
PATIO & GRILL

THE HOT
CHICK

SPROUTS
FARMERS MARKET

SENNA HOUSE
CALA

SHIV
SUPPER CLUB

Firestone

E. CAMELBACK ROAD +22,100 VPD

Aerial Overview

N SCOTTSDALE RD

E CAMELBACK RD

REMY
Reman

KAUBOI



The Lobby
Bar

Ty Sixteen
UNDESIGNED SIXTEEN

W
HOTELS

The REMI.

AUTOGRAPH COLLECTION
HOTELS



RIOT
HOUSE

SHIV
SUPPER CLUB

SENNA HOUSE

CALA
SCOTTSDALE

Firestone

50
shades
of ROSE

ENVY

SPROUTS
FARMERS MARKET

aloft
HOTELS

THE HOT
CHICK

THE GALLERIA

KILL CLUB

GOODWOOD
TAVERN

CAMDEN

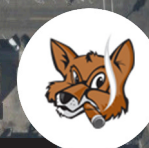


BOONDOCKS
PATIO & GRILL
EST. 2014

PET SMART

VG
SCOTTSDALE

COMING
SOON



SITE

SAN MARIN
AT THE CIVIC CENTER
A MANAGEMENT SUPPORT PROPERTY



CAMELBACK MOUNTAIN

MUMMY MOUNTAIN

PHOENICIAN

ARCADIA

PARADISE VALLEY

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



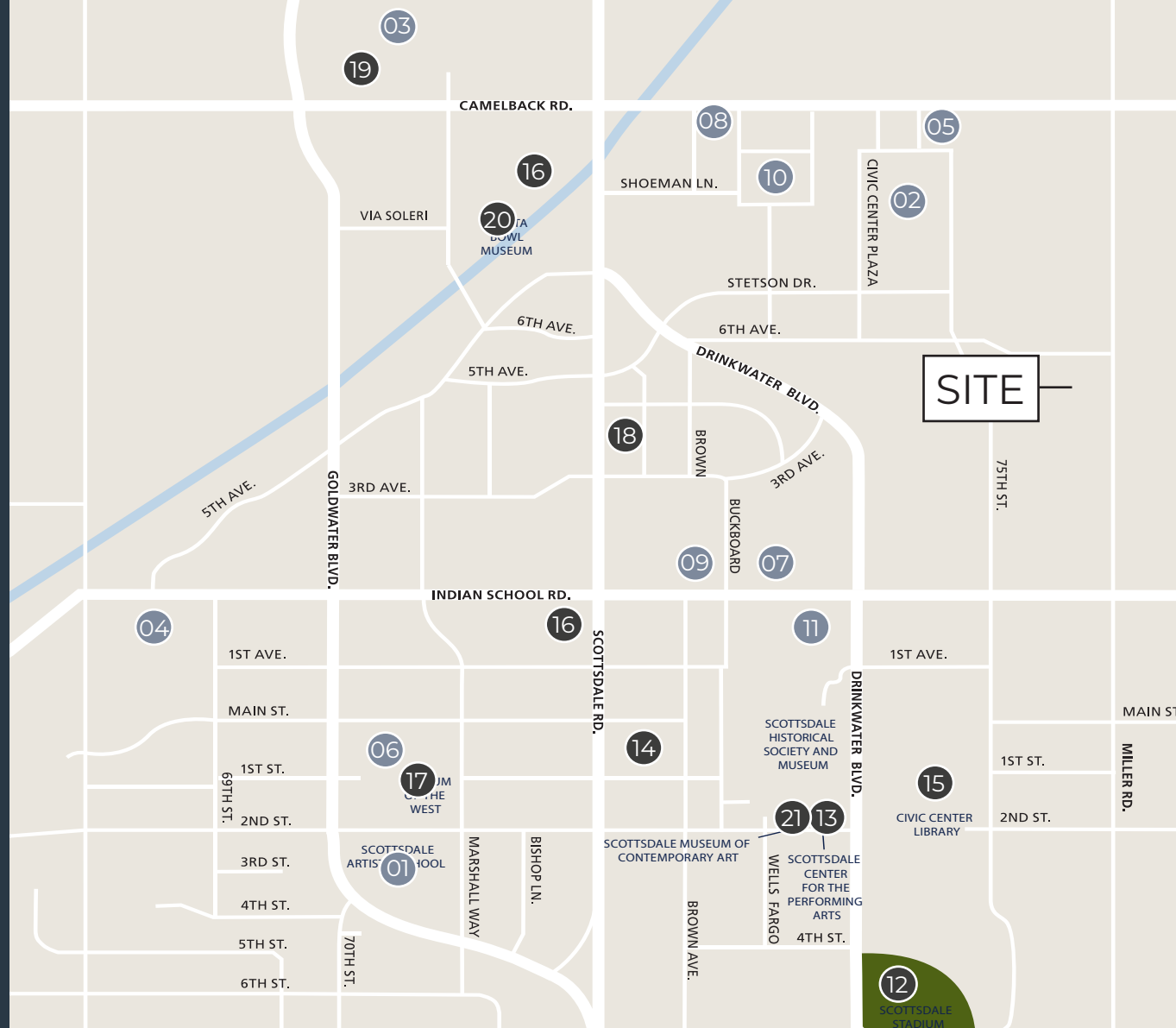
STAY

- 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



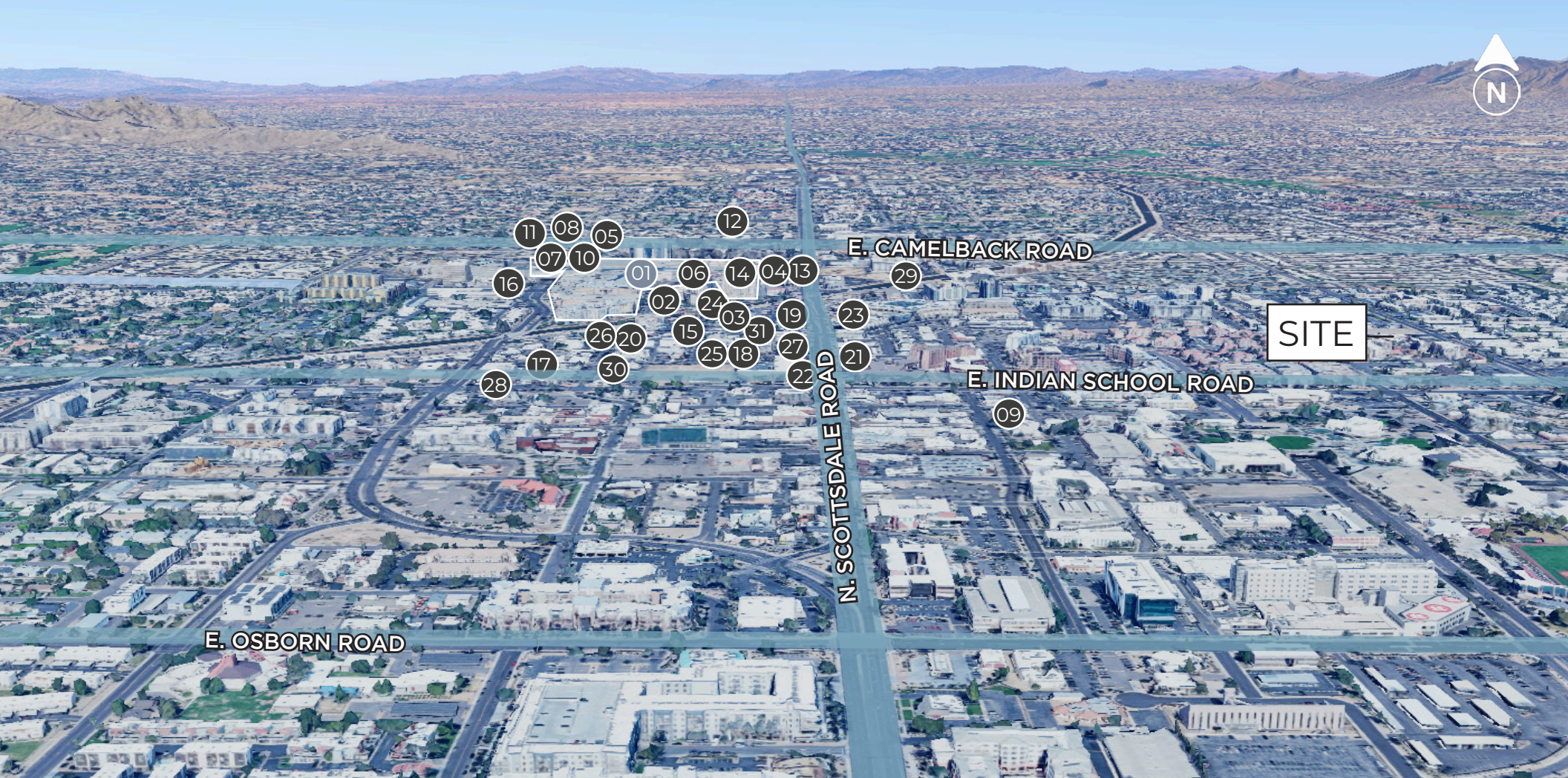
125 Scottsdale-area
Golf Courses



11 million people visit
Scottsdale annually



Close proximity to over
200+ retail amenities



SHOP

1. Scottsdale Fashion Square

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



EAT & DRINK

2. Elephante	12. SEVEN - Caesars	22. Velvet Taco
3. Mastro's City Hall	13. Moxies	23. Morning Squeeze
4. Maple & Ash	14. Catch	24. Call Her Martina
5. Ocean 44	15. Olive & Ivy	25. STK Steakhouse
6. Din Tai Fung (Coming Soon)	16. Culinary Dropout	26. Barrio Queen
7. Nobu	17. The Herb Box	27. Bourbon & Bones
8. Toca Madera	18. FnB Restaurant	28. EVO Old Town
9. Tommy V's	19. Farm & Craft	29. Cala Scottsdale
10. Francine	20. The Breakfast Club	30. Citizen Public House
11. Zinque	21. Wine Girl	31. The Montauk

SUBMARKET OVERVIEW

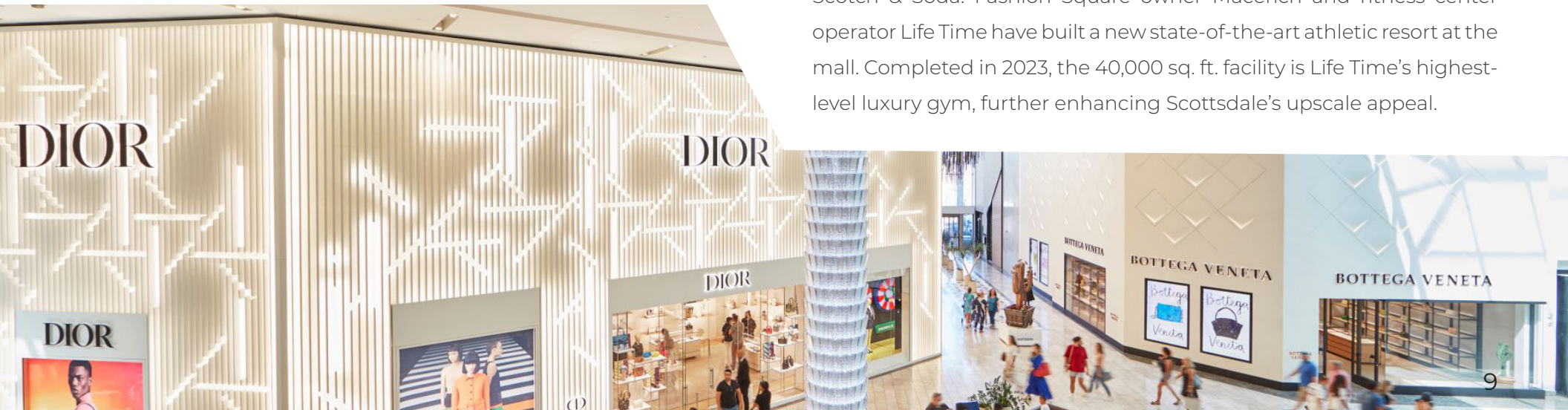
- » A highly walkable location in the heart of Old Town Scottsdale
- » Located within a premier institutional submarket in Phoenix, offering limited development opportunities
- » Class AA destination featuring unique cultural attractions, upscale shopping and dining, and exceptional urban walkability
- » 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.

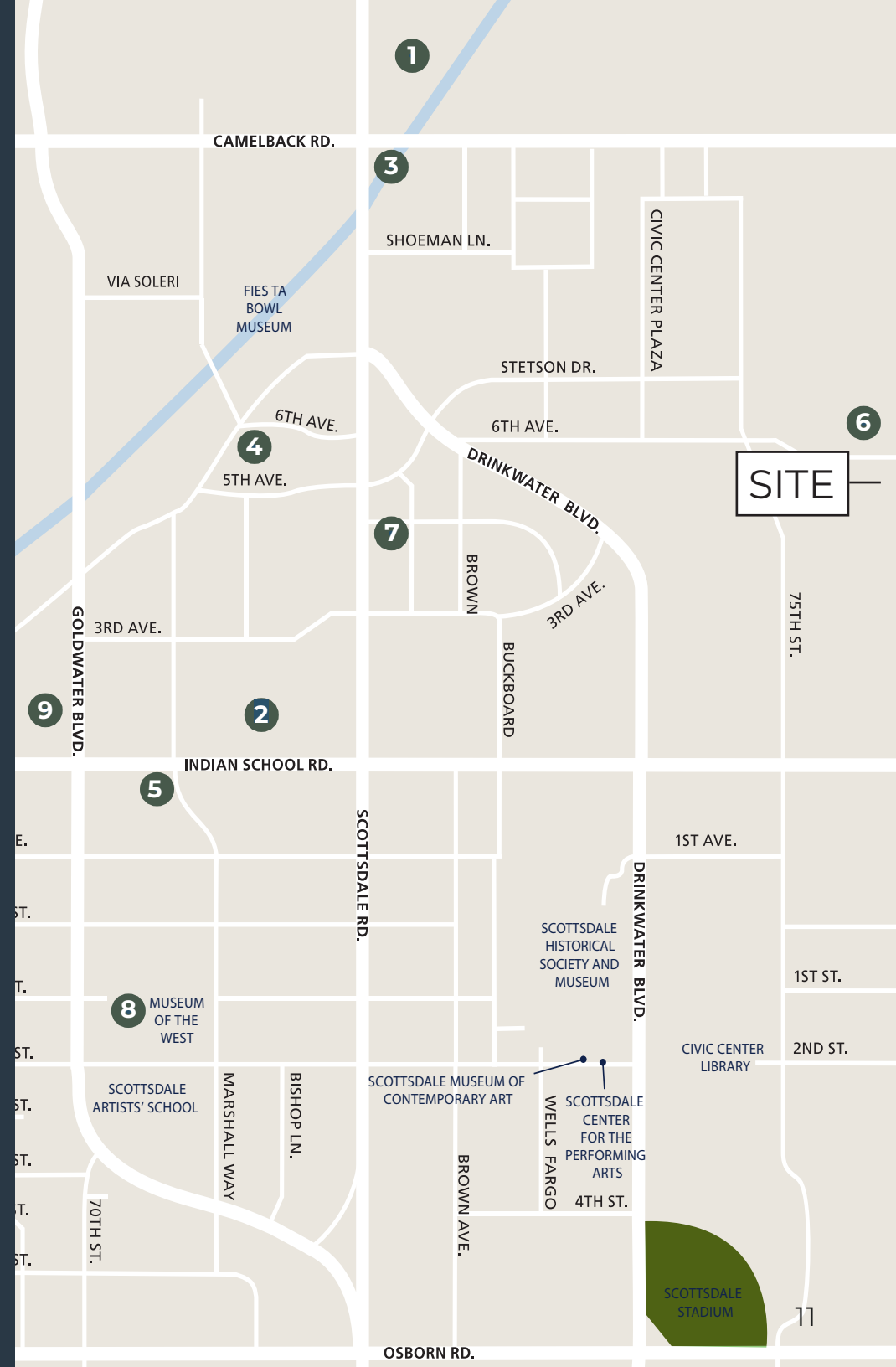
Old Town Development Activity

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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