

## LOCATION

4835 E. Cactus Road, Phoenix AZ 85254

## BUILDING SIZE

±198,534 RSF in four stories (typical floor ±49,633 RSF)

## PARKING

4.9/1,000 Covered

## PROPERTY FEATURES

- Energy Star rated building with high-end finishes
- In the heart of Paradise Valley
- Views of the Phoenix Mountain Preserve, Piestewa Peak, and Camelback Mountain
- Convenient freeway access, ±2.5 miles to SR 51, and a 15 minute drive to Sky Harbor International Airport
- Adjacent to 2.3 million square feet of retail and dining amenities
- Neighboring a 1.1 million square foot regional mall anchored by Macy's, Dillard's, Sears, JCPenney, and Costco
- Top-end demographics in the surrounding Scottsdale and Paradise Valley areas



# PARADISE VALLEY CORPORATE CENTER



## AVAILABLE

SUITE 115	±1,517 RSF	SUITE 200	±11,579 RSF	SUITE 305	±4,965 RSF	SUITE 410/415**	±3,796 - 9,457 RSF
SUITE 126	±2,477 RSF	SUITE 220	±4,524 RSF	SUITE 315	±2,079 RSF	SUITE 435	±2,871 RSF
SUITE 145	±2,766 RSF	SUITE 230	±4,443 RSF	SUITE 333	±2,216 RSF		
		SUITE 246	±8,061 RSF	SUITE 334	±1,653 RSF		
		SUITE 250	±2,256 RSF	SUITE 340**	±6,642 RSF		
		SUITE 246/250	±10,317 RSF	SUITE 345**	±3,171 RSF		
		SUITE 255	±3,296 RSF	SUITE 340/345**	±9,813 RSF		
		FLOOR 2	±10,000-35,003 RSF	SUITE 365	±5,492 RSF		
				FLOOR 3	±9,813 - 26,871 RSF		

\*\* Office Spec Suite

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## OFFICE LEASING

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