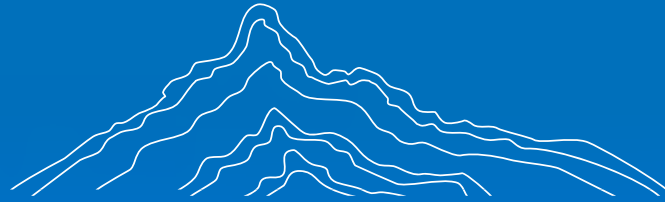


4835 EAST CACTUS ROAD | SCOTTSDALE, AZ 85254



PARADISE VALLEY

CORPORATE CENTER



BUCHANAN STREET
PARTNERS

 CUSHMAN &
WAKEFIELD

REDEFINE YOUR SENSE OF PLACE

Located in the bustling heart of a landmark Arizona city, Paradise Valley Corporate Center offers tenants both spacious room to grow and every amenity within convenient walking distance.

The ample floor plates and parking, high-end finishes, and spectacular mountain views invite a relaxed, collaborative atmosphere.

Walkable restaurants, dining, and Stonecreek Golf Course, and the upcoming Paradise Valley live/work/play redevelopment less than a mile away create a quality lifestyle worth living.

PROPERTY HIGHLIGHTS



Four EV charging stations



Class A Office



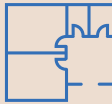
Energy Star Rated



4 Floors/
±198,534 RSF



4.9/1,000 Covered Parking Ratio



±49,633 RSF Typical Floor Size



On-site Fitness Center



In the heart of Paradise Valley



Convenient freeway access



Adjacent to retail and dining amenities



Spectacular mountain views



On-site Grab N Go



YOUR NEW COMMUNITY



NEAR NEW DEVELOPMENT

Paradise Valley Mall by RED



Working at Paradise Valley Corporate Center places tenants in the center of everything. The curated collection of restaurants and retail amenities, the Stone Creek Golf Course, and the exciting Paradise Valley Mall by RED Development provides a wide array of “must try hotspots” and “time-honored favorites.”

PHASE 1 | 2024

Whole Foods

Streetlights Residential
400 apartments

PHASE 2 | 2026

Country club

92,000 SF luxury athletic
country club

Luxury residential

11-story, 300 luxury residences



NEARBY AMENITIES



RETAIL

1. REI
2. Target
3. Half Priced Books
4. Dollar Tree
5. Costco
6. JCPenny
7. Jared Galleria of Jewelry
8. TJ Maxx
9. Party City
10. HomeGoods
11. Big 5 Sporting Goods
12. Hobby Lobby
13. Ulta Beauty
14. Office Max
15. 99 Cents Only Store
16. Scandinavian Designs
17. Best Buy
18. Sprouts Farmers Market
19. CVS
20. AT&T Store
21. Michaels
22. Walmart Supercenter
23. Lululemon

DINING

1. Oink Cafe
2. Dutch Bros. Coffee
3. Salad and Go
4. Raising Cane's Chicken
5. Panera Bread
6. Starbucks
7. Chili's
8. Wendy's
9. Whataburger
10. Chipotle
11. Oregano's Pizza Bistro
12. See's Candies
13. IHOP
14. McDonald's
15. Olives Mediterranean Grill
16. Longhorn Steakhouse
17. Jersey Mike's Subs
18. Picazzo's Healthy Italian
19. Hello Vietnam Pho & Roll
20. Julio G's Mexican
21. Cold Stone Creamery
22. In-N-Out Burger

23. Merigold Maison
24. Red Lobster
25. Olive Garden
26. Outback Steakhouse
27. Cold Beers & Cheeseburgers
28. The Mexicano
29. Chick-fil-A
30. Okay Maguey

BANKS

1. BMO Harris Bank
2. Chase Bank
3. PNC Bank
4. Bank of America
5. Desert Financial
6. Wells Fargo
7. Comerica

ENTERTAINMENT

1. Sweetwater Parks
2. Mesquite Library
3. Paradise Valley Mall by RED
4. Stone Creek Golf Club



ATTRACTIONS

12 Minutes | 5 Miles
to Phoenix Mountain Preserve

12 Minutes | 7 Miles
Phoenix Tapatio Cliffs Resort

20 Minutes | 10 Miles
to Downtown Scottsdale

22 Minutes | 17 Miles
to Phoenix Sky Harbor Airport

22 Minutes | 15 Miles
to Downton Phoenix





PARADISE VALLEY

CORPORATE CENTER

For more information, or to schedule a private tour, please contact:

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