

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



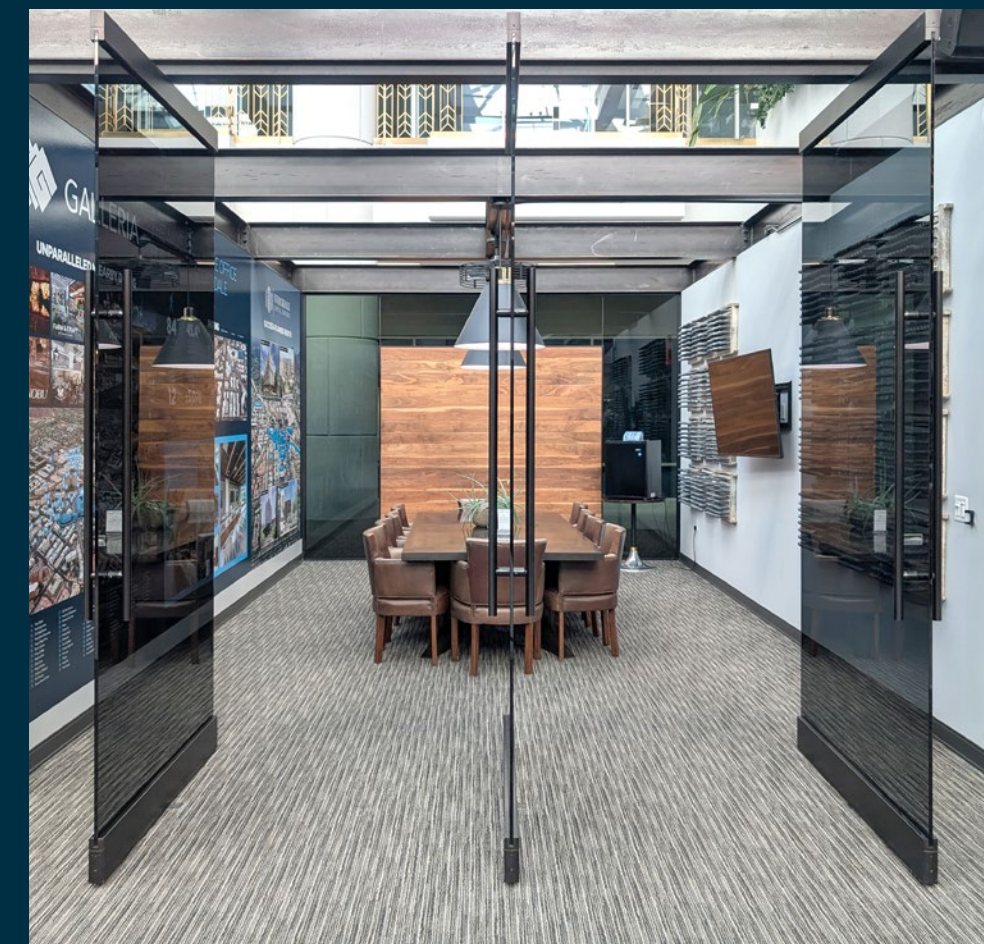
Fitness Center



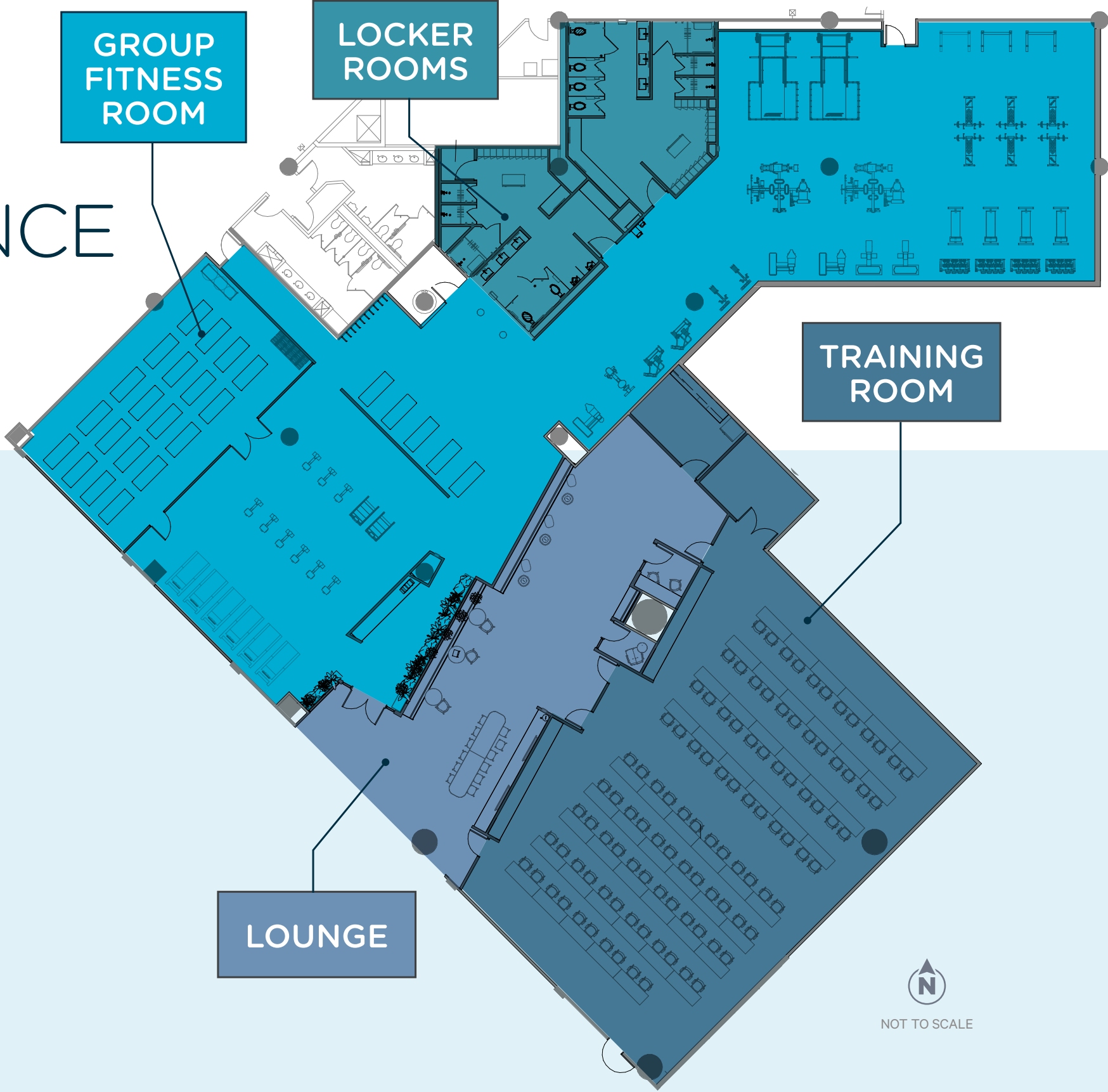
Conference Center



Inspired Lobby Design



NEW FITNESS & CONFERENCE CENTER

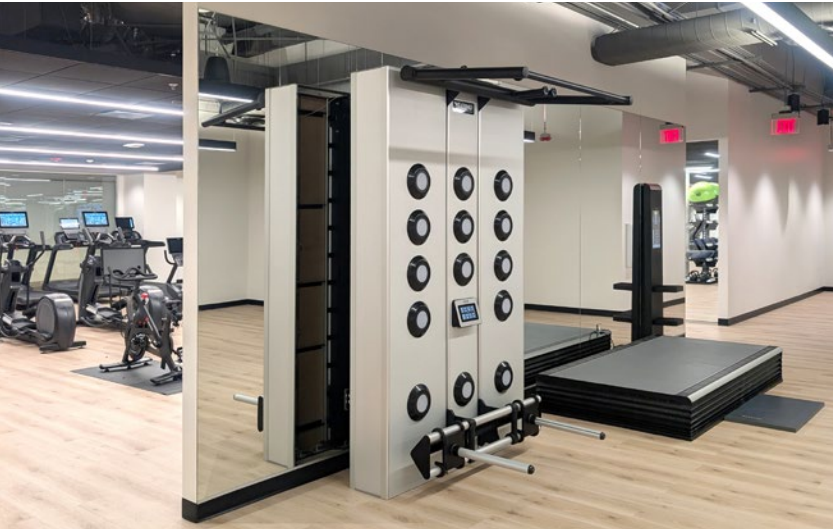


FITNESS CENTER

- 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

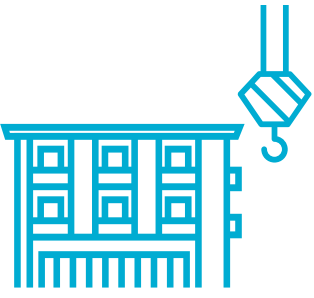


Downtown Scottsdale: The Place to Be

 **84**
WALK SCORE
Source: walkscore.com

 **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* | 27. Press Coffee | 40. Kyoto Japanese | 53. Original Chop Shop | 64. Social Tap | 77. Maya Day + Night |
| 2. Nobu | 15. Charley's Philly Cheese Steaks | 28. Hand Cut Chophouse | 41. Breakfast Club | 54. Rockbar Inc. | 65. Wasted Grain | 78. HiFi |
| 3. Francine | 16. Moxies | 29. Culinary Dropout | 42. Tap & Bowl | 55. FnB Restaurant | 66. Comoncy | 79. Joe's New York Pizza |
| 4. Toca Madera | 17. Shake Shack | 30. Call Her Martina | 43. Diego Pops | 56. Pour Decisions Patio & Kitchen | 67. Oasis Cafe | 80. DJ's |
| 5. Ocean 44 | 18. Five Guys | 31. Prep & Pastry | 44. Not My First Rodeo | 57. Cold Beers & Cheeseburgers | 68. Living Room | 81. Goodwood |
| 6. Tocaya Organica | 19. Maple & Ash | 32. Olive & Ivy | 45. Farm & Craft | 58. Loco Patron | 69. Sexy Roman | 82. Gus's New York Pizza |
| 7. Zinqué | 20. Elephante | 33. Tapas Papa Frita | 46. Berdena's | 59. Bourbon & Bone | 70. Kauboi | 83. Whiskey Row |
| 8. Johnny Rockets | 21. Starbucks | 34. Marcellino Ristorante | 47. The Herb Box | 60. Morning Squeeze | 71. Allegra | 84. Riot House |
| 9. Mastro's City Hall | 22. Society Swan | 35. Barrio Queen | 48. Evo | 61. Velvet Taco | 72. F/Sixteen | 85. El Hefe |
| 10. Catch | 23. Culinary Dropout | 36. Merkin Vineyards | 49. Schmooze | 62. J.T. Prime Kitchen Scottsdale | 73. Julio's Too | 86. Cake |
| 11. Yard House | 24. P.F. Chang's | 37. The Ends | 50. Cartel Coffee lab | 63. Giligin's | 74. Casa Amigos | 87. SHIV Supper Club |
| 12. Fired Pie | 25. Sprinkles | 38. Juice Core | 51. Pussycat Gelato | | 75. Bottled Blonde | |
| 13. Panda Express | 26. Chipotle | 39. The Montauk | 52. Three Beans Cafe | | 76. The District | |

*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.

CBRE

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

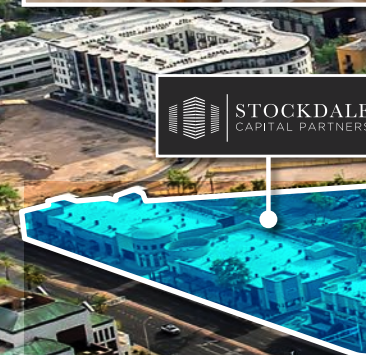
THE MONDE SCOTTSDALE
260 APARTMENT UNITS



REMI SCOTTSDALE | 164 ROOMS



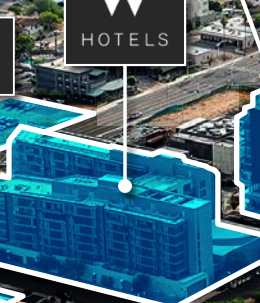
STOCKDALE
CAPITAL PARTNERS



EDITION



W
HOTELS



SHIV
HOTEL CLUB



et here
HOTEL



RIOT HOUSE



loft
HOTELS



South Parcel



GALLERIA



CITY CENTER | 295 APARTMENT UNITS



MARQUEE | ±286K SF FUTURE OFFICE



NOT TO SCALE



GALLERIA

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