

TWO BUILDINGS | CLASS A OFFICE

# PORTALES

±448,575 TOTAL SQUARE FEET

4800 & 4900 N SCOTTSDALE ROAD  
SCOTTSDALE, AZ



CUSHMAN &  
WAKEFIELD

# THE PINNACLE

OF WORKPLACE  
EXPERIENCES

Expect the unexpected at Portales, the most prestigious office park in Scottsdale, AZ. Standing confidently against a backdrop of Old Town Scottsdale, Camelback Mountain, and a thriving metropolis, this two-building, Class A office combines an impressive location and views with equally stunning work environment.

From high end lobby finishes and private balconies to easy freeway and entertainment district access, Portales offers tenants unmatched possibilities from day to night.

CLASS A OFFICE CAMPUS

±448,575 SF | TWO BUILDINGS

LEED GOLD CERTIFIED



THIS IS  
**PORTALES**

PRIVATE  
BALCONIES

FLOOR-TO-CEILING  
MOUNTAIN VIEWS

SIGNAGE  
OPPORTUNITIES

4:1000  
PARKING RATIO



EXPLORE  
PHENOMENAL  
AMENITIES



ON-SITE FITNESS CENTER



ROARING FORK RESTAURANT



100-SEAT AUDITORIUM



LOUNGE & GAME ROOM



CITY MARKET DELI WITH  
OUTDOOR SEATING



MULTIPLE OUTDOOR  
COLLABORATION SPACES



ON-SITE SECURITY AND  
MANAGEMENT



LEED GOLD AND ENERGY  
STAR RATED BUILDING



FLOOR-TO-CEILING VISION  
GLASS WITH WRAPAROUND  
MOUNTAIN VIEWS



CONVENIENT SURFACE VISITOR  
PARKING & UNDERGROUND  
GARAGE EMPLOYEE PARKING



PORTALES

A REMARKABLE  
SENSE OF  
PLACE



TENANT KITCHEN



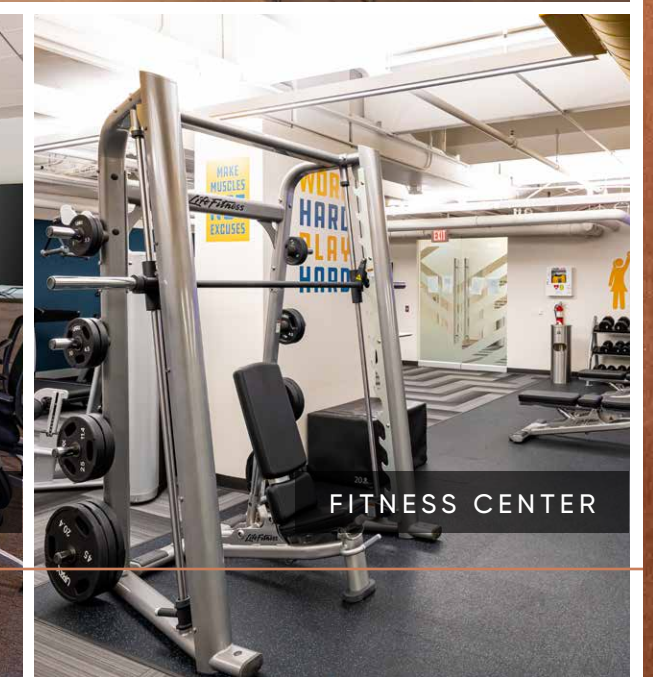
TENANT LOUNGE



OUTDOOR PATIO & DINING



CONFERENCE ROOM



FITNESS CENTER

# STRATEGICALLY POSITIONED

## RESTAURANTS & BARS

- |                        |                                |
|------------------------|--------------------------------|
| 1 Roaring Fork         | 28 Breakfast Club              |
| 2 City Market Deli     | 29 Living Room                 |
| 3 Postino              | 30 Donabe                      |
| 4 Modern Market        | 31 Casa Amigos Tacos + Tequila |
| 5 Chipotle             | 32 Bottled Blonde              |
| 6 Sprinkles Scottsdale | 33 Hi Fi Kitchen Cocktails     |
| 7 Ocean 44             | 34 El Hefe Scottsdale          |
| 8 Toca Madera          | 35 Dierks Bently's Whiskey Row |
| 9 Tocaya               | 36 Bevv Food & Drink           |
| 10 Zinque              | 37 Barstool Scottsdale         |
| 11 Francine            | 38 Social Tap Scottsdale       |
| 12 Nobu Scottsdale     | 39 Giligan's                   |
| 13 Starbucks           | 40 Simon's Hot Dogs            |
| 14 Moxies              | 41 JT Prime Kitchen Scottsdale |
| 15 Shake Shack         | 42 Frashers Tavern             |
| 16 Mastro's City Hall  | 43 Wine Girl                   |
| 17 Maple & Ash         | 44 Morning Squeeze             |
| 18 Culinary Dropout    | 45 Merkin Vineyards            |
| 19 P.F. Chang's        | 46 The Montauk                 |
| 20 Hand Cut Chophouse  | 47 Farm and Craft Scottsdale   |
| 21 Sauce Pizza & Wine  | 48 Loco Patron                 |
| 22 Call Her Martina    | 49 Cold Beer & Cheeseburgers   |
| 23 Olive & Ivy         | 50 FnB                         |
| 24 Tapas Papa Frita    | 51 Cafe Monarch                |
| 25 Barrio Queen        | 52 Zuzu                        |
| 26 LDV Winery          | 53 The Mission Old Town        |
| 27 Kyoto Scottsdale    | 54 Goldwater Brewing Co        |

## SHOPPING

- 1 Scottsdale Fashion Square  
Luxury Shopping Mall with 200+ brand-name stores including: Neiman Marcus, Nordstrom, Apple, Lululemon, Prada, Gucci, Louis Vuitton, Versace, Burberry, Zara, Macy's, Dillards, etc.
- 2 Scottsdale Waterfront
- 3 5th Avenue Shops
- 4 Old Town Scottsdale

## HOTELS

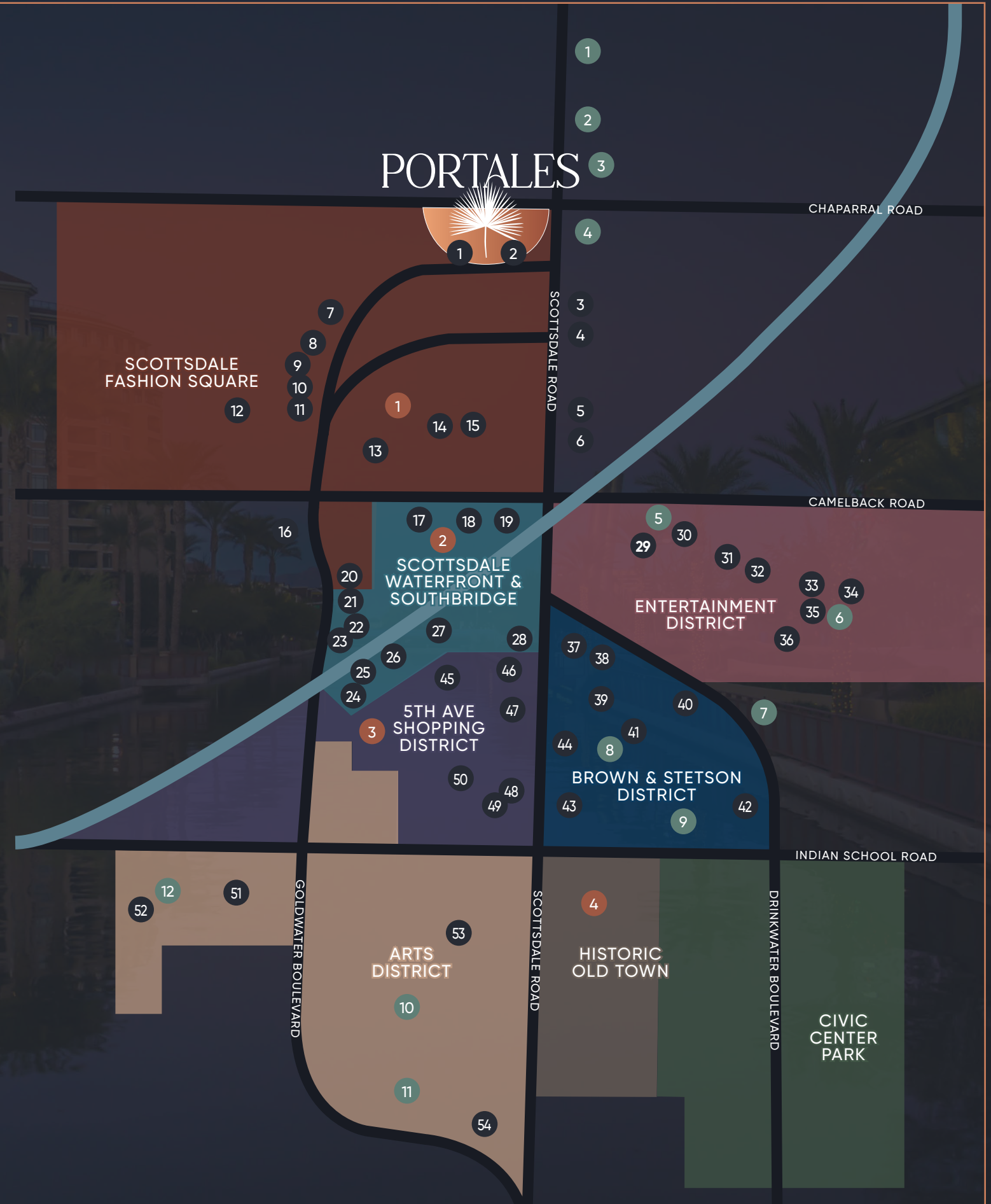
- 1 Double Tree by Hilton
- 2 Hotel Adeline
- 3 Embassy Suites
- 4 The Scott
- 5 W Scottsdale
- 6 Aloft
- 7 Hyatt Place
- 8 Marriott
- 9 Hilton Garden Inn
- 10 Canopy by Hilton
- 11 Bespoke Inn Scottsdale
- 12 Hotel Valley Ho

5 min /  
1.0 miles  
to Downtown  
Scottsdale

7 min /  
2.4 miles  
to Loop 101

18 min /  
7.7 miles  
to Phoenix  
Sky Harbor  
International  
Airport

33 min /  
12.8 miles  
to Downtown  
Phoenix





# SCOTTSDALE'S PRESTIGIOUS DISTRICTS

## SCOTTSDALE FASHION SQUARE

- Over 250 premium retailers
- Luxury cinema
- High-end & casual restaurants

## WATERFRONT & SOUTHBRIDGE

- Popular restaurants
- Boutiques
- Walking/jogging trails Arizona Canal South Bridge

## ENTERTAINMENT DISTRICT

- Upscale nightclubs and bars
- Lively nightlife & restaurants

## 5TH AVENUE SHOPPING DISTRICT

- Unique, locally-owned shops
- Fine dining
- The famous Bob Parks Horse Fountain

## BROWN & STETSON DISTRICT

- Restaurants & bars
- Hotels
- Personal services: salons, massages, fitness

## ARTS DISTRICT

- Fine art galleries
- Museums
- Weekly ArtWalk

## HISTORIC OLD TOWN

- Western wear boutiques
- Native American jewelry
- Historic sites

## CIVIC CENTER PARK

- 21 acres
- Public art
- Scottsdale Museum of Contemporary Art
- Scottsdale Center for the Performing Arts



24-HOUR SECURITY



NEWLY RENOVATED OUTDOOR SITTING AREA



AMPHITHEATER



# PORTALES

FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE TOUR, PLEASE CONTACT:

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