

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

PORTALES

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



OUTDOOR PATIO & DINING



TENANT KITCHEN



TENANT LOUNGE



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

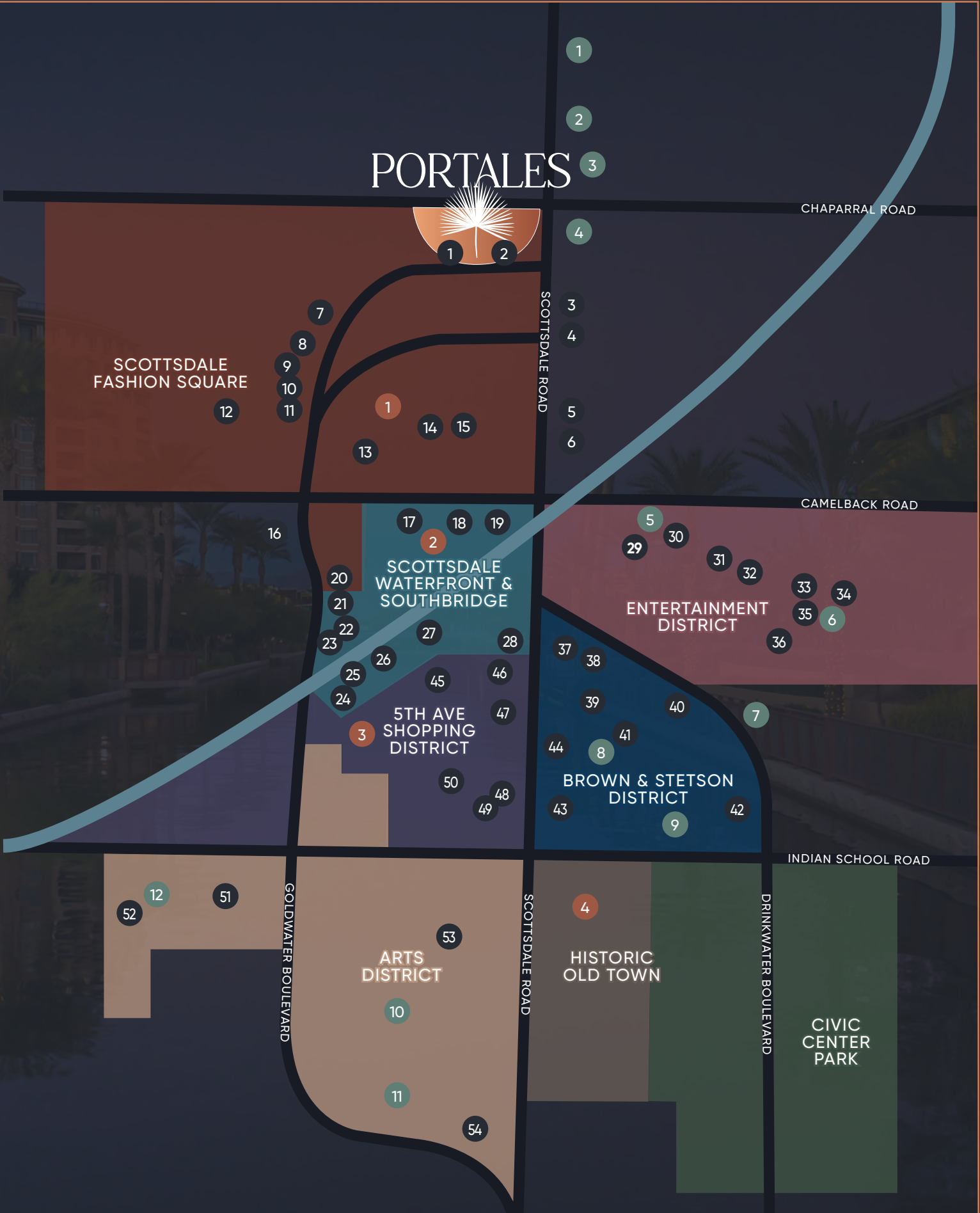
- 1 Double Tree by Hilton
2 Hotel Adeline
3 Embassy Suites
4 The Scott
5 W Scottsdale
6 Aloft
7 Hyatt Place
8 Marriott
9 Hilton Garden Inn
10 Canopy by Hilton
11 Bespoke Inn Scottsdale
12 Hotel Valley Ho

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

PORTALES



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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