

*exclusively represented by*



COMMERCIAL REAL ESTATE SERVICES

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0237

**EAST VIA DE VENTURA | BUILDING D** Scottsdale, Arizona



at  
**CALENDAR  
STICK  
BUSINESS  
PARK**

*Class "A" Prestige in the Heart of the Loop 101 Technology and Entertainment Corridor*



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## BUILDING FEATURES

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Two-story **Class "A"** office building

**Excellent** parking ratio  
5.7/1,000

**Easy Access** to Loop 101 and  
on-site amenities

**Adjacent** to Salt River Fields  
at Talking Stick

Directly south of Mainspring's  
new 60,000 SF retail project,  
**The Block at Pima Center**, and  
five minutes from the 950,000 SF  
**Pavilions at Talking Stick**  
retail development

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9237 EAST VIA DE VENTURA | BUILDING D | SCOTTSDALE, ARIZONA



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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*Outstanding visibility from and immediately adjacent to the Loop 101 Freeway, which provides access to all of Metro Phoenix.*



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*Just Minutes to...*



Butterfly Wonderland



Odyssey Aquarium



TopGolf of Scottsdale



Salt River Fields at Talking Stick



The Block at Pima Center

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# scottsdalearizona

The city of Scottsdale is located in the northeast portion of the Phoenix-Mesa-Glendale metro area. The local population in the city totals more than 241,000 residents. Scottsdale has three distinct districts. South Scottsdale, which encompasses Old Town Scottsdale, is the premier entertainment and tourism segment. South Scottsdale features hundreds of restaurants and bars, the 1.6-million square foot Scottsdale Fashion Square Mall (tenants include Neiman Marcus, Barney's New York and Tiffany).

Central Scottsdale is the affluent residential and business hub in Scottsdale, with master-planned communities such as Gainey Ranch, McCormick Ranch and Scottsdale Ranch, that have thousands of residents, as well as 200,000 employees within five miles. Our site is located on the reservation near the 496-room Talking Stick Resort, Top Golf and the Salt River Fields sports complex. These projects surround one of the larger retail projects in Scottsdale, the 950,000-square foot Pavilions shopping center located at the Loop 101 and Indian Bend Road.



## SCOTTSDALE at a Glance...



**241,000**  
residents



**5th Largest**  
city in Arizona



**\$75,000**  
median HH income



**9,000,000**  
visitors per year



**\$1.1 Billion**  
spent per year  
by visitors



**World-Class Golf and Outdoor Recreation**



**Highly Walkable Amenities**



**Top Rated Hotels and Resorts**

*for further information please contact*

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