

# THE SQUARE

6991 E Camelback Road, Scottsdale





# THE SQUARE



Created to inspire community, The Square is a place where companies, people, lifestyle & collaboration come together.

- ▣ ±175,268 SF TOTAL
- ▣ 3 STORIES
- ▣ TYPICAL FLOOR: ±57,563 SF
- ▣ 5:1,000 PARKING RATIO
- ▣ CONFERENCE CENTER
- ▣ ACTIVATED COURTYARD
- ▣ COFFEE SHOP/DELI & TENANT LOUNGE
- ▣ RESTAURANT - MASTRO'S CITY HALL



# TRANSFORMATION

COMPLETED 2021



## GAME & RECREATION AREA

Casual seating with games for a quick break from work



## NEW COFFEE/ SANDWICH SHOP & OUTDOOR DINING

Shaded outdoor extension accompanies a new food service amenity off the north lobby



## OUTDOOR MEETING & EVENT AREA

Roll up garage bay door connects to a brand new 50-person training center



## ACTIVATED COURTYARD







ENTRANCE



OUTDOOR DINING



OUTDOOR MEETING & EVENT AREA



NEW COFFEE/SANDWICH SHOP



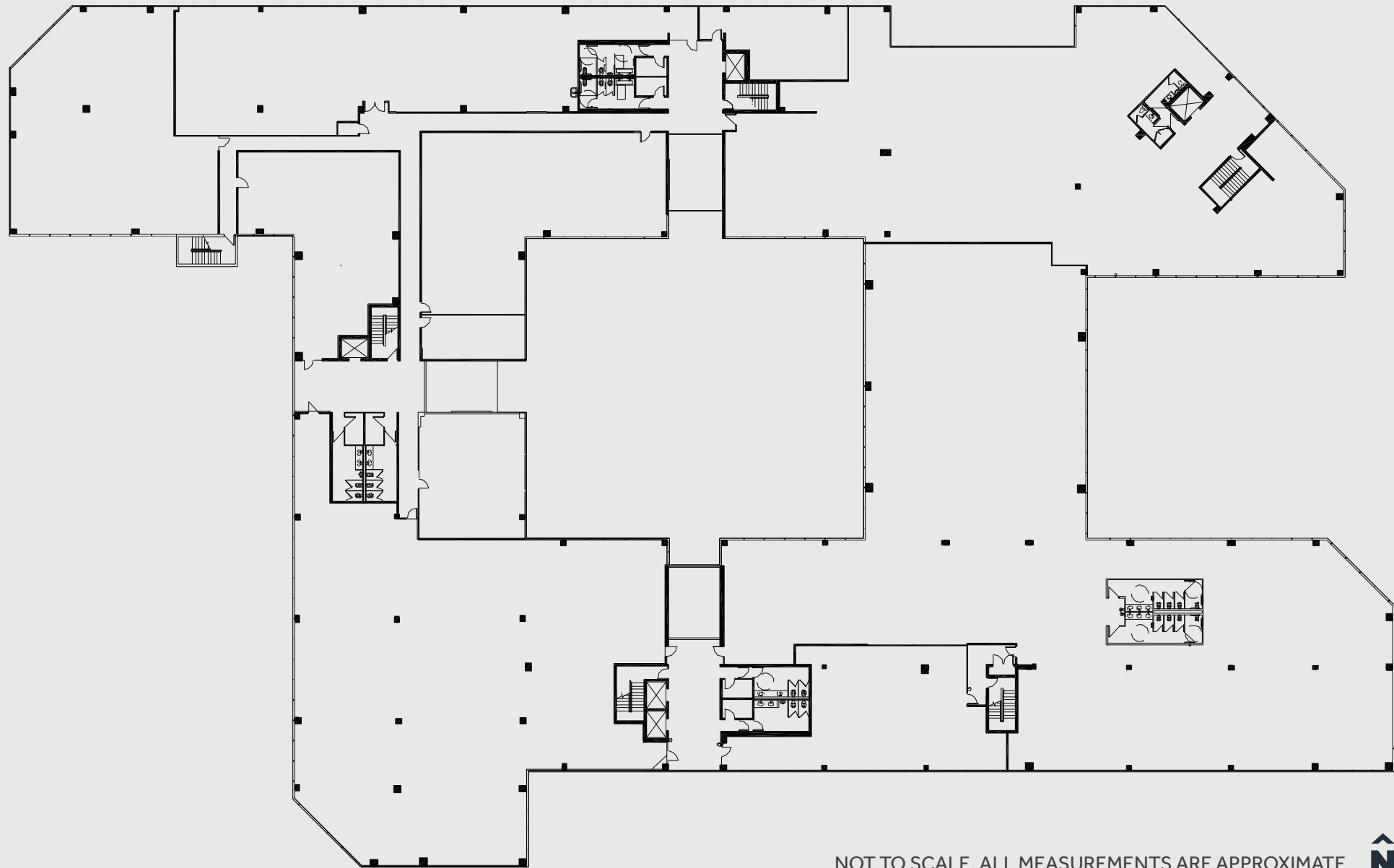
ACTIVATED COURTYARD



GAME & RECREATION AREA



# BUILDING FLOORPLATE



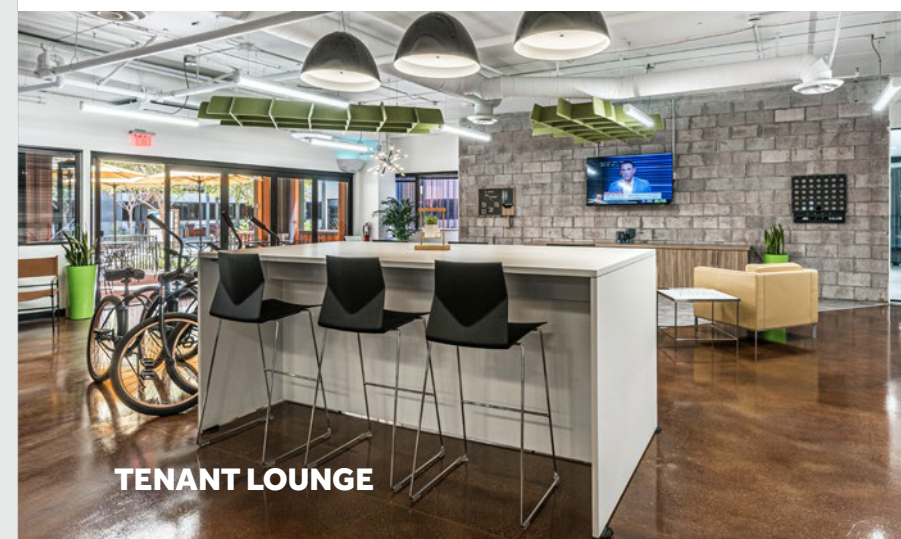
NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE



ACTIVATED COURTYARD



FITNESS CENTER



TENANT LOUNGE



MASTRO'S CITY HALL

# BUILDING AMENITIES

- COMMUNITY CONFERENCE ROOM
- TENANT LOUNGE
- ON-SITE RESTAURANT - MASTRO'S CITY HALL
- ON-SITE COFFEE SHOP/DELI
- BIKE SHARE PROGRAM
- FITNESS CENTER
- ACTIVATED COURTYARD



# ACCESSIBILITY



**84**  
WALK-ABILITY  
walkscore.com

  
SCOTTSDALE TROLLEY  
EVERY  
15

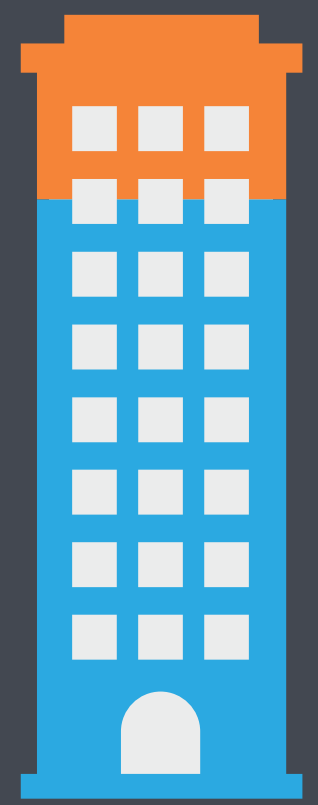
  
**1,557**  
APARTMENTS IN WALKING  
DISTANCE  
Axiometrics 2018


# DEMOGRAPHICS


## SCOTTSDALE RANKINGS

-   
"4th Best City for Millennials"  
Gogobot
-   
"Top 10 Tech-Savvy Community"  
Center for Digital Government
-   
"Top 10 Food Cities"  
Livability.com
-   
"5th Safest City in the U.S."  
Law Street Media
-   
"Top 100 Best Places to Live"  
Livability.com
-   
"Top 20 American Thriving Cities"  
Daily Beast


## MULTIFAMILY DEVELOPMENT DOWNTOWN SCOTTSDALE

  
**5,774**  
UNITS DELIVERED SINCE 2010  
**1,235**  
MORE UNDER CONSTRUCTION  
ESRI 2018

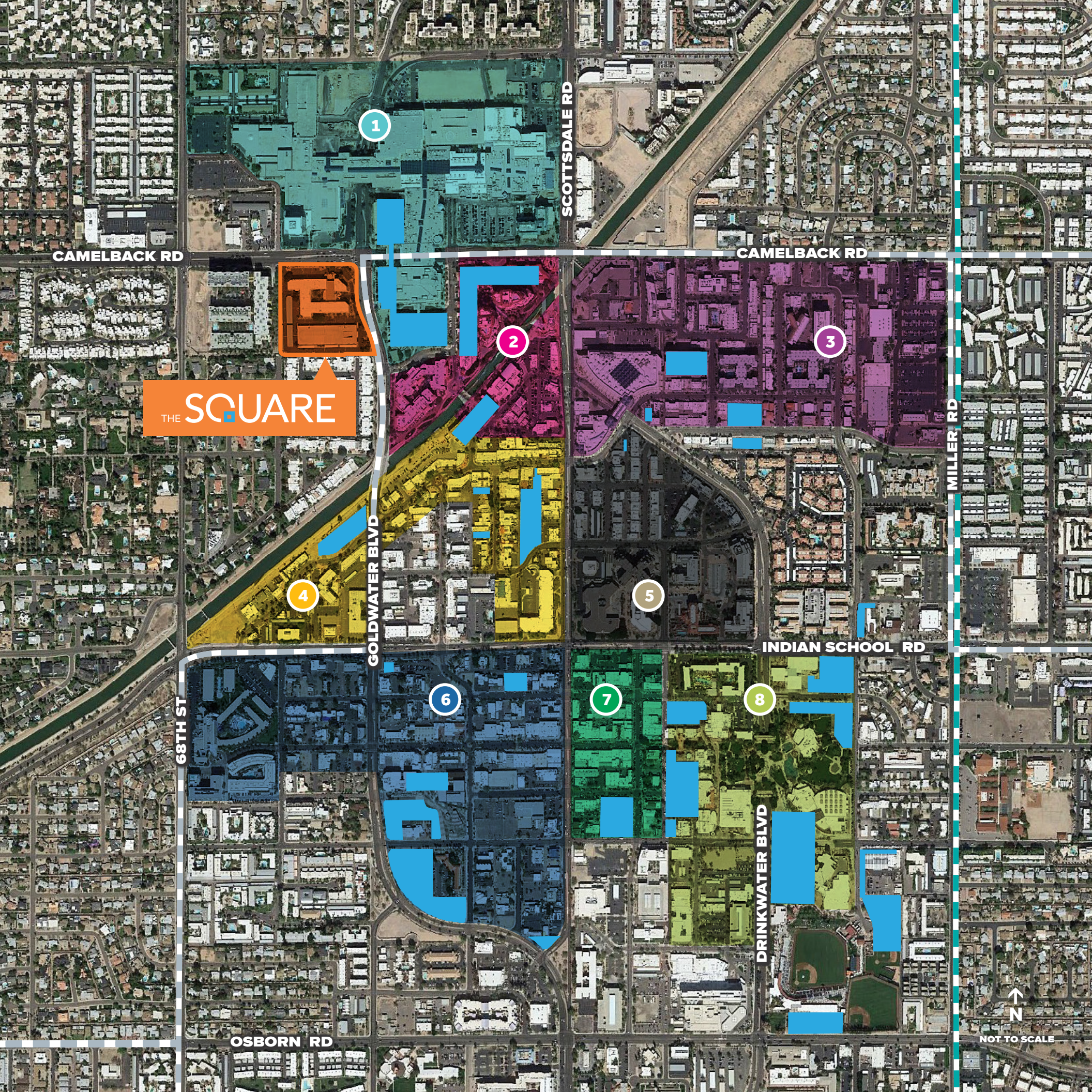
**\$75K**  
  
AVERAGE TECH  
SALARY  
IN METRO  
PHOENIX  
ESRI 2018

DOWNTOWN SCOTTSDALE  
  
**53%**  
BACHELOR'S DEGREE  
OR HIGHER  
ESRI 2018

**17.2%**  
OF DOWNTOWN SCOTTSDALE  
JOBS ARE SALES JOBS  
  
ESRI 2018

**47.8%**  
OF DOWNTOWN  
  
ESRI 2018





# OLD TOWN SCOTTSDALE



**SCOTTSDALE FASHION SQUARE**  
The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



**BROWN & STETSON DISTRICT**  
This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



**WATERFRONT & SOUTHBRIDGE DISTRICT**  
These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



**ARTS DISTRICT**  
Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



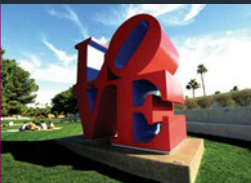
**ENTERTAINMENT DISTRICT** The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologist showing off their talents at upscale nightclubs and bars.



**HISTORIC OLD TOWN**  
This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



**5TH AVENUE SHOPPING DISTRICT**  
This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



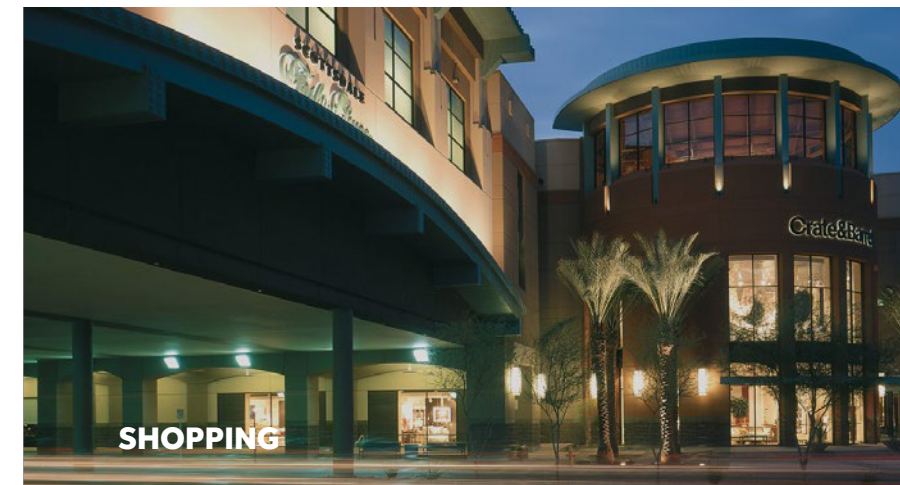
**CIVIC CENTER PARK**  
The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.

68TH/CAMELBACK  
SCOTTSDALE TROLLEY

MILLER/HAYDEN  
SCOTTSDALE TROLLEY

PUBLIC PARKING





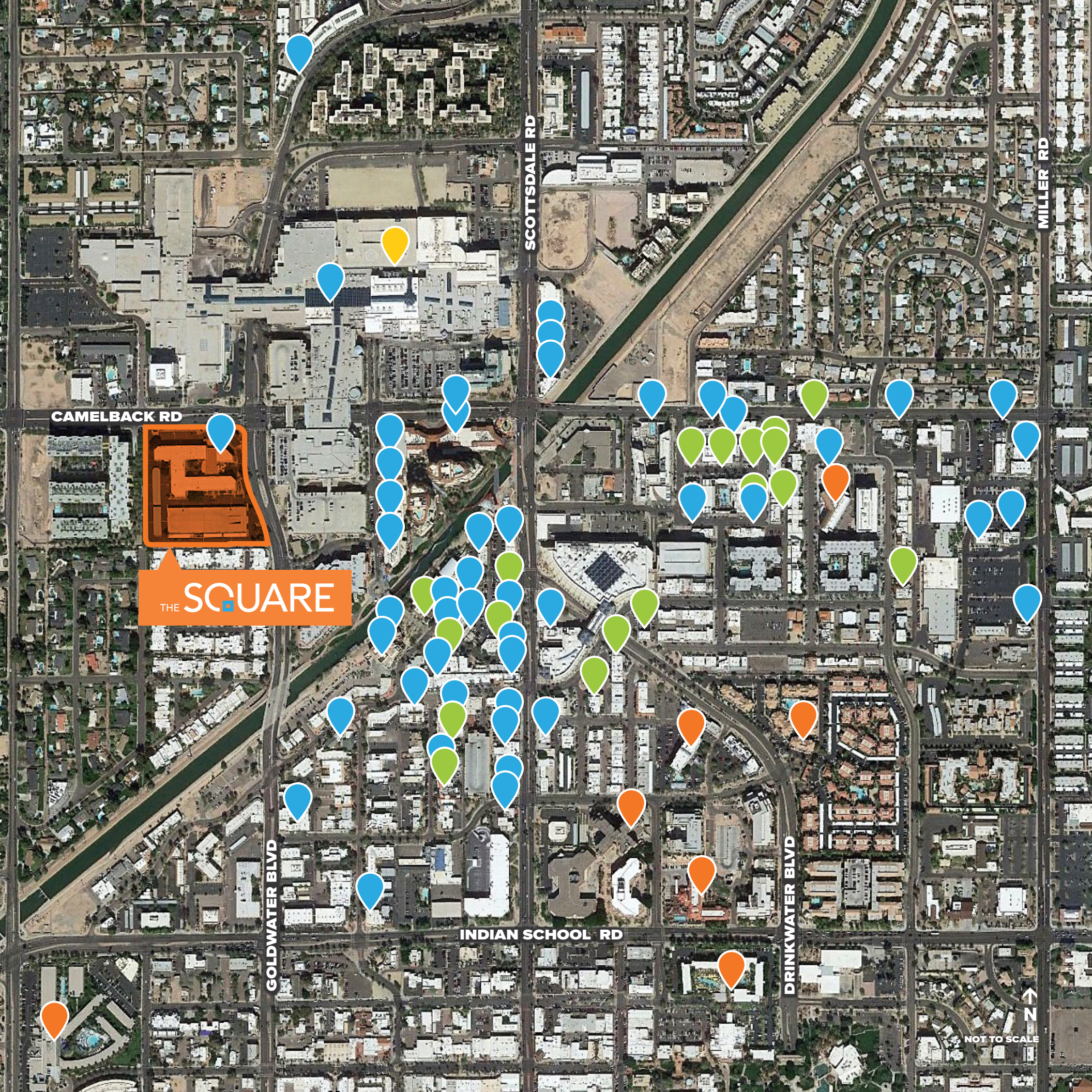
# OLD TOWN SCOTTSDALE



## PLENTY OF THINGS TO DO

Whether you're shopping for handcrafted jewelry, dining at a hot new gastropub, or stepping behind the red velvet rope at a downtown nightspot, this lively, pedestrian-friendly zone is one of the most popular and unique neighborhoods in Scottsdale and the Phoenix Metro area.





# AMENITIES



RESTAURANTS	ENTERTAINMENT	HOTELS	RETAIL
<p><b>WALKING DISTANCE</b></p> <p>Sprinkles Cupcakes Chipotle Yogurtland Ocean 44 Mastro's City Hall Kona Grill Boba Tea Company Charleys Philly Steaks Francine Fired Pie Five Guys NOBU Panda Express Tocaya Organica Pita Jungle Shake Shack Yard House Starbucks Sauce Pizza &amp; Wine Culinary Dropout Hand Cut Chophouse Press Coffee Olive &amp; Ivy P.F. Chang's Original Pancake House Kaleidoscope Juice Toca Madera</p>	<p><b>BIRD DISTANCE</b></p> <p>Zipps Sports Grill Joe's New York Pizza Breakfast Club Tap and Bowl Barrio Queen Original ChopShop Citizen Public House The Herb Box FnB Restaurant Cold Beer &amp; Cheeseburgers Morning Squeeze EVO Second Story Frank &amp; Lupe's Old Mexico Pasta Brioni Wok 'N Roll Mr. Mesquite Street Tacos Julio's Too Kyoto Juice Core Diego Pops Super Chunk Sweets &amp; Treats Tapas Papa Frita Marcellino Ristorante Cartel Coffee Lab Farm &amp; Craft Loco Patron Bourbon &amp; Bones Taj Mahal Drunk Munk Kazimierz Wine &amp; Whiskey Bar The Gelato Spot Schmooze Loyalty Restaurant &amp; Lounge STK Steakhouse Wine Girl</p>	<p><b>BIRD DISTANCE</b></p> <p>Bevvy Boondocks Bottled Blonde Casablanca Rooftop Lounge Whiskey Row El Hefe Mexican Restaurant Geisha A Go Go Giligin's Hi Fi Kitchen &amp; Cocktails International Nightclub Kelly's at South Bridge Maya Day and Nightclub Riot House Rockbar Social Tap The District The Montauk Wasted Grain Paris in Scottsdale Living Room</p>	<p><b>BIRD DISTANCE</b></p> <p>W Scottsdale Aloft Scottsdale Scottsdale Marriott Suites Hyatt Place Hyatt House Hilton Garden Inn The Saguaro Scottsdale Hotel Valley Ho</p> <p><b>WALKING DISTANCE</b></p> <p>Scottsdale Fashion Square</p>





DIEGO POPS



VALLEY HO



OPTIMA CAMELVIEW



BOURBON & BONES



FARM & CRAFT



THE SAGUARO



OPTIMA SONORAN VILLAGE



BOTTLED BLONDE



THE SQUARE

clearlink

EMC<sup>2</sup>

nrg

HomeLight

SISENSE

workiva

DIGITAL AIR STRIKE

Square

web.com

GENERAL DYNAMICS

MINDBODY

yelp

ZocDoc

nextiva

Zillow

UBS

Sendoso

indeed

Opendoor

ORACLE

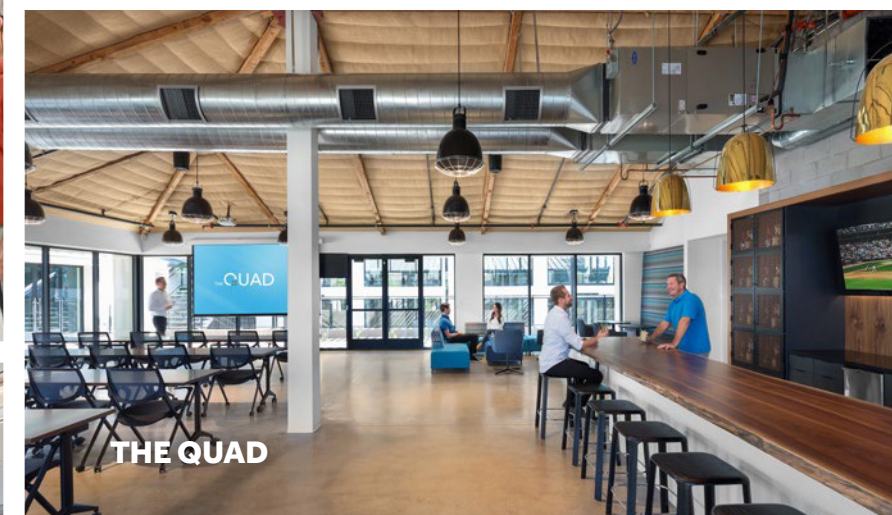


# CORPORATE NEIGHBORS



Join Old Town Scottsdale's ever growing corporate community.





# CITY OFFICE PORTFOLIO

With a portfolio over 1,000,000 square feet and growing in the Arizona market, City Office REIT is one of Arizona's most prominent landlords. The large portfolio allows City Office to provide maximum flexibility and growth availability. Specifically, two sister projects within South Scottsdale, the Quad and the Square, offer one best-in-class creative office community, designed to provide tenants a superior modern experience and flexible growth options.



# THE SQUARE

JOIN THE COMMUNITY. FOR MORE INFORMATION ON THE  
SQUARE AND THE QUAD

[CLICK FOR AVAILABLE SPACES](#)

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