

4110 SCOTTSDALE

4110 N SCOTTSDALE RD
SCOTTSDALE, AZ

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

4110





PROPERTY FEATURES



SIZE

±117,857 SF



STORIES

3



BUILDING

Class A Office



FLOOR PLATE

±35,000 SF



PARKING RATIO

3.63/1,000 in subterranean garage with direct elevator access to tenant floors



VISITOR PARKING

Convenient surface parking at building entrance



ELEVATORS

Two separate elevator lobbies for convenient visitor and tenant access



SIGNAGE

Building signage available



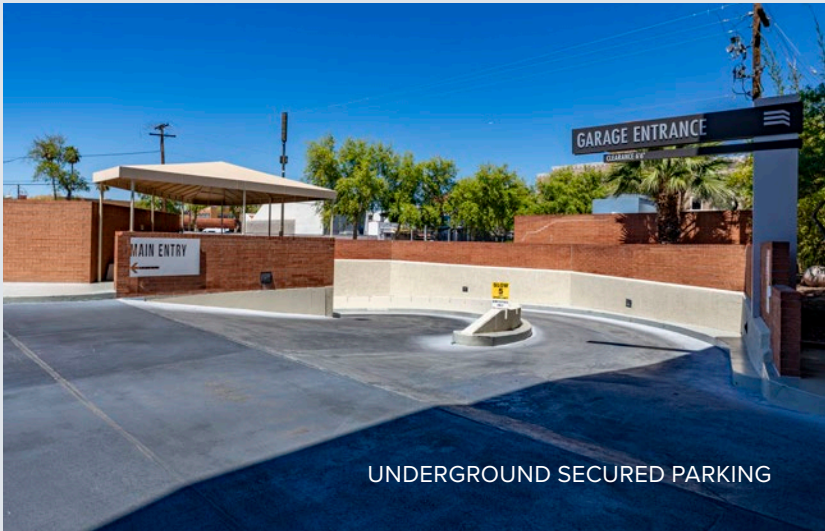
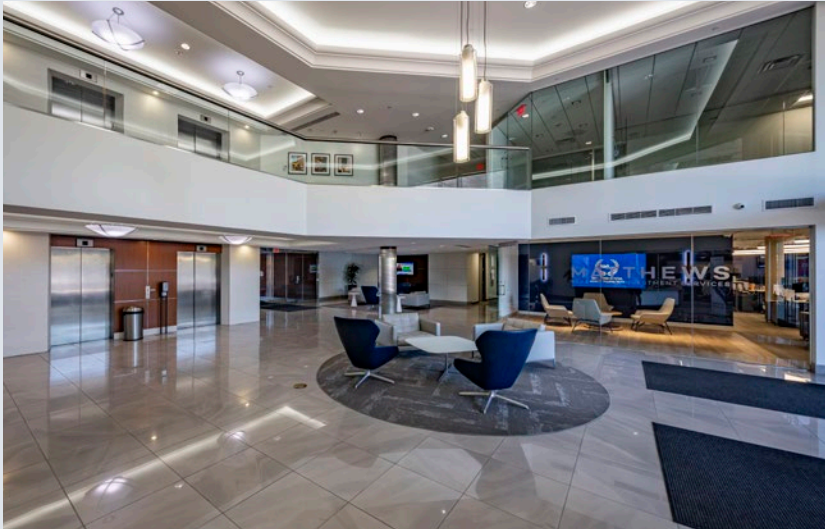
VISIBILITY

Prominent Scottsdale Road frontage



NEWLY RENOVATED

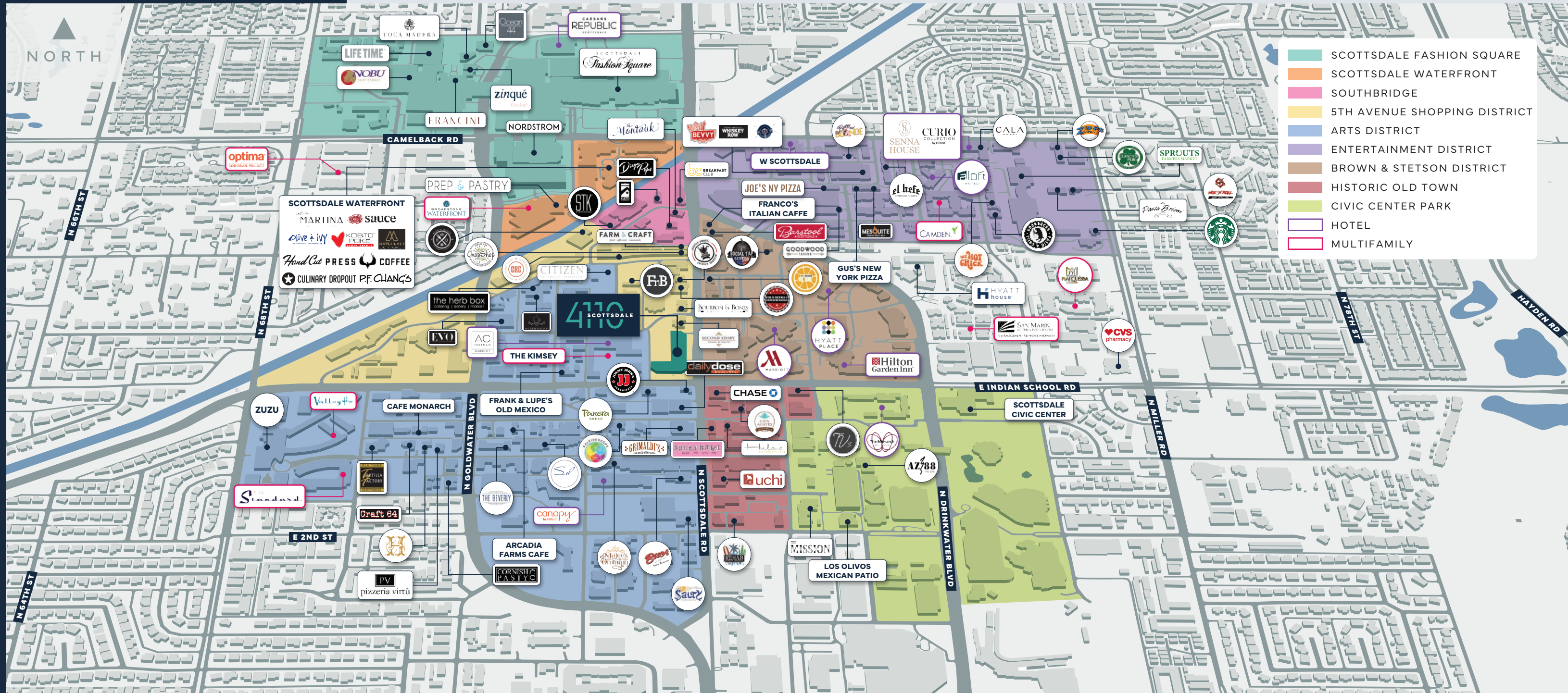
Renovations recently completed



UNDERGROUND SECURED PARKING

DISCOVER OLD TOWN SCOTTSDALE

4110 Scottsdale is well-located in an amenity rich environment. Tenants enjoy access to an abundance of retail and dining establishments and numerous hotels and multifamily options within a 1/2 mile radius.





A VIBRANT DESTINATION FOR WORK AND LIFE.

4110 Scottsdale offers convenient access to the vibrant culture, charm, and business community of Old Town Scottsdale. With its mix of boutique shops, art galleries, trendy restaurants and entertainment options, Old Town provides an inspiring backdrop for both work and leisure, making it an ideal location for businesses.



Old Town is home to nine walkable neighborhoods, each with a distinct personality:

SCOTTSDALE FASHION SQUARE

Luxury shopping center with over 200 premium retailers, restaurants, and entertainment options.

BROWN & STETSON DISTRICT

Mixed-use area with a range of restaurants, coffee shops, bars and local salons.

5TH AVE. SHOPPING DISTRICT

A lively district featuring designer boutiques, trendy coffee shops and restaurants, and the Bob Parks Horse Fountain.

ENTERTAINMENT DISTRICT

This district transforms into a vibrant nightlife hub after dusk, featuring upscale bars, nightclubs, and entertainment venues like Dierks Bentley's Whiskey Row, Bottled Blonde, and Hi Fi Kitchen & Cocktails.

SOUTHBRIDGE

Located on the southern side of the Arizona Canal, you'll find wine tasting rooms and exceptional restaurants with patio dining.

HISTORIC OLD TOWN

The historic corner of Old Town Scottsdale with Native American jewelry shops, western-wear boutiques and historic sites.

CIVIC CENTER PARK

A serene escape with expansive green spaces and notable attractions like the Scottsdale Museum of Contemporary Art and Scottsdale Center for the Performing Arts.

ARTS DISTRICT

Numerous art galleries and public art, featuring a free Thursday night ArtWalk.

SCOTTSDALE WATERFRONT

A vibrant destination with upscale retailers, restaurants, and an annual art installation, all situated along the Arizona canal.



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