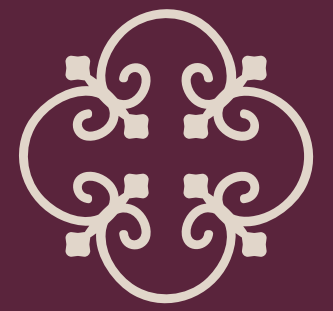




Jones Lang LaSalle Americas, Inc. License #: CO508577000



the Forum

6263 N SCOTTSDALE RD,
SCOTTSDALE, AZ 85250



Building *Features*

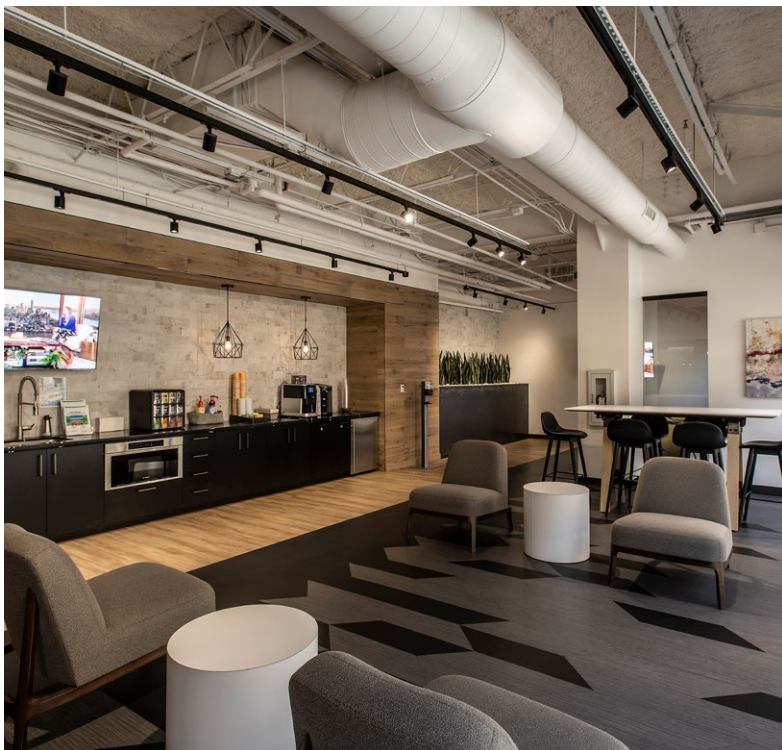
BUILDING SIZE:
±213,500 SF

THREE FLOORS
(±69,000 SF each)

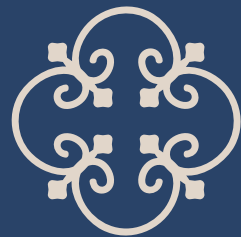
Direct subterranean parking with
**400 covered stalls & 3 EV
charging stations**

PARKING RATIO:
4.0/1,000 SF

COVERED PARKING:
2.5/1,000 SF



the Forum



is a premier multi use space and central element of the Hilton Village on Scottsdale Road. The 220,000 sq ft office building creates a unique and inviting atmosphere for both tenants and owners. With unique architecture, café plus lounge amenities, ample parking, and great accessibility, this is truly an ideal setting in one of Scottsdale's best locations.

Property Highlights

Full café with indoor & outdoor seating
as well as catering offers

Inviting tenant lounge

Premier Camelback Mountain views

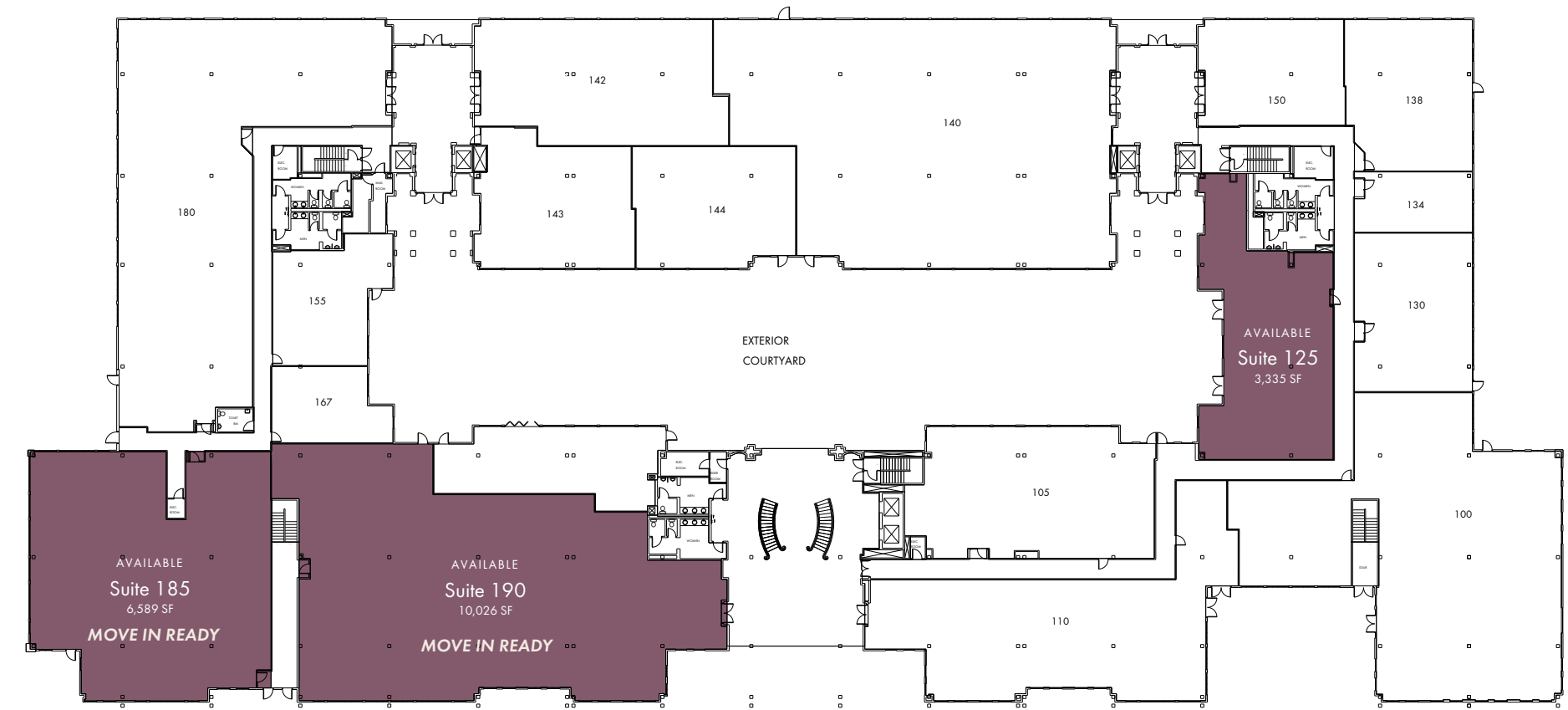
Walkable amenities

On-site property management, day porter,
and engineer

Nestled in the heart of Scottsdale between
McCormick Ranch & Paradise Valley

Prime **Scottsdale Road** frontage with
prominent building **signage opportunities**

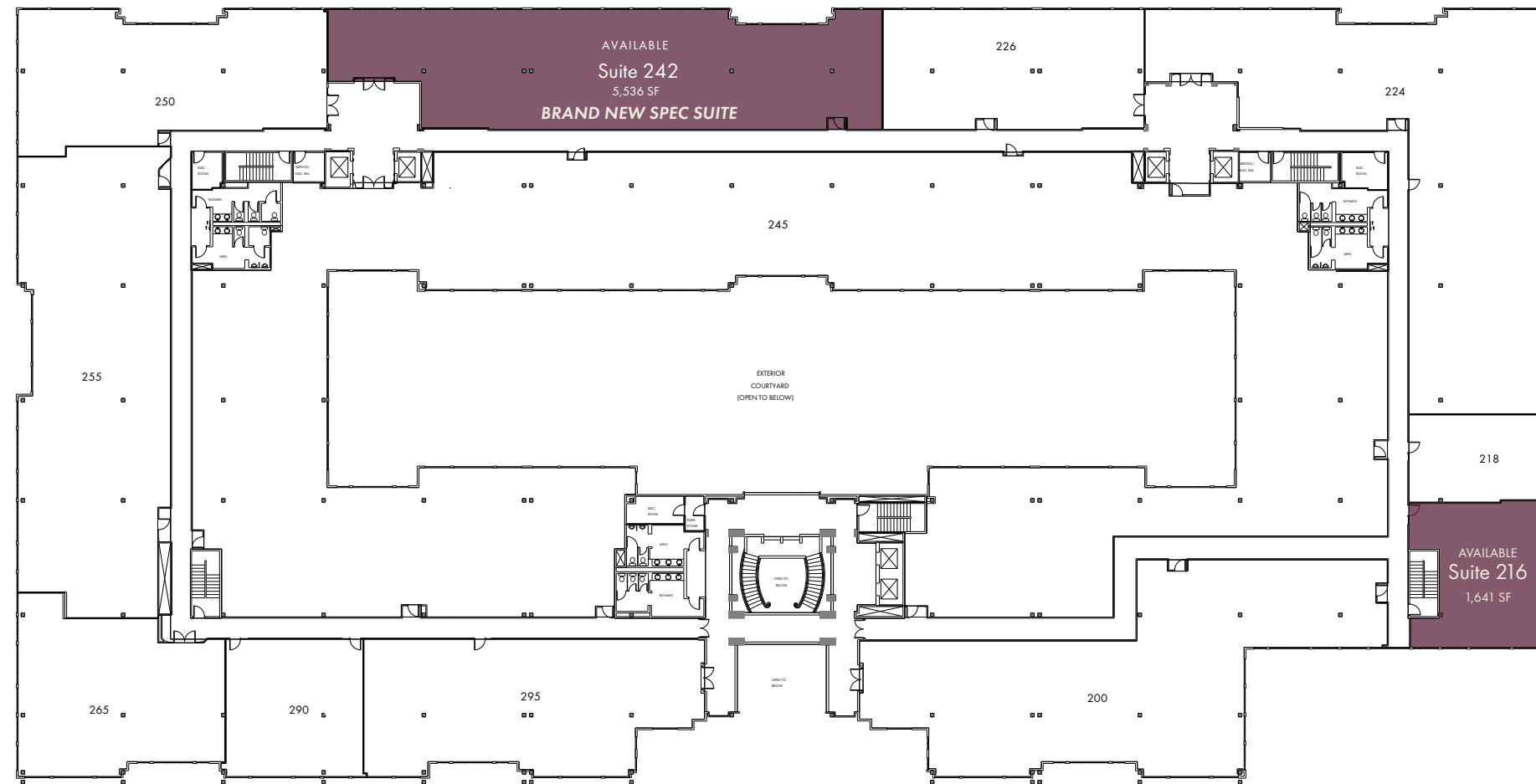
Shaded outside courtyard with wide-ranging
landscaping and beautiful water features



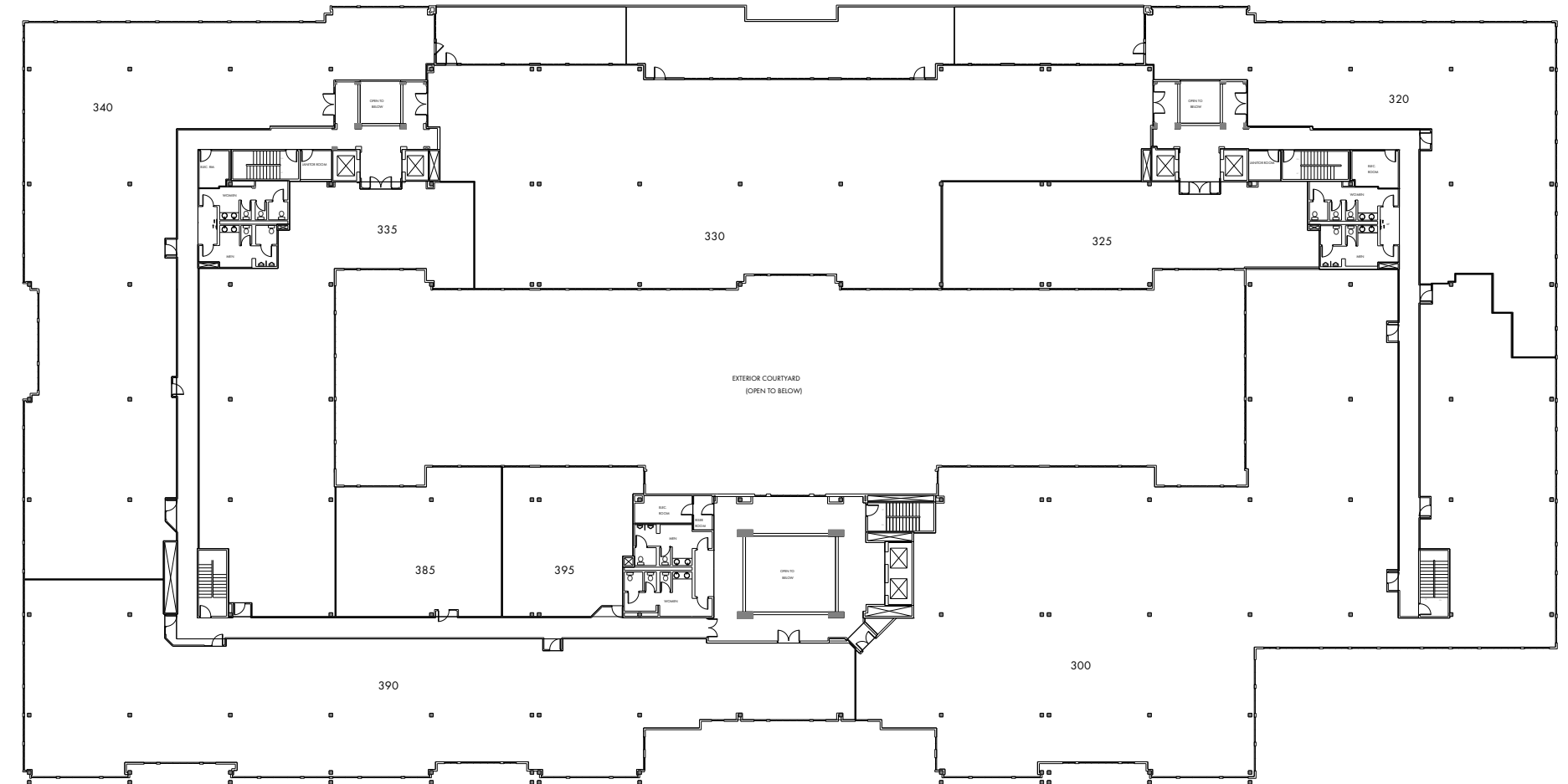
FLOOR 1

Floor Plans





FLOOR 2



FLOOR 3

Floor Plans



In the Heart of Scottsdale

A premier location within minutes to an abundance of daily amenities, high-end dining, luxury retail, and exquisite resorts.

Positioned next door to The Shops at Hilton Village, a boutique outdoor shopping and dining destination with over 25 retailers and dining options.



BLANCO
COCINA • CANTINA

DOUBLETREE RESORT
BY HILTON™
PARADISE VALLEY - SCOTTSDALE

fat ox
modern italian

FIRST WATCH.
THE DAYTIME CAFE

Fleming's
PRIME STEAKHOUSE & WINE BAR

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

HOUSTON'S

Hilton
SCOTTSDALE
RESORT & VILLAS

MVR

néktar
JUICE BAR

NOBU

Ocean
44

POSTINO

THE RITZ-CARLTON
PARADISE VALLEY

Roaring Fork
Wood Fire Cooking

ROKA
AKOR
steak | seafood | sushi

scramble.
a breakfast & lunch joint

SCOTTSDALE
Fashion Square

THE SCOTTSDALE
RESORT AT MCCORMICK RANCH

**THE SHOPS AT
HILTON
VILLAGE**

Starbucks

TOCA MADERA

Local Retailers

Nearby Amenities

RESTAURANTS

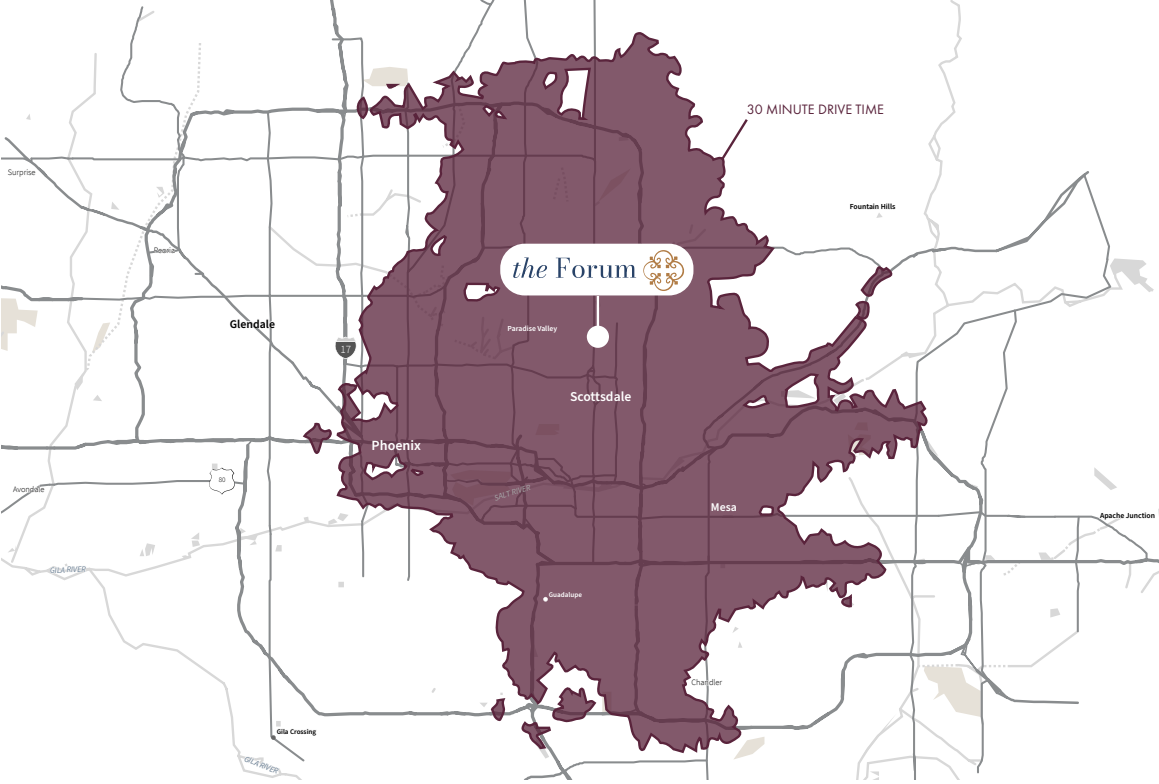
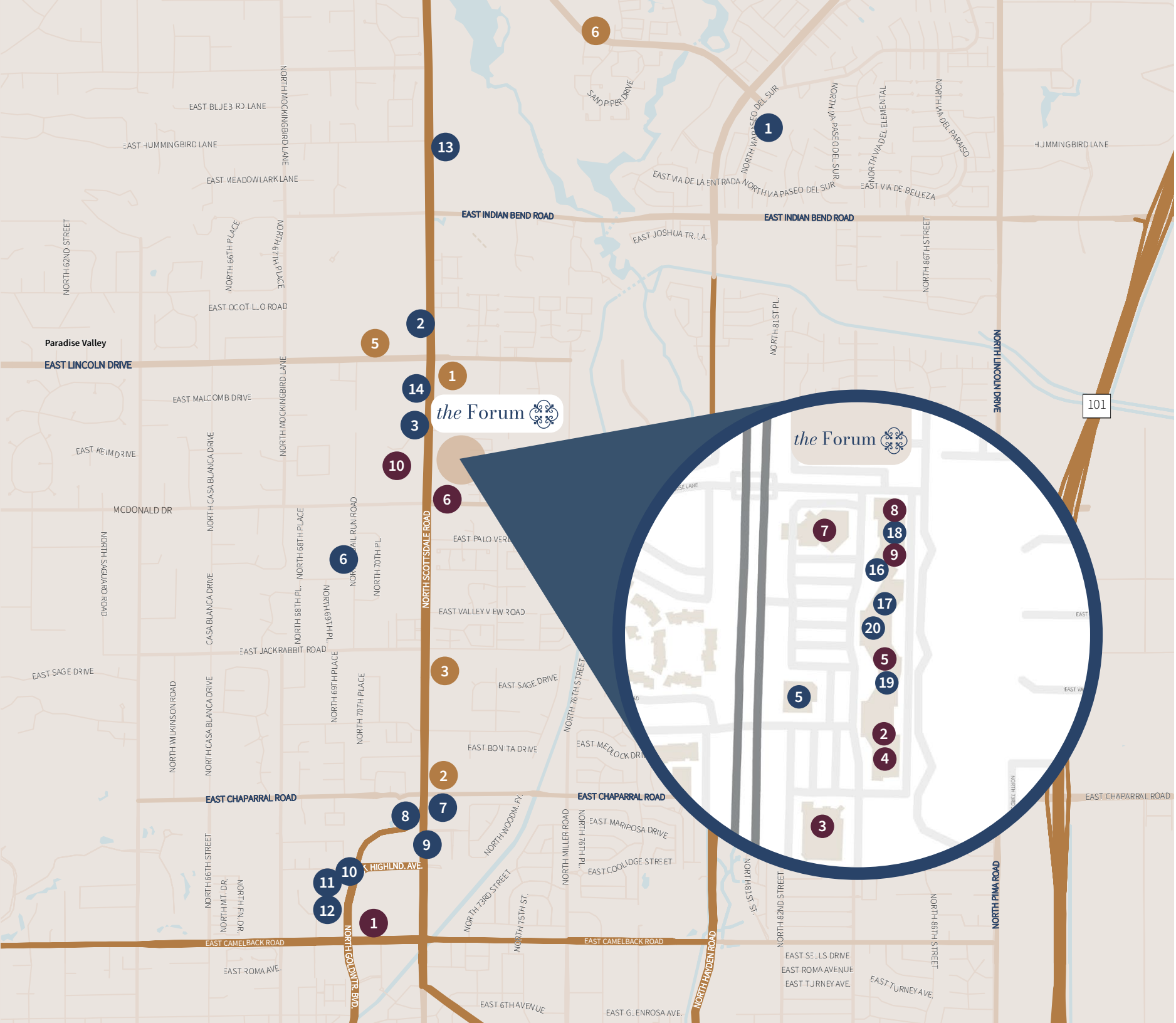
- 1 The Vig McCormick Ranch
- 2 Scramble, a Breakfast & Lunch Joint
- 3 Fogo de Chão Brazilian Steakhouse
- 4 Blanco Cocina + Cantina
- 5 Houston's
- 6 Awaken Café
- 7 The Canal Club
- 8 Roaring Fork
- 9 Postino Highland
- 10 Ocean 44
- 11 Toca Madera Scottsdale
- 12 Nobu Scottsdale
- 13 Roka Akor
- 14 Fat Ox
- 15 Fleming's
- 16 First Watch
- 17 Nektar Juice Bar
- 18 Slanted Rice
- 19 Starbucks
- 20 Tap House Kitchen

RETAIL

- 1 Scottsdale Fashion Square Mall
- 2 Dolce Boutique
- 3 CVS Pharmacy
- 4 Juut SalonSpa
- 5 The Linen Tree
- 6 Wells Fargo
- 7 Chase
- 8 Allure Nail
- 9 Signature Barbershop
- 10 Palo Verde Spa & Apothecary

RESORT

- 1 Hilton Scottsdale Resort & Villas
- 2 Embassy Suites by Hilton
- 3 DoubleTree Resort by Hilton
- 4 The Scottsdale Resort at McCormick
- 5 The Ritz-Carlton, Paradise Valley



Demographic Highlights

within 30 minute drive time

\$98,596	1.34%	1,592,315
Avg household income	Annual growth rate	Population aged 18+
21.2% (337,570)	11.6% (184,708)	35.8
Bachelor's Degree	Graduate Professionals	Median Age



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