

ARBOR

A SPACE FOR WORK & WELLBEING



Welcome ₄

Design Philosophy ₈

Our Mission ₁₄

Arbor's Ecosystem ₁₆

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Old Town Scottsdale ₅₁

Secure Your Space ₅₄



Welcome to Arbor Old Town

Building O1
4141 N Scottsdale Rd.
Scottsdale, AZ 85251

Building O2
7272 E Indian School Rd.
Scottsdale, AZ 85251

Imagine a workspace that feels as effortless as it is exceptional. A place in which your company can grow without compromise, where success feels natural and every detail is designed to empower your potential.

At George Oliver, we create work environments that do more; cultivating an ecosystem that enables businesses to thrive. With premium amenities, a prime location, and spaces designed to inspire, Arbor Old Town's two building campus is a sanctuary for growth. Here, companies excel in a setting that removes obstacles and focuses on what truly matters: your vision, your goals, and your wellbeing. It's not just an office. It's where your best work begins.



AMENITIES

Experience work-life balance with Arbor Old Town's hospitality-inspired office environment.



CONCIERGE



LOBBY BAR



160-PERSON TRAINING ROOM



12-PERSON MEETING ROOM



50-PERSON TRAINING ROOM



4-PERSON MEETING ROOM



30-PERSON BOARDROOM



PODCAST STUDIO



FITNESS ROOM



MOTHER'S ROOM



WELLNESS SPA



SAUNA



YOGA ROOM



SHOWERS



MEDITATION ROOM



COLD PLUNGE



GOLF SIMULATOR



WINNEBAGO BAR



BILLIARDS ROOM



EV CHARGING STATIONS



DOG PATIO



OUTDOOR EVENT PATIO

Inspired by nature and luxury, the Arbor Old Town workspace blends beauty and function.

Experience an open, relaxed design that fosters productivity and wellbeing.



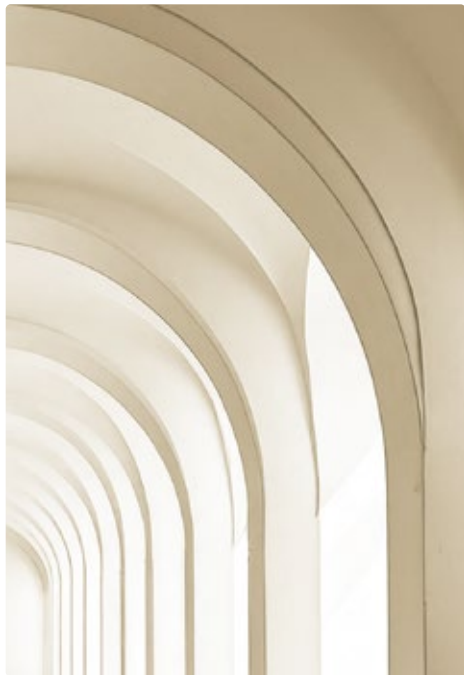
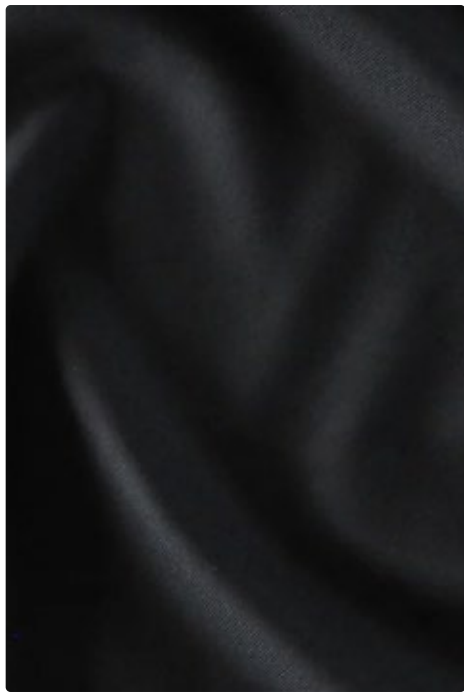
"At Arbor Old Town we blurred the lines between indoors and out, softened hard edges, and layered materials to create a rich, inviting atmosphere."

JAY SCiarANI, LEAD ARCHITECT,
GEORGE OLIVER DESIGN

There is nothing generic about a George Oliver Experience. We don't settle for surface-level renovations or cosmetic fixes. Instead, we invest in true transformation. Each project begins with the bones of a space—carefully deconstructing what's there and rebuilding with purpose, clarity, and creativity. As we reinvent, we also honor the history and integrity of each site. Every design decision is intentional, creating environments that feel like they've always belonged.

Arbor Old Town represents the next evolution of our work. It's a culmination of what we've learned: refining what's been successful, rethinking what hasn't, and tailoring every detail to this unique location. Here, the site's rare outdoor potential set the tone, and we fully embraced it. We blurred the lines between indoors and out, softened hard edges, and layered materials to create a rich, inviting atmosphere. Greenery became more than a finishing touch, it became part of the architecture; shaping intimate nooks and natural dividers that bring softness and vibrancy throughout the space.

The result is a welcome departure from the stark, traditional office space. Arbor Old Town draws on the comfort of home and translates it into a refined, professional hospitality-inspired environment. It's designed to foster connection, spark creativity, and make the return to the office feel less like a requirement—and more like a place where people and ideas flourish. At Arbor Old Town, work doesn't just look good. It feels good.



DESIGN ELEMENTS

- Seamless integration of nature and greenery to shape the space organically
- Earth tones to invoke a calm and relaxed mood
- A rich mix of natural materials—metal, wood, tile, stone—layered with varied textures to create an immersive feel

Nurture productivity. Inspire wellbeing.

This is a workspace experience found nowhere else. Think of the design standards and functional excellence of a luxury hotel, mixed with the culture of a private social club. Every detail is designed for flow, focus, and wellbeing built around seamless spaces, premium amenities, and white-glove service.

THE OFFICE, REIMAGINED.

Do your best work in a space designed for productivity and success. With cutting-edge amenities, a prime location, and commitment to a concierge experience, Arbor Old Town sets a new standard for what a workplace can be. This isn't just an office—it's an environment built for growth.



The Office Space

Designed to Work Together

This is where your business finds its space. Thoughtfully designed and move-in ready, Arbor Old Town's spec suites offer a blend of function and style—every detail being part of a larger vision. It's a workspace ecosystem that's intentionally crafted to support focus, collaboration, and growth in a setting that feels as good as it looks.



AMENITIES // CONCIERGE

Community Concierge

Arbor Old Town's white glove service is a signature George Oliver deliverable that's raised the bar for what employers should expect from their landlords.

- **White-Glove Excellence**
No detail is too small. Experience high-end service with a level of hospitality and ownership that goes above and beyond.
- **Unparalleled Customer Service**
To make your every day at Arbor Old Town effortless, our on-site management team helps to streamline everything from event planning to seamless workspace support.
- **Seamless & Stress-Free**
The best service isn't just reactive—it's proactive. Our concierge anticipates your team's needs, ensuring tenants feel valued and supported every step of the way.

AMENITIES // WELLBEING

Experience wellbeing, at work.

We believe wellness isn't a perk, it's a necessity for success. Arbor Old Town creates spaces that contribute to a healthier, more productive environment by reducing stress and enhancing focus. Our workplace is as much about wellbeing as it is about work, all designed to support a balanced work day.





Fitness Center

Designed for performance, our fully equipped fitness center is complete with state-of-the-art equipment, yoga room, free weights, and towel service. Whether it's a workout or taking a moment to flow, this space makes it easy to prioritize wellness during your week.



Spa-Inspired Locker Rooms
From saunas, cold plunges, and high pressure showers to makeup vanities, complementary towels and lockers serviced by a local dry cleaner, Arbor has everything to help you save time and seize the day.



Meditation Pods
Take a breather in tranquil spaces designed for relaxation and mindfulness.

Thriving, Together.

Built for Connection

Social spaces designed to bring people together. Ideas that grow from every conversation. Connections that spark new business. Your team's productivity has finally found its perfect setting.

AMENITIES // GATHER

Social by design.

The Arbor Old Town Ecosystem goes beyond mere function. Here, you'll find spaces intentionally designed to bring your team together. From lounge areas and game rooms to a craft cocktail and coffee bar, connection happens naturally, making collaboration and downtime feel effortless.





The Botanist at Arbor
Visit our signature lobby bar to fuel your workday with artisanal bites, fresh brewed espresso, and handcrafted cocktails.



The Sprig

Housed in a custom-designed Winnebago, The Sprig is located in The Garden (our signature outdoor event patio). Its sleek but retro design combines vintage charm with modern mixology to enhance the signature Arbor Old Town aesthetic. Saddle up and get served with craft cocktails and beverages to wind down during downtime or elevate company events.



Game Rooms
Our innovative gaming spaces feature billiards, virtual darts, and a Trackman golf simulator.



Golf Simulator Room
Tee off anytime. Host your monthly team meeting or take a midday breather on our state-of-the-art Trackman iO golf simulator.

AMENITIES // PRODUCTIVITY

Meeting and event spaces for every need.

From high-tech training rooms to outdoor venues, Arbor Old Town offers versatile spaces tailored to any purpose. Whether it's a client pitch or a company-wide state of the union, our spaces flex to meet the demands of your business.





Large Scale Training Room

Host up to 160 people in our high-tech training room with cutting edge audio/video equipment. This room also includes a hospitality bar with back entry for seamless catering and outdoor access to our special event lawn.



Flexible Training Room

With flexible seating arrangements and a seamless setup built for collaboration, this room hosts and serves between 20-50 people with an included hospitality bar.



Collaboration Rooms
These rooms seat up to 12 with a mix of soft seating and conference tables—perfect for brainstorming or private discussions.



Break-Out Rooms
Great for a quick meeting outside of your workspace, these rooms are located in the building's lobby and are fully furnished with soft seating or a four-person desk and chairs.



Podcast Studio
Step into our professional-grade studio built for creators, entrepreneurs, and business leaders.



Premium Boardrooms
Our boardrooms accommodate up to 30 people in a refined, distraction-free setting.

The Garden

Host everything from team gatherings to industry events in a sophisticated outdoor venue. With space for 250+ guests, The Garden offers a spacious lawn, built-in stage, cozy lounge seating, fireplaces, and hanging daybeds—all surrounded by lush landscaping. Plus our Winnebago bar, The Sprig, is on hand to serve up bites and coffee + cocktails to round out the perfect setting for your next event.



A lush sanctuary for building culture.

- | | | | |
|----|---------------------------|----|-------------------------|
| 01 | The Garden - Event Patio | 07 | Outdoor Conference Area |
| 02 | The Sprig - Winnebago Bar | 08 | Outdoor Lounge |
| 03 | Elevated Patio | 09 | Outdoor Stage |
| 04 | Fitness Room | 10 | Training Room |
| 05 | Tenant Patios | 11 | Training Room Patio |
| 06 | Dog Patio | 12 | Day Beds |



Work in the heart of Old Town

With Old Town on the rise, now is the time to set your business in The Valley's most iconic district. This rapidly growing area is quickly becoming recognized as one of the most livable cities in the Southwest. It offers a unique blend of upscale charm and fresh energy, with walking access to top dining, shopping, and culture.



ARBOR

OLD TOWN

COFFEE

- 01 Schmooze
- 02 Jojo Coffee House
- 03 Fourtilfour
- 04 Berdena's
- 05 Press Coffee
- 06 Cartel

BREAKFAST & LUNCH

- 07 Breakfast Club
- 08 Morning Squeeze
- 09 Prep & Pastry
- 10 Chop Shop
- 11 Farm & Craft
- 12 Francine
- 13 Barrio Queen

DINNER

- 14 Catch
- 15 Elephante
- 16 Din Tai Fung
- 17 Toca Madera
- 18 Uchi
- 19 Ocean 44
- 20 Nobu
- 21 Diego Pops
- 22 Culinary Dropout
- 23 Herb Box
- 24 Citizens Public House
- 25 Moxies
- 26 Maple & Ash
- 27 Mastro's City Hall

DRINK

- 28 AZ/88
- 29 The Montauk
- 30 Porter's
- 31 Wasted Grain
- 32 Bottled Blonde
- 33 Boondock's
- 34 Cala

SHOP

- 35 Scottsdale Fashion Square
- 36 Old Town Shops

STAY

- 37 The Phoenixian
- 38 Caesars Republic
- 39 Senna House
- 40 The W
- 41 Valley Ho
- 42 Canopy
- 43 Royal Palm

PLAY

- 44 Camelback Mountain
- 45 Phoenixian Golf Course
- 46 Scottsdale Stadium
- 47 Scottsdale Waterfront



Demand more from your office space

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