



# THE GROVE

A creative, sophisticated mixed-use campus in the heart of Arcadia, a prestigious Phoenix neighborhood

4300 E Camelback - Spec AA Office

Jones Lang LaSalle Americas, Inc. License #: CO508577000





THE GROVE



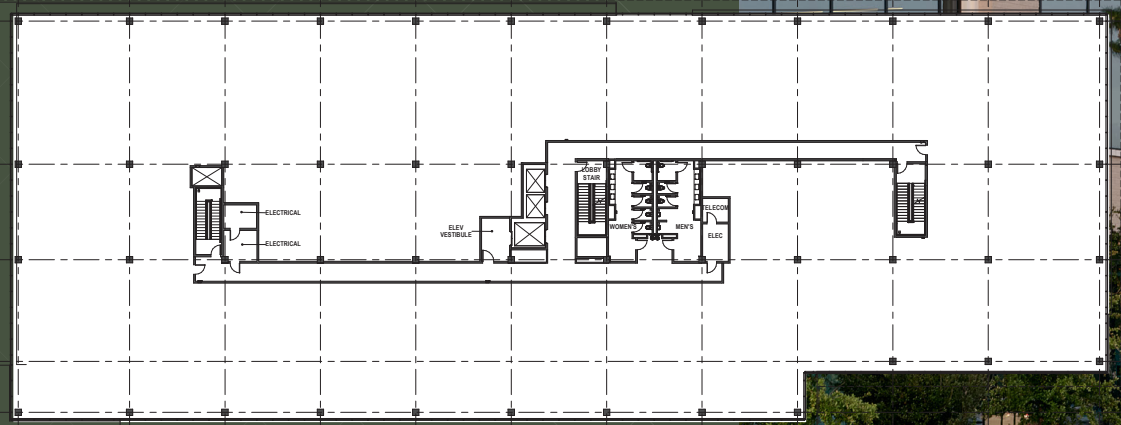
Available for lease

**4300 E Camelback**

- Level 1 – 39,033 SF
- Level 2 – 48,159 SF
- Level 3 – 48,159 SF
- Level 4 – 46,791 SF
- Rooftop Lounge
- 181,482 SF Total**

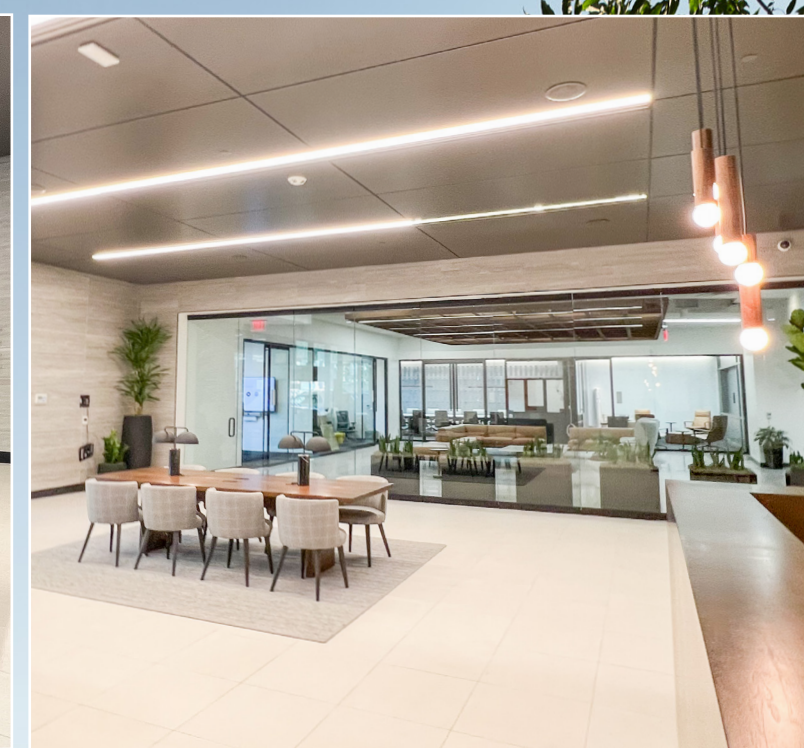
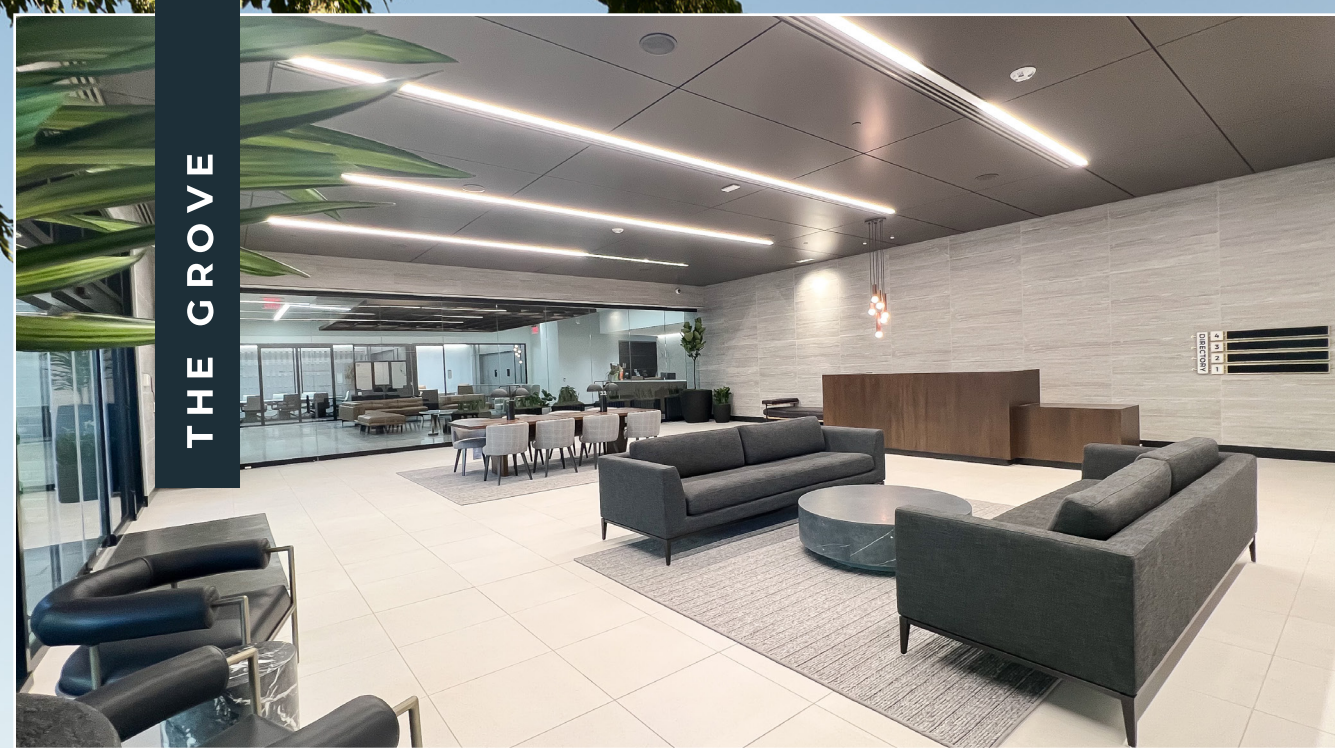
Includes an amenity deck with pickleball court, bocce ball, an outdoor pavilion and rooftop garden

4300 typical floorplate



THE GROVE





# Fresh. Inviting. Stylish. Unique.

Development Overview

750,000+ SF New Development

10,200 SF Restaurant & Bar

181,482 SF Class AA Office

First ever Boutique Hotel by the famous restaurateur Sam Fox

Luxury Apartments by Street Lights Residential

Robust parking with VIP valet parking service for guests and employees

State of the Art Suns/Mercury Training Facility on site





# Relax. Reflect. Recharge. Reconnect.

Rooftop lounge features

- Pickleball court
- Rooftop garden
- Outdoor pavilion
- Full Kitchen
- Camelback Mountain views



Why Arcadia?

# Thriving community. Impeccably located. Rich history and tradition.

Arcadia by the numbers . . .

296,239

2025 population within five miles of The Grove, projected to grow by 2.1% in the next five years

227,239

daytime population within five miles of The Grove

\$714,632

Median home value within three miles of The Grove

38 years

median age

+42,054

households within three miles of The Grove

+70,000

vehicles per day pass The Grove

48%

have a becholors degree or higher



THE GROVE





## Nestled between Biltmore, Paradise Valley and Arcadia. The 3 most affluent neighborhoods in Phoenix.



Eat

- The Henry
- Flower Child
- Steak44
- Buck & Rider
- Chelsea's Kitchen
- Postino
- La Grande Orange
- Ingos Tasty Food
- North Italia
- Doughbird
- Hillstone
- Hash Kitchen
- Cold Beers & Cheeseburgers
- Wrigley Mansion
- The Collins
- Tarbells
- Tomasos



Play

- Postino Wine Café
- OHSO Brewery
- Little Woody
- The Porch
- The Vig
- UnderTow
- Zippz
- The Attic Ale House
- Arcadia Tavern



Stay

- Hermosa Inn
- Omni Scottsdale Resort & Spa at Montelucia
- Phoenician
- Arizona Biltmore
- Royal Palms
- The Camby
- Mountain Shadows
- AC Hotel
- Camelback Inn
- Sanctuary Camelback Mountain Resort
- The Ritz-Carlton



Shop

- Camelback Village Center
- Biltmore Fashion Park
- Town & Country Shopping Center
- Camelback Colonnade

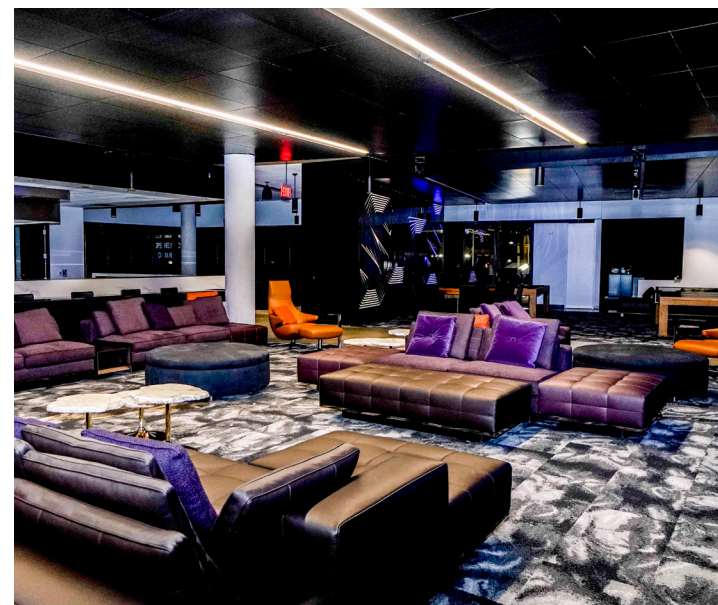
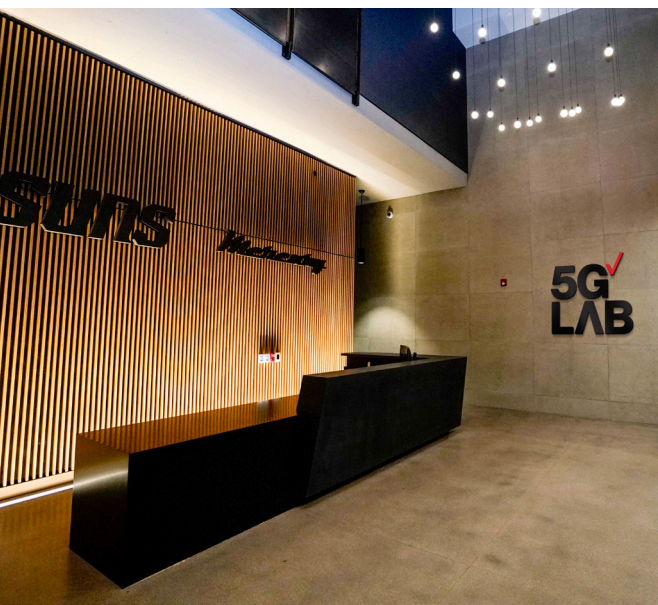


Do

- Camelback Mountain
- Arizona Biltmore Golf Club
- Phoenician Golf Club
- The Short Course Mountain Shadows
- Phoenix Mountain Preserve



State of the Art  
**Suns/Mercury**  
Training Facility on site



**THE GROVE**



For leasing, contact:

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