

90 MOUNTAIN VIEW

9977 North 90th Street | Scottsdale, AZ 85258



1,389 RSF MEDICAL SPEC SUITE AVAILABLE 1Q 2025

NEWMARK

NEW OWNERSHIP
Ideal for Medical Users
Class A Office Space Available

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Property Highlights

- Under new ownership
- Located in the Scottsdale Medical Corridor within walking distance to the 427-bed HonorHealth Scottsdale Shea Medical Center
- Generous TI packages available to convert existing office space to medical
- Class A office space available
- Ideal access via the full diamond interchange at the Loop 101 and Shea Boulevard
- Building signage available

Medical Rental Rate: **\$38.00 FS**

Office Rental Rate: **\$32.00 FS**



90 MOUNTAIN VIEW

9977 N 90TH ST

Scottsdale, AZ

±91,082 SF

FIRST FLOOR

MEDICAL SPEC SUITES

(Available 1Q 2025)

SUITE 160: 2,162 RSF

SUITE 162: 3,080 RSF

SUITE 170: 1,389 RSF

SECOND FLOOR

±12,670 RSF

(Divisible to:)

SUITE 200: 5,843 RSF

SUITE 210: 5,030 RSF

SUITE 230: 1,797 RSF

SUITE 300

±13,402 RSF

(Third Floor contiguous up to ±26,865)

SUITE 320

±2,325 RSF

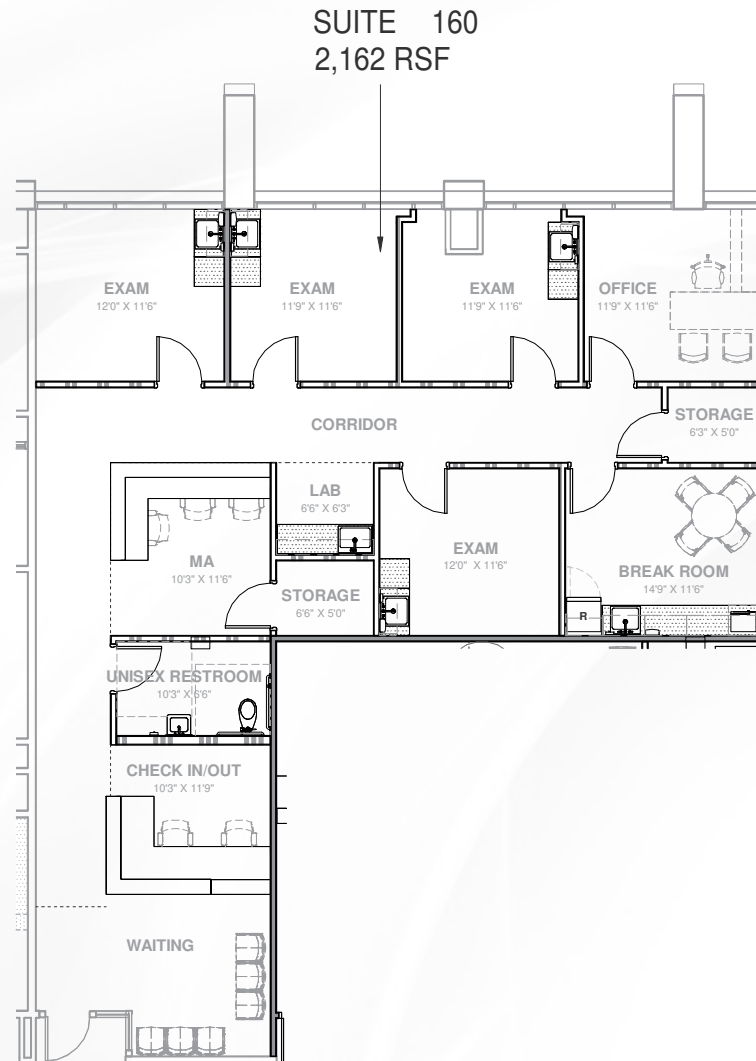
SUITE 350

±10,838 RSF



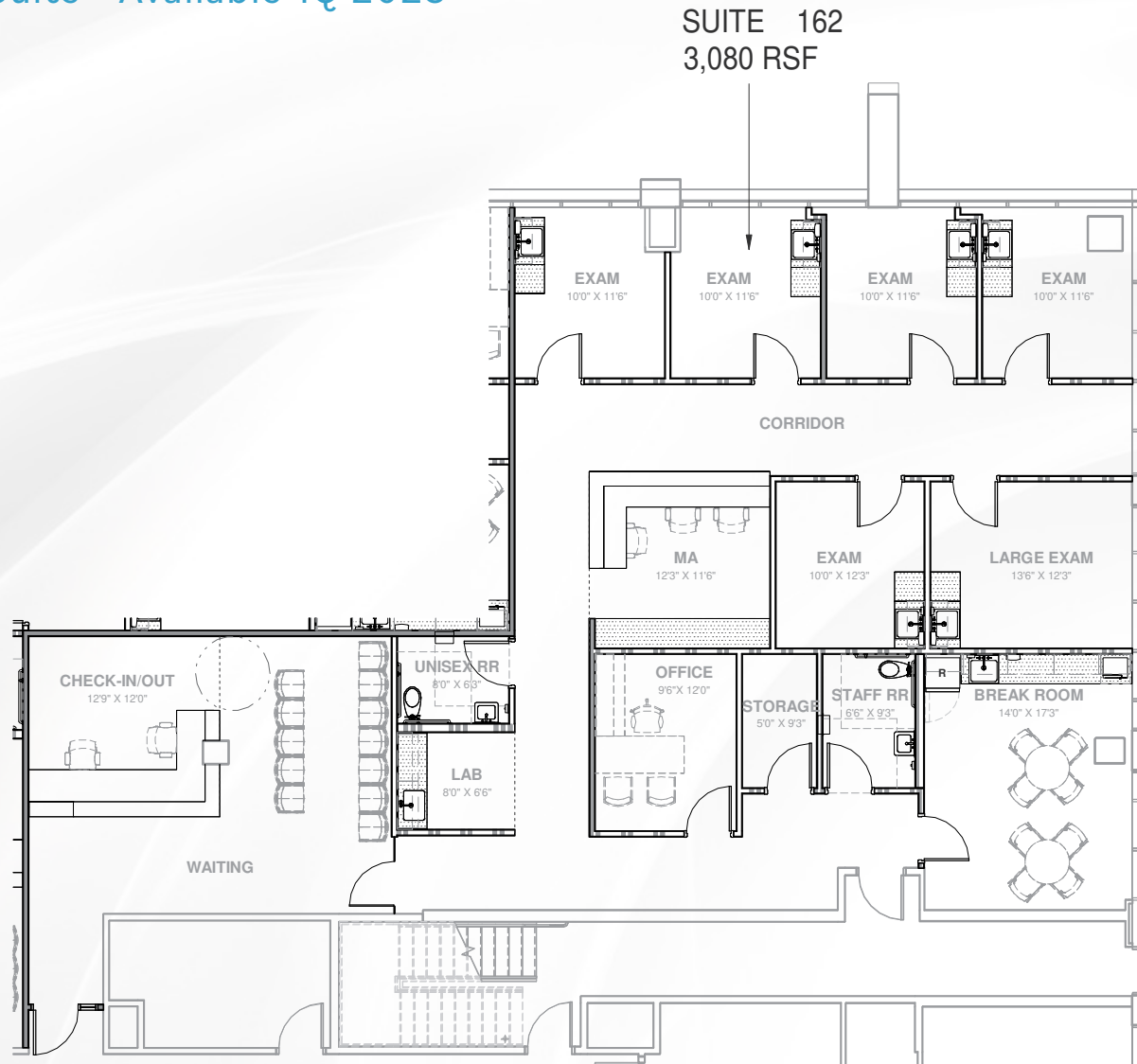
1ST Floor - Suite 160 ±2,162 RSF

Medical Spec Suite - Available 1Q 2025



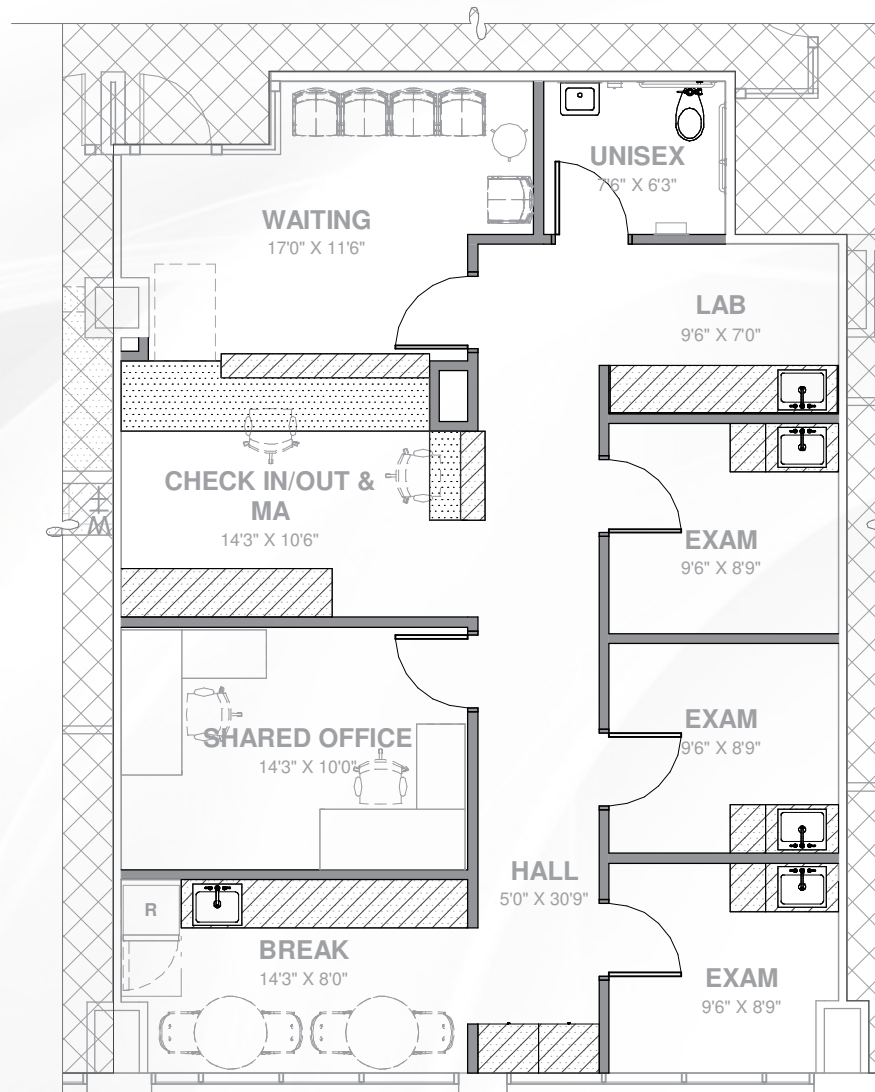
1ST Floor - Suite 162 ±3,080 RSF

Medical Spec Suite - Available 1Q 2025



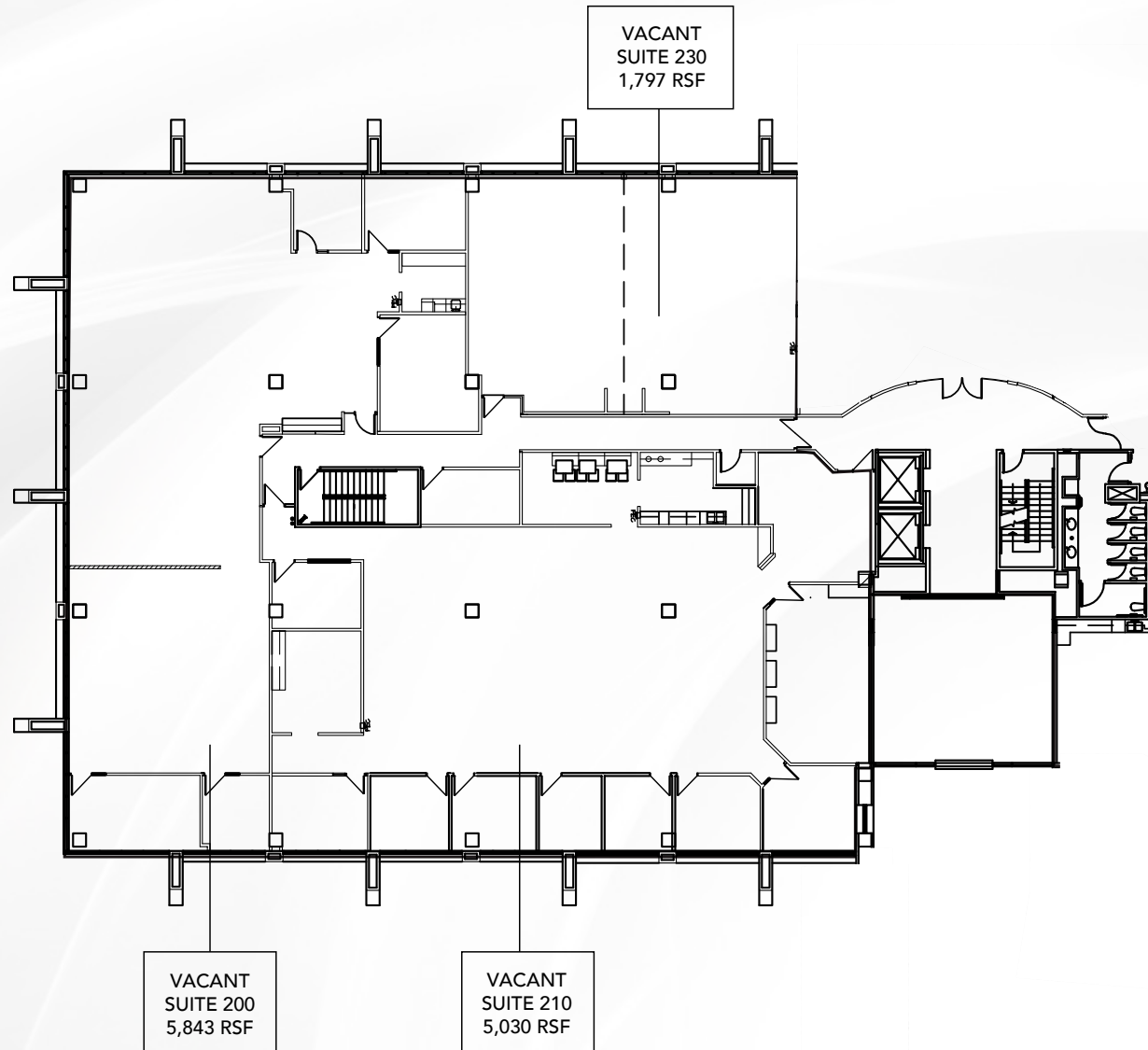
1ST Floor - Suite 170 ±1,389 RSF

Medical Spec Suite - Available 1Q 2025

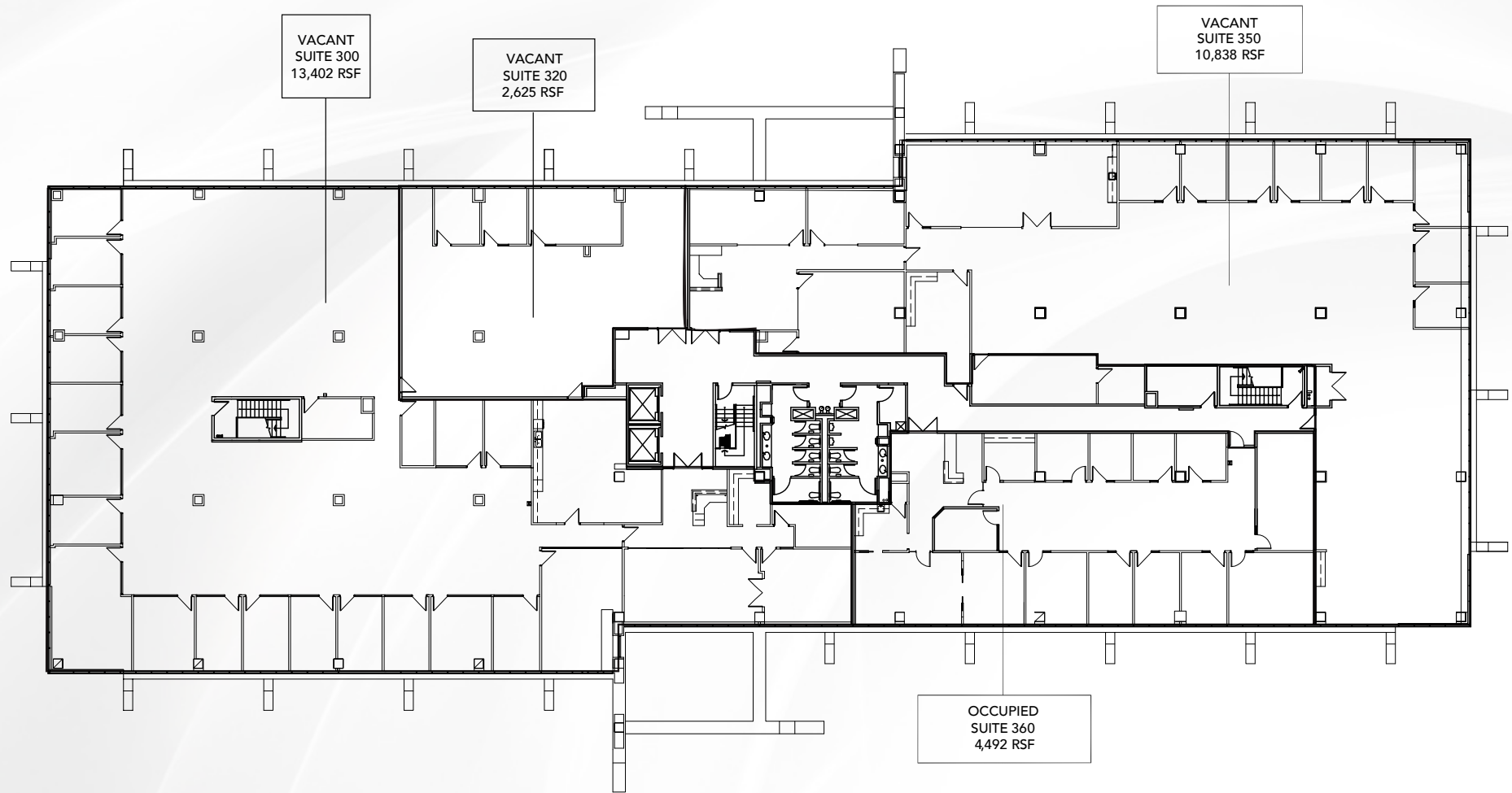


2ND Floor - Floorplan | ±12,670 RSF Available

Divisible to ±1,797 - ±12,670 SF



3RD Floor - Floorplan





E MOUNTAIN VIEW RD

N 90TH ST

9977 N 90TH ST
91,082 SF

NAP

PARKING GARAGE | NAP

Entry

Entry

Pima Crossing



- Fight Ready MMA & Fitness Gym
- Behind The Mask Hockey Shops
- Lacquer Nails & Spa
- HOTWORX
- The Fetching Dog
- Just Roughin' It Adventure Company
- Phoenix Wine
- Macayo's
- J&P Cycles
- Snooze
- Cold Beers & Cheeseburgers
- Culver's
- Starbucks
- Sherwin-Williams
- The Beauty District Salon
- Massage Envy
- See the Trainer
- AmTrust Bank
- Bead World
- T-Mobile
- Edible Arrangements

Scottsdale Fiesta Shopping Center



- Portillo's
- Chase Bank
- Flower Child
- Einstein Bros.
- Bagels
- NakedQ BBQ
- Cabinets 4 Less
- Dunkin'
- Verizon
- Taco Bell
- Schlotsky's
- Whataburger
- Popeyes
- IHOP



- Courtyard Shops**
- 92 Drinks + Eats
 - Thai Balinese
 - Massage & Spa
 - Sweet Republic
 - Jade Palace
 - Bank of America



- Liquor Vault
- McDonald's
- Stearns Bank
- Chipotle
- Chompie's
- Vjordan Salon
- Jersey Mike's
- Gyros Express
- Ahijoki
- Orangetheory Fitness



- First Watch
- S&V Urban
- Salt and Lime
- Modern Mexican Grill
- Hart2Heart
- J&F Trade Tools
- Blo Blow Dry Bar
- 3Round Kickboxing
- Emmi D SalonSpa
- Ling & Louie's



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