



ONE SCOTTSDALE®  
MEDICAL

Scottsdale Road & Thompson Peak Parkway  
Scottsdale, AZ 85255

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Elevate to One

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One



Jones Lang LaSalle Americas, Inc.  
License #: CO508577000

# Elite Space. Five-Star Location.

One Scottsdale's location provides today's most discerning tenant with an exclusive advantage. Rising at the intersection of Scottsdale Road and Loop 101, One Scottsdale puts the Valley's desirable amenities, and its luxurious lifestyle, within convenient reach. Scottsdale employees enjoy refined shopping opportunities, lavish dining experiences, exclusive cultural events, and quality of life that is unmatched anywhere in the U.S.



# Project Highlights

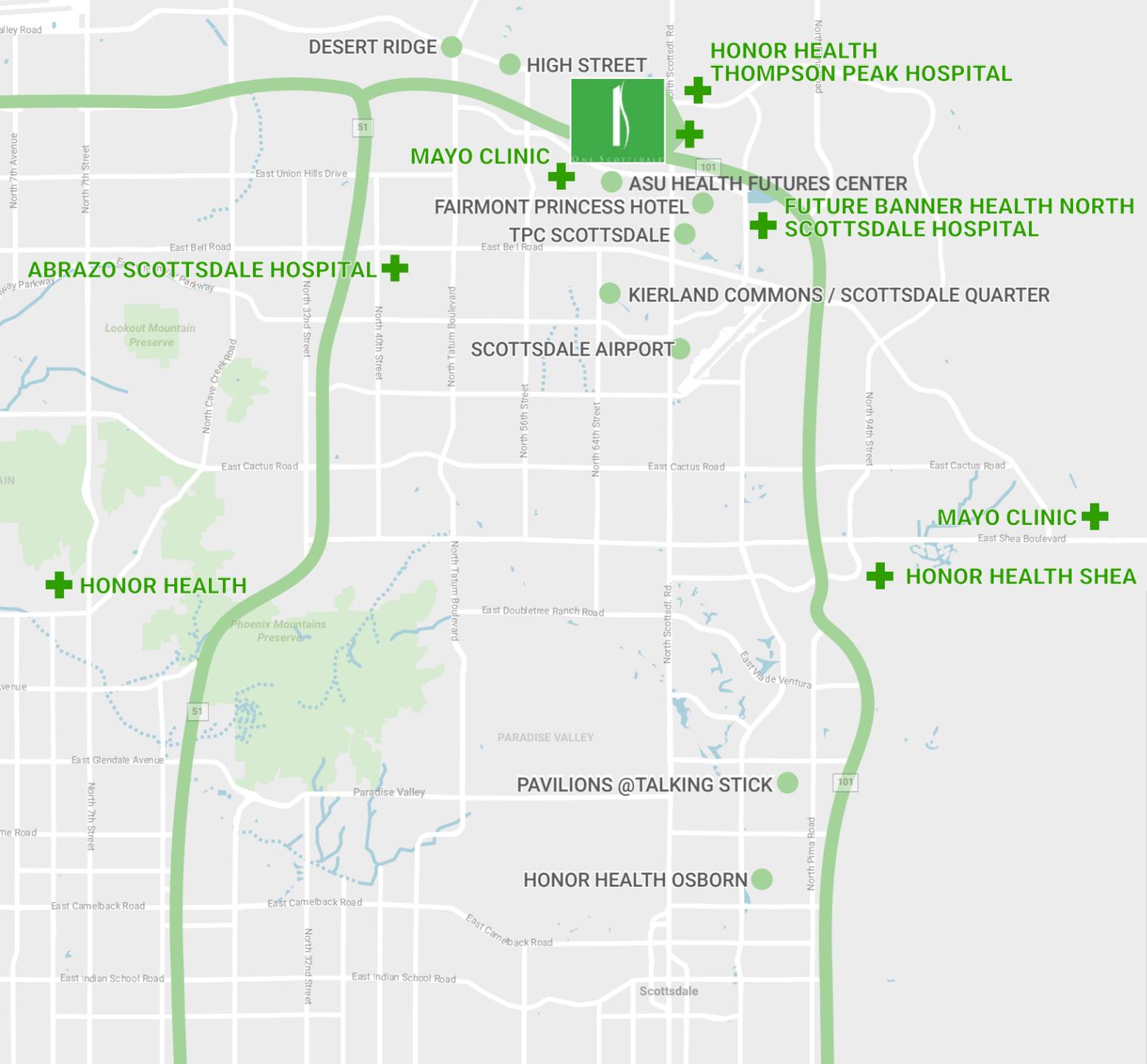
- One Scottsdale is a 120-acre masterplan development destination, including Class A medical office, retail, hotel, and residential developments woven together by outdoor common spaces
- Pristine location in Scottsdale's newest Healthcare Corridor
- **Phase I:** ±101,136 SF, Class A, medical office building situated at the intersection of Scottsdale Road & Thompson Peak Parkway in Scottsdale, Arizona.
  - Entire second floor with dedicated entry for Exalt Health, a post-acute care facility
  - Anchored by City of Hope, a world-class leader in cancer care
  - Healthy tenant mix including Craft Health, with their preventative and diagnostic imaging and specialized hormone therapy services
- **Phase II:** ±58,000 SF, Class A, three-story medical office building with 4.8/1,000 parking and 19,500 SF floorplates
- Located directly across the street from HonorHealth Thompson Peak Medical Center and 1 mile from the new Banner Health Scottsdale campus
- Abundant parking suited for medical office
- 3 miles from Mayo Clinic Hospital, ASU Health Futures Center and planned Discovery Oasis bioscience corridor
- Phase I delivered October 2024. Phase II estimated to break ground Q1 2026.
- Developed by Ryan Companies US, Inc., a full service commercial real estate company with experts in development, design, construction, management, and financing

# Property Overview

With excellent access to the Loop 101 freeway, stunning views of the surrounding mountains, and unparalleled access to high-end dining and shopping, the North Scottsdale submarket has plenty to offer.

Surrounded by five area hospitals (HonorHealth Thompson Peak Medical Center, HonorHealth Scottsdale Shea Medical Center, Abrazo Scottsdale, Mayo Clinic Hospital, and the future Banner Health North Scottsdale Hospital), this central location is ideal for any medical office user.





# Why Scottsdale

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture.

**#1**

Best City for Jobs  
-WalletHub 2025

**152,159**

Labor Force

**#1**

Best City to Raise a Family  
- This Old House 2025

**2.5%**

Unemployment Rate

**#1**

Best Cities in America to Retire  
-Niche 2025

**-0.4%**

Unemployment Rate Change  
(1 year)

### Honor Health

- Honor Health has six hospitals across metro Phoenix. Five hospitals have achieved Magnet status, the gold standard for nursing care, an honor earned only by 6% of the nation's hospitals.
- Honor Health Scottsdale Thompson Peak Medical Center is a premier 120-bed facility offering in-depth medical, surgical and emergency care services and is recognized as one of "America's 100 Best Hospitals" across several service lines.

### Mayo Clinic:

- Recent \$748 million expansion added nearly 2,000 jobs to the original 8,545 current employees.
- Will invest 1.9 billion will add 3,500 more high wage jobs, and will add an additional 1.2 million square feet of space that will increase the number of operating rooms by 31%, number of CT scanners by 44%, and the number of MRI scanners by 62%.
- The project includes the addition of 48 hospital rooms to the West tower, part of the \$748 million expansion, and the construction of a fourth building spanning 360,000 square feet.

### Banner Health:

- Headquartered in Phoenix, Arizona, Banner Health stands as the state's largest private employer.
- Banner Health's approved project Banner Health Center plus in Scottsdale will create 2,500 jobs, invest \$750 million into the Scottsdale economy, and will create \$500 million in economic impact from construction alone.

### Health Futures Center:

- The Health Futures Center represents the collaboration between Arizona State University and the Mayo Clinic with the shared goal of improving health and well-being outcomes to the community.
- The center offers the ASU community a chance to participate in a world-class research, innovation and learning environment. The leading-edge facility features a med-tech innovation accelerator, biomedical engineering and informatics research labs, and an innovative education zone.

### City of Hope:

- City of Hope offers multidisciplinary care teams led by experts focused on diagnosing and treating cancer.
- At One Scottsdale Medical, they will expand patient access to personalized, leading-edge cancer care, uniting their shared commitment to high-quality, compassionate care that puts patients first. City of Hope doctors are collaborating to enhance patient care across their national system while connecting more patients to innovative treatments and expert care.



**61.16%**

Bachelors Degree  
or Higher



**\$112,224**

Median  
Household Income



**47**

Median Age

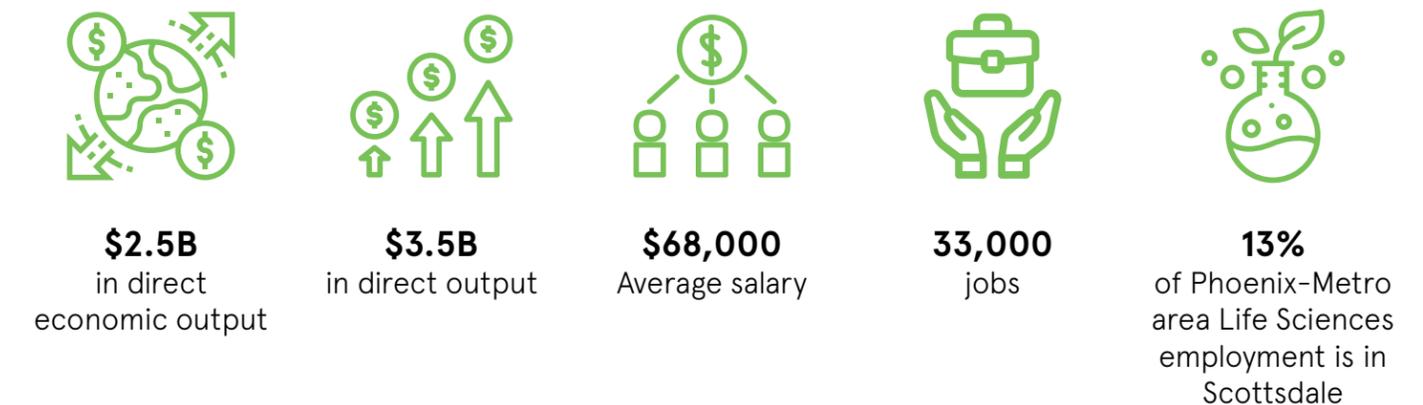
Source: ChooseScottsdale.com



# Scottsdale's Cure Corridor

- From education and research, to clinical trials and patient care delivery, it's happening in Scottsdale.
- 36 different medical facilities all located within a 10 mile radius
- 3 of the 5 largest healthcare employers in Scottsdale

## Life Sciences By The Numbers



**HONORHEALTH**

**MAYO CLINIC**

**Banner Health**

**CVSHealth**

**City of Hope**

**ASU**

*The Cure Corridor is a network of healthcare game-changers and includes more than 50 of the most innovative companies in Arizona*

# There are millions of reasons, but only One Scottsdale Medical

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