

# CAVASSON

Hayden Rd & Legacy Blvd, Scottsdale, AZ



±37,600 SF 2-Story Medical Office Breaking  
Ground Q2 2025 in Scottsdale, AZ

[cavasson.com](https://cavasson.com)

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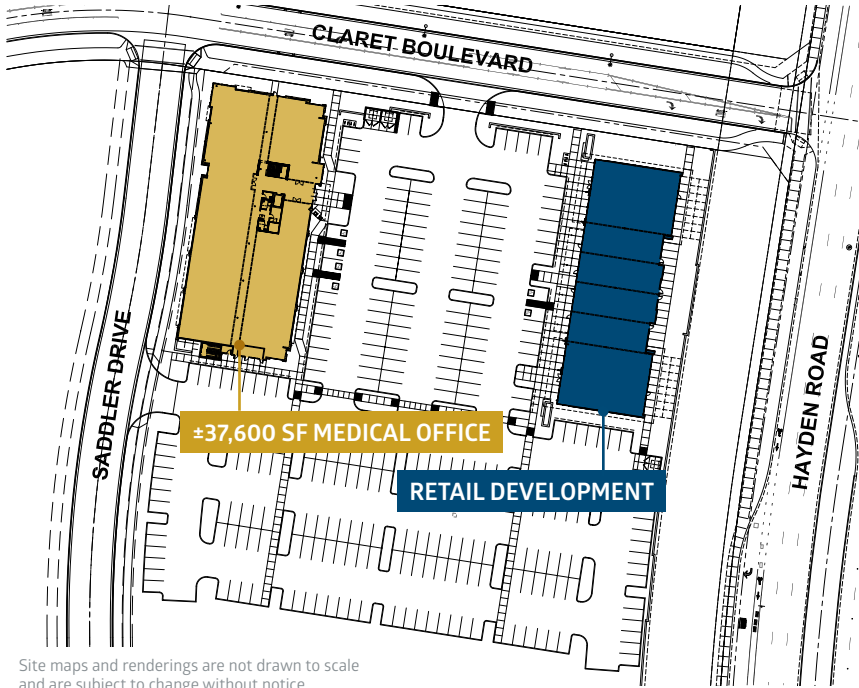
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Owned and developed by  
NATIONWIDE REALTY INVESTORS

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# MEDICAL/RETAIL DEVELOPMENT SITE PLAN



Site maps and renderings are not drawn to scale and are subject to change without notice.

# CAVASSON

## MEDICAL OFFICE FEATURES

One (1) ±37,600 SF 2-story medical building

Full ±18,800 SF floor plates available,  
divisible to ±5,000 SF

Officially breaking ground 2nd quarter of 2025 for  
2026 occupancy

Generous TI packages available

Build-to-suit and signage opportunities available





## DRIVE DISTANCES

<1 MI	from Loop 101 Freeway
2 MI	HonorHealth Scottsdale Thompson Peak
6.5 MI	HonorHealth Scottsdale Shea Medical
4.1 MI	Mayo Clinic Hospital

## SCOTTSDALE ACCOLADES

- Best city in the U.S. to get a job
- 58.7% have a college degree
- \$76,543 median household income
- +66,000 high tech jobs in 3,770 companies
- #1 city in the U.S. to live an active lifestyle
- Top 10 city to launch a startup

## CAVASSON DEVELOPMENT FEATURES

135-acre premier project located at the northwest corner of Loop 101 and Hayden Road

1,600 planned residences

6-story parking structure onsite

Retail, restaurants, services and amenities, including Hilton Hotel & Event Center and home to local restaurant, PITCH

Tree-lined sidewalks, bike paths, green spaces, and community gathering areas

\$30 Million infrastructure investment delivering new roads, sidewalks, and improved connectivity



**Cavasson is being meticulously designed to welcome the world's finest organizations – elevating businesses and lifestyles – in what's quickly become the region's premier business district.**



**134**  
ACRES



**1.8M SF**  
PREMIERE OFFICE SPACE



**HILTON**  
ON-SITE HOTEL



**1,600**  
RESIDENCES



**RETAIL**  
& RESTAURANTS



**WALKABLE**  
SITE

FOR LEASING  
INFORMATION  
CONTACT

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