

For lease

# North Scottsdale Corporate Ctr.



Turn-Key Medical Office for Lease

6950 E Chauncey Lane, Phoenix, AZ 85054

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YOUNG**

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# Property Overview

6950 E Chauncey Ln | 2

This prime office condo is perfectly positioned in the vibrant North Scottsdale submarket, merely minutes from The Promenade, which boasts exceptional shopping, entertainment, and dining experiences. With the property just a mile away from the Scottsdale Airport and easy access to the 101 Freeway, this location offers unparalleled convenience for travel.

- Great neighboring medical tenant mix
- Chauncey Ranch and Scottsdale Road location south of Loop-101 Freeway
- Close to hospitals in the surrounding area: Mayo Clinic Hospital, HonorHealth Scottsdale Thompson Peak, HonorHealth Scottsdale Shea, Abrazo Scottsdale Campus
- Across from Scottsdale 101 Shopping Center

## Lease Summary

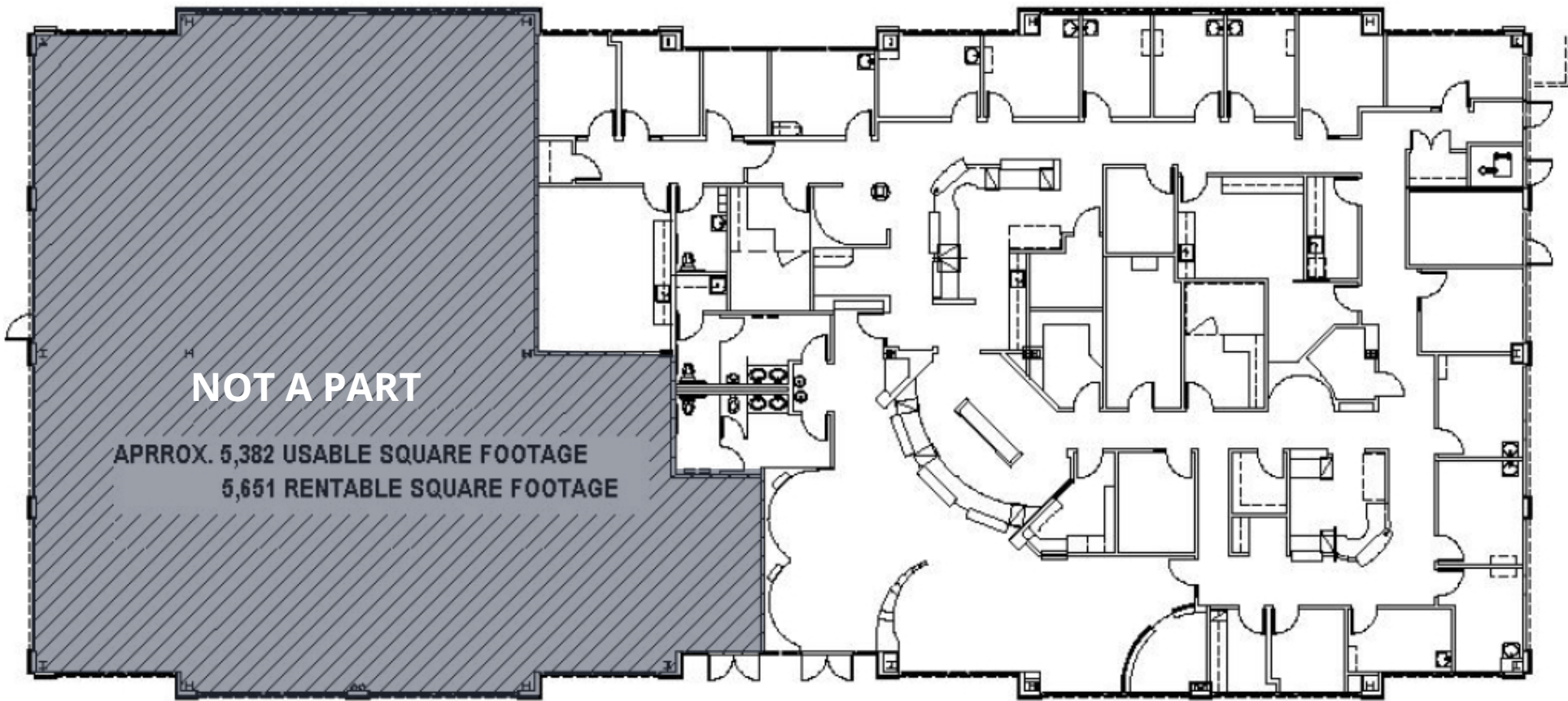
Suite 100	7,844 sf
Term:	5+ years
Lease Rate:	Contact agent

## Solar powered property





# Floor Plan





# Gallery

## Entryway





# Gallery

## Waiting Room



**Chronic Tendon  
or Plantar Fascia Pain  
Lasting 3 Months  
or More?**

**You May  
Benefit From  
Tenex Health TX®**

Ultrasonic Tenex Health TX® Technology  
Offers Rapid Relief and Recovery For:

- Ankle (Achilles tendon)
- Haglund's deformity
- Paternal tendon
- Plantar fascia (plantar fasciitis)
- Calcific deposits in the tendon
- Bone spurs
- Diabetic foot ulcers

**ARE YOU A CANDIDATE?**  
Speak with us or visit [TenexHealth.com](http://TenexHealth.com).



# Gallery Hallways





# Gallery

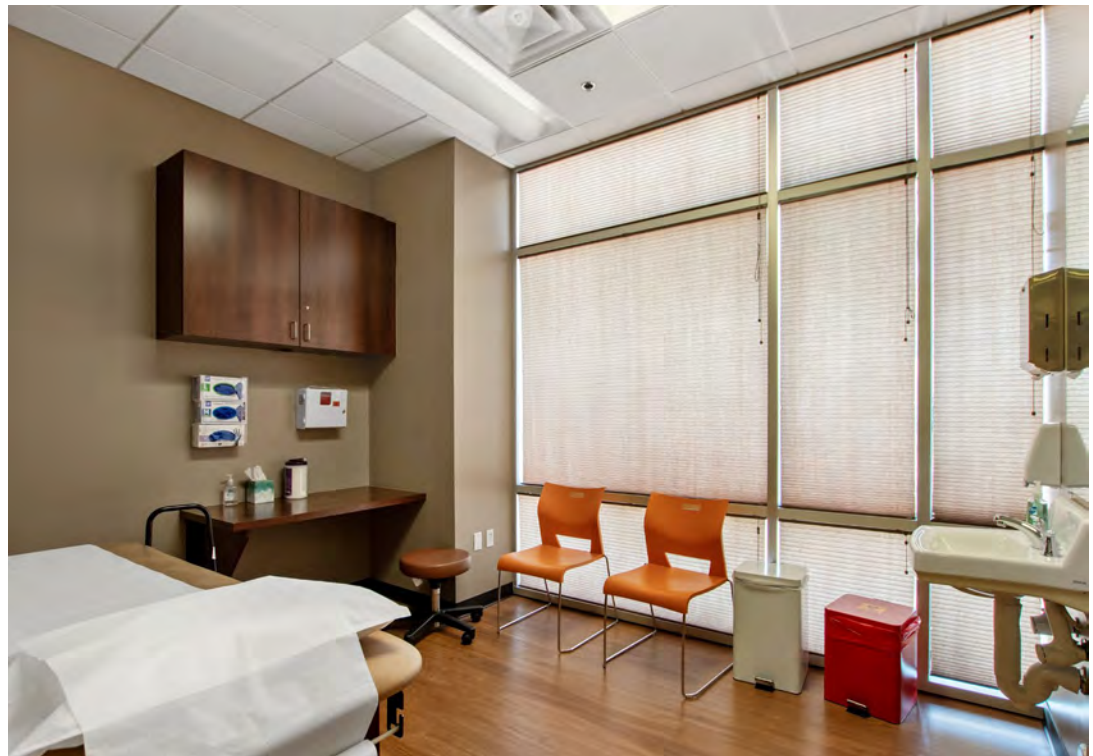
## Kitchen/Breakroom





# Gallery

9 Private Offices  
10 Exam Rooms





# Gallery

## 2 X-Ray Rooms





# Aerials







Mayo Blvd  
Chauncey Ln



LOOP 101

Trade area



Hayden Rd

Bell Rd

Scottsdale Rd



Paradise Ln

64th St



Greenway Pkwy

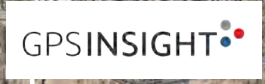
Greenway Pkwy



Hayden Rd







# Medical in area



Bell Rd

56th St

Scottsdale Rd

Hayden Rd



Greenway Rd

64th St









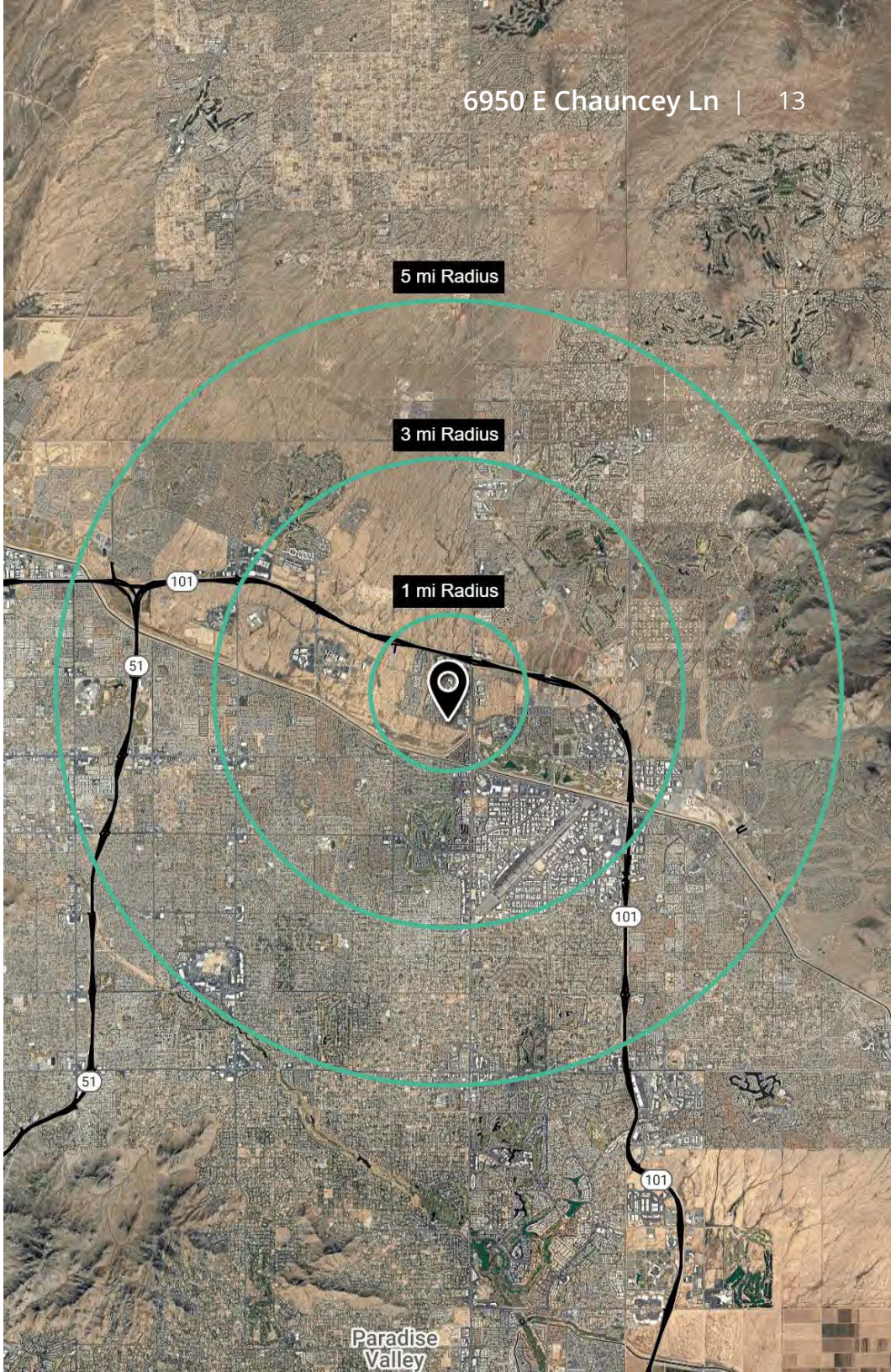
Thunderbird Rd





# Demographics

 Population	1-mile <b>7,699</b>	3-miles <b>66,620</b>	10-miles <b>190,840</b>
 Median age	1-mile <b>35.2</b>	3-miles <b>43.1</b>	10-miles <b>43.4</b>
 Daytime employment	1-mile <b>4,712</b>	3-miles <b>91,724</b>	10-miles <b>148,609</b>
 Avg. HH income	1-mile <b>\$139,348</b>	3-miles <b>\$168,575</b>	10-miles <b>\$177,102</b>
 HH units	1-mile <b>4,971</b>	3-miles <b>35,677</b>	10-miles <b>94,362</b>
 Avg. minutes to work	1-mile <b>19.5</b>	3-miles <b>20.3</b>	10-miles <b>20.6</b>







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