

7721 - 7231 E PRINCESS BLVD
SCOTTSDALE, AZ 85255

SCOTTSDALE CENTER

FOR LEASE | MEDICAL





PREMIER SPACE OPTIONS designed for healthcare providers seeking a high-end, functional environment in one of the Valley's most desirable medical hubs.

These two buildings feature modern architecture, abundant natural light, and flexible suite configurations to meet the operational needs of a wide range of medical users. Existing medical synergy onsite includes Athenix Plastic Surgery, Ahn Clinic Medical Acupuncture, and Spear Dental Education.

The property is strategically positioned near major hospital and specialty care facilities, the properties provide a strong foundation for medical, dental, and wellness practices looking to establish or expand within North Scottsdale's thriving healthcare corridor.

PROPERTY HIGHLIGHTS



Prime medical office buildings with customizable suites and contemporary finishes



Ample parking and convenient access from major arterial roads



Generous Tenant Improvement (TI) allowances available for medical buildouts



Ideal for physicians, specialists, and wellness providers seeking long-term stability and growth



ADA-compliant design with high-quality common areas and elevator access

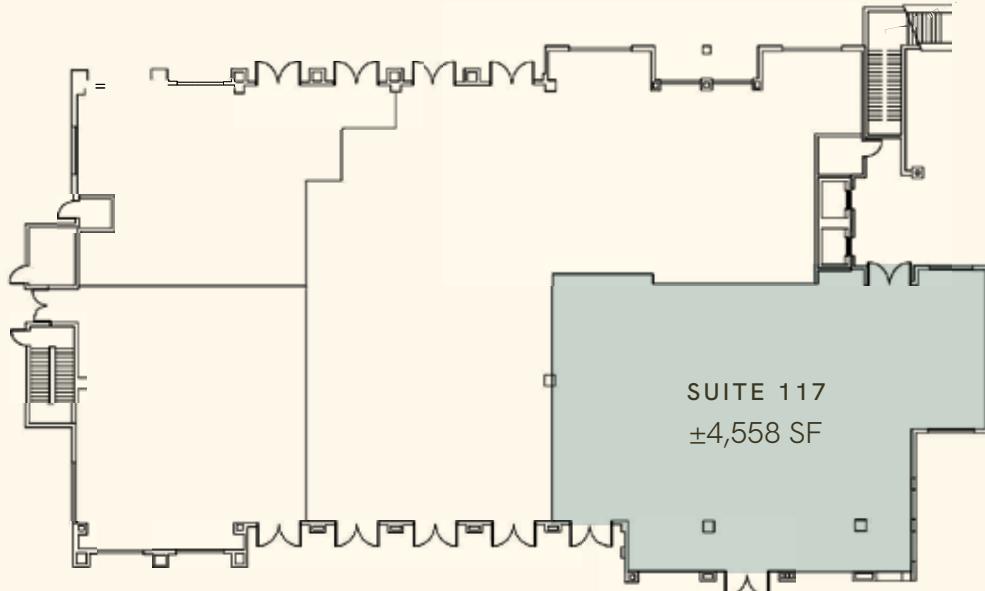
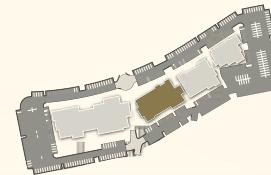
| PROPERTY SUMMARY | |
|----------------------------|--|
| TYPE: | Medical Office |
| PROJECT SF: | ±68,000 SF |
| AVAILABLE SF: | ±11,304 RSF |
| RATE: | \$29.00/NNN |
| NNN'S: | \$9.18 SF/YR |
| TENANT IMPROVEMENT: | Generous TI Allowance |
| YEAR BUILT: | 2007 |
| SIZE AREA: | ±14.46 AC |
| ZONING: | C-C, City of Scottsdale |
| NO. OF STORIES: | 2-story |
| PARKING RATIO: | 5:1,000 SF Covered Parking Available |
| SIGNAGE: | Directory, Suite Entry |

CURRENT AVAILABILITY

| BUILDING | SUITE | SF | CONDITION | LINKS |
|----------|-------|-------------|-------------------------------|--------------------------------------|
| 7221 | 117 | $\pm 4,558$ | Conceptual Medical Spec Suite | AS-BUILT SPEC PLAN |
| 7231 | 208 | $\pm 1,196$ | Built-out Office Suite | SPACE PLAN |
| 7231 | 211 | $\pm 2,917$ | Built-out Medical Suite | SPACE PLAN |

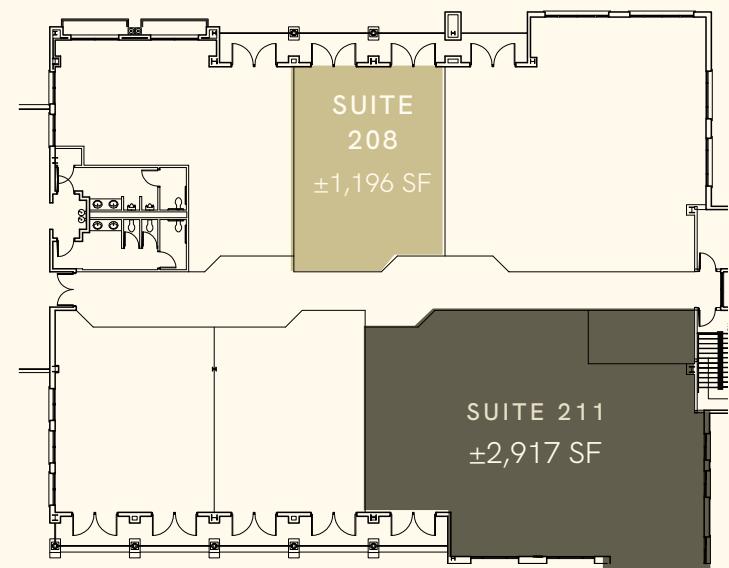
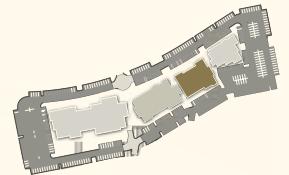
BUILDING 7221
1ST FLOOR

$\pm 4,558$ SF Available



BUILDING 7231
1ST FLOOR

$\pm 4,113$ SF Available





AREA OVERVIEW

TRAFFIC COUNTS:

56,856

vehicles per day on
N Scottsdale Rd

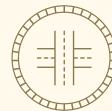
2,598

vehicles per day on
E Princess Blvd

LOCATION HIGHLIGHTS



Situated within minutes of HonorHealth Scottsdale Thompson Peak Medical Center, Mayo Clinic, and Scottsdale Shea Medical Center



Exceptional North Scottsdale location near Loop 101, offering easy regional connectivity

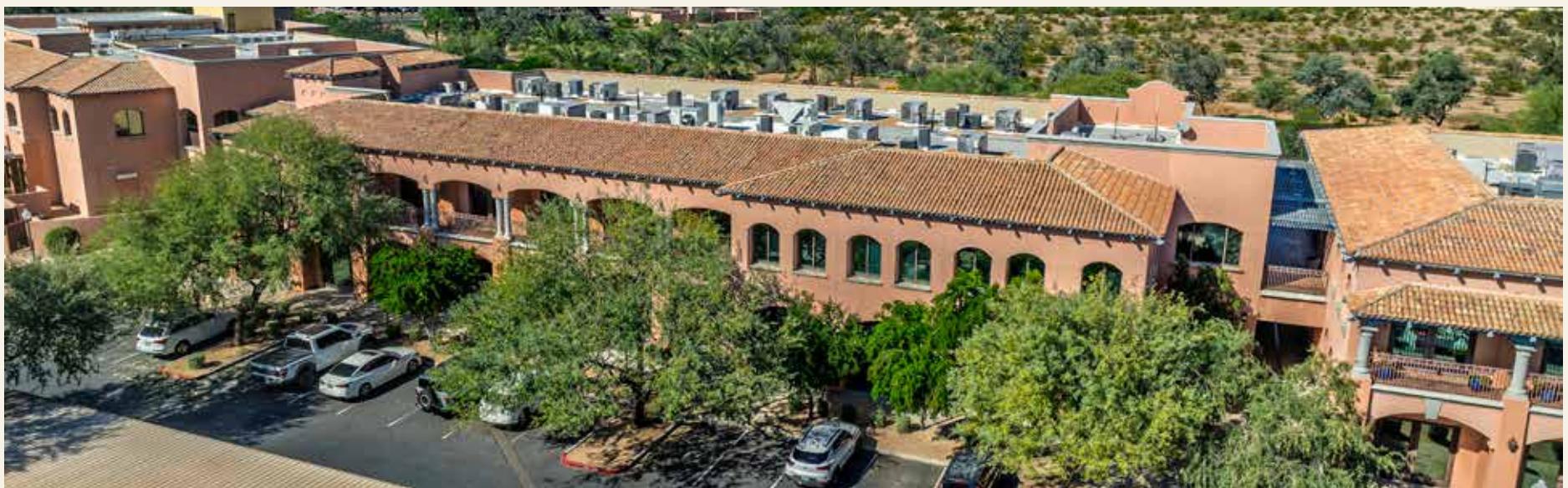


Surrounded by established residential communities, retail amenities, and complementary medical users, driving strong referral and patient accessibility



DEMOGRAPHICS

| POPULATION | MEDIAN HOUSEHOLD INCOME |
|--------------------------|----------------------------|
| WITHIN 2 MILES: 26,869 | WITHIN 2 MILES: \$161,315 |
| WITHIN 5 MILES: 184,976 | WITHIN 5 MILES: \$186,963 |
| WITHIN 10 MILES: 527,882 | WITHIN 10 MILES: \$173,321 |





LEASING CONTACTS

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CBRE

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