

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

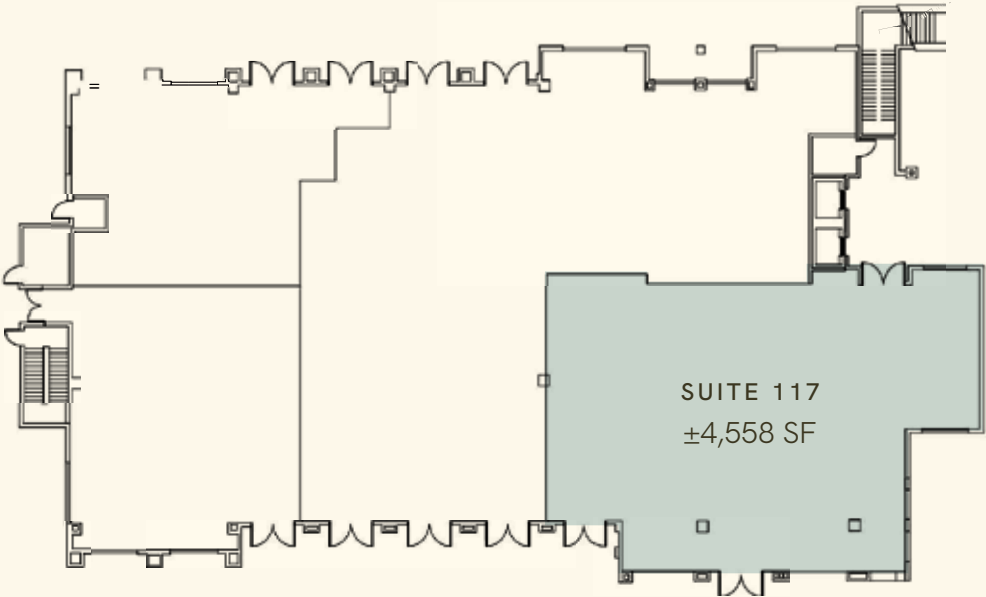
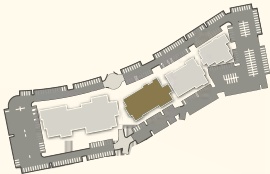
PROPERTY SUMMARY

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

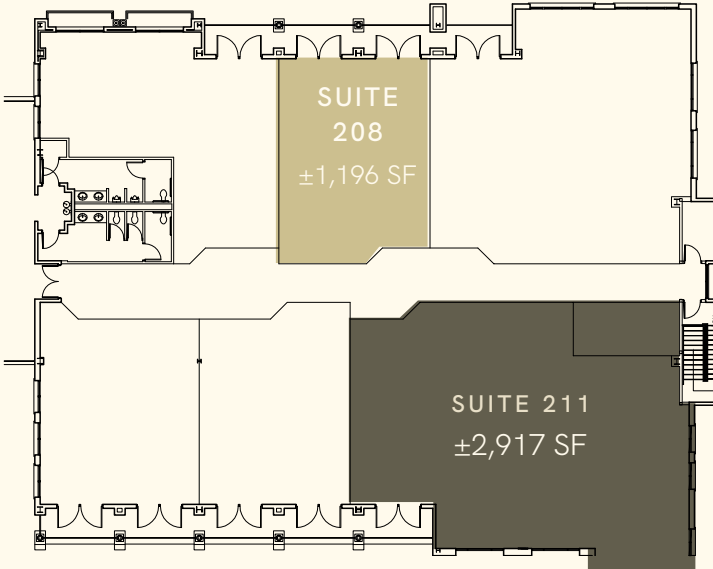
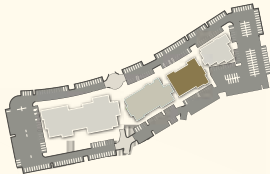
CURRENT AVAILABILITY

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

BUILDING 7221
1ST FLOOR
±4,558 SF Available



BUILDING 7231
1ST FLOOR
±4,113 SF Available





N. SCOTTSDALE RD

STATE OWNED LAND

7221

7231

E PRINCESS DR

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

CBRE

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