

PREMIER MEDICAL & OFFICE
FOR LEASE



7221-7231
E PRINCESS BLVD
SCOTTSDALE, AZ 85255



VIRTUAL TOUR

7231
SUITE 211

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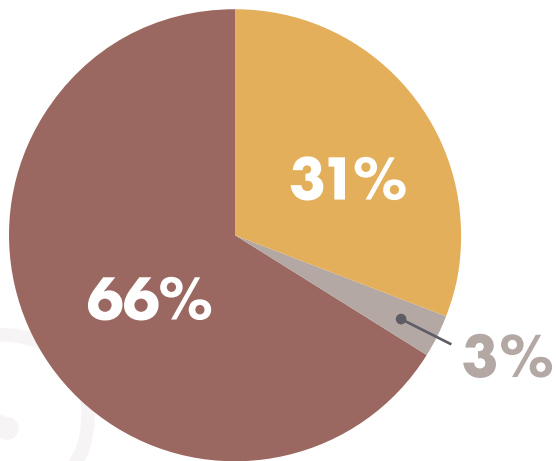
BUILDING REPRESENTED BY:



PAYOR MIX

(MEDICARE COST REPORT)

Financial data for hospital cost
report period ending 12/31/2019



% OF TOTAL NET PATIENT REVENUE

PAYOR	NET PATIENT REVENUE
Medicare	\$51,978,678
Medicaid	\$4,583,853
Private/Self Pay/Other	\$110,491,942
TOTAL	\$167,054,473

LEASE RATE

\$34-\$37

FULL GROSS

YEAR BUILT

2007

PARKING RATIO

4/1000

7221 E PRINCESS BLVD

±28,000 RBA

7221 E PRINCESS BLVD

±40,000 RBA

TOP 10

OUTPATIENT GROWTH SPECIALTIES

Evaluation and Management
Lab
Radiology
Physical Therapy/Rehabilitation
Miscellaneous Services
Psychiatry
Cardiology
Ophthalmology
Dermatology
Orthopedics

TOP 3

TENANTS

Spear Education
SurgCenter of Greater Phoenix
Coldwell Banker Realty



- North Scottsdale Class A Medical & Office
- Exclusive location adjacent to Fairmont Scottsdale Princess
- Convenient access to Loop 101
- Extensive retail and restaurant amenities close by
- Panoramic views of surrounding mountains
- Covered parking available for physicians
- Centrally located to 4 hospitals

- o HonorHealth Thompson Peak
- o HonorHealth Shea
- o Abrazo Scottsdale
- o Mayo Clinic Hospital

Information contained herein was furnished by sources deemed reliable and is believed to be accurate; however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Terms subject to change without notice.

2025 AVERAGE HH INCOME & POPULATION

1 MILE
\$102,302

3 MILES
\$124,638

5 MILES
\$124,848

1 MILE
9,016

3 MILES
65,295

5 MILES
190,978

AVERAGE DRIVE DISTANCE

PHOENIX

SCOTTSDALE

SALT RIVER PIMA-MARICOPA INDIAN RESERVATION

**ABRAZO
SCOTTSDALE CAMPUS**
127 BEDS

**MAYO CLINIC
HOSPITAL**
268 BEDS

±4.7 MILES
±10 MINUTES
**DESERT RIDGE
MARKETPLACE**

**HONORHEALTH
THOMPSON PEAK**
92 BEDS

**7221-7231 EAST
PRINCESS BOULEVARD**

±0.6 MILES
±3 MINUTES
**FAIRMONT
SCOTTSDALE PRINCESS**

1 MILE
MEDIAN HH INCOME
\$87,326

3 MILES
MEDIAN HH INCOME
\$104,927

±2.3 MILES
±6 MINUTES
**SCOTTSDALE
AIRPORT**

5 MILES
MEDIAN HH INCOME
\$100,564

**HONORHEALTH
SHEA**
421 BEDS

**HONORHEALTH
NORTH MOUNTAIN**
262 BEDS

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