

FOR LEASE

# *Move-In Ready Medical Office*

8573 E SAN ALBERTO DRIVE | SCOTTSDALE, AZ 85258

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE



# 8573 E San Alberto Drive



**BUILDING SIZE**  
±4,301 SF  
(Full Building)



**LEASE RATE**  
\$27.95/SF  
(Modified Gross)



**PARKING**  
±4.00/1,000 SF  
(5 Covered)

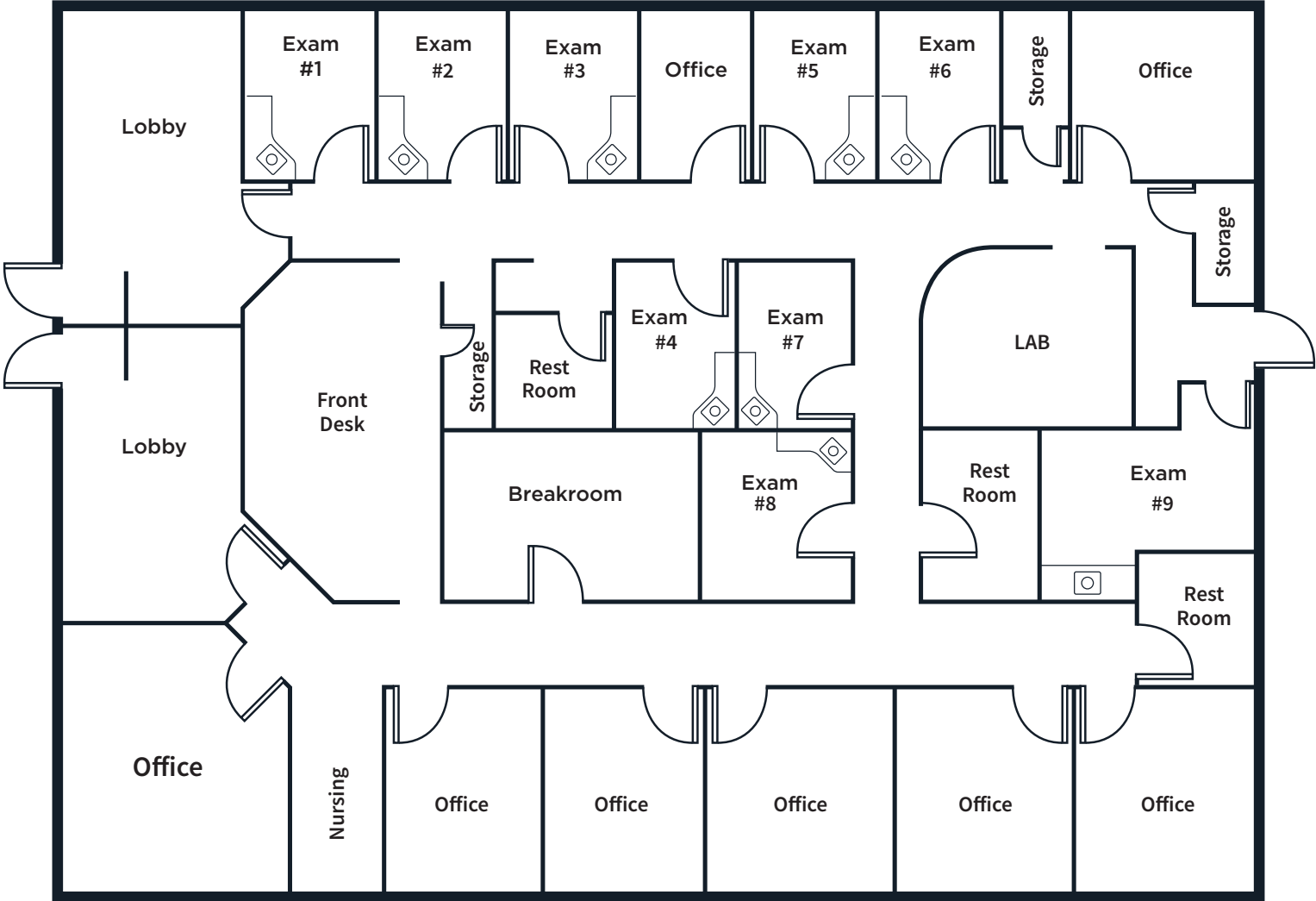


## PROPERTY HIGHLIGHTS

- Move-In Ready Medical Space in the Heart of McCormick Ranch
- Amenity-Rich Central Scottsdale Location within McCormick Ranch
- Extensive Glass Line Allowing For Numerous Offices and Exam Rooms Along the Window Line
- Easy Freeway Access off of Via de Ventura and Loop 101
- Effortless Pull Up Parking Throughout the Property

# Floor Plan

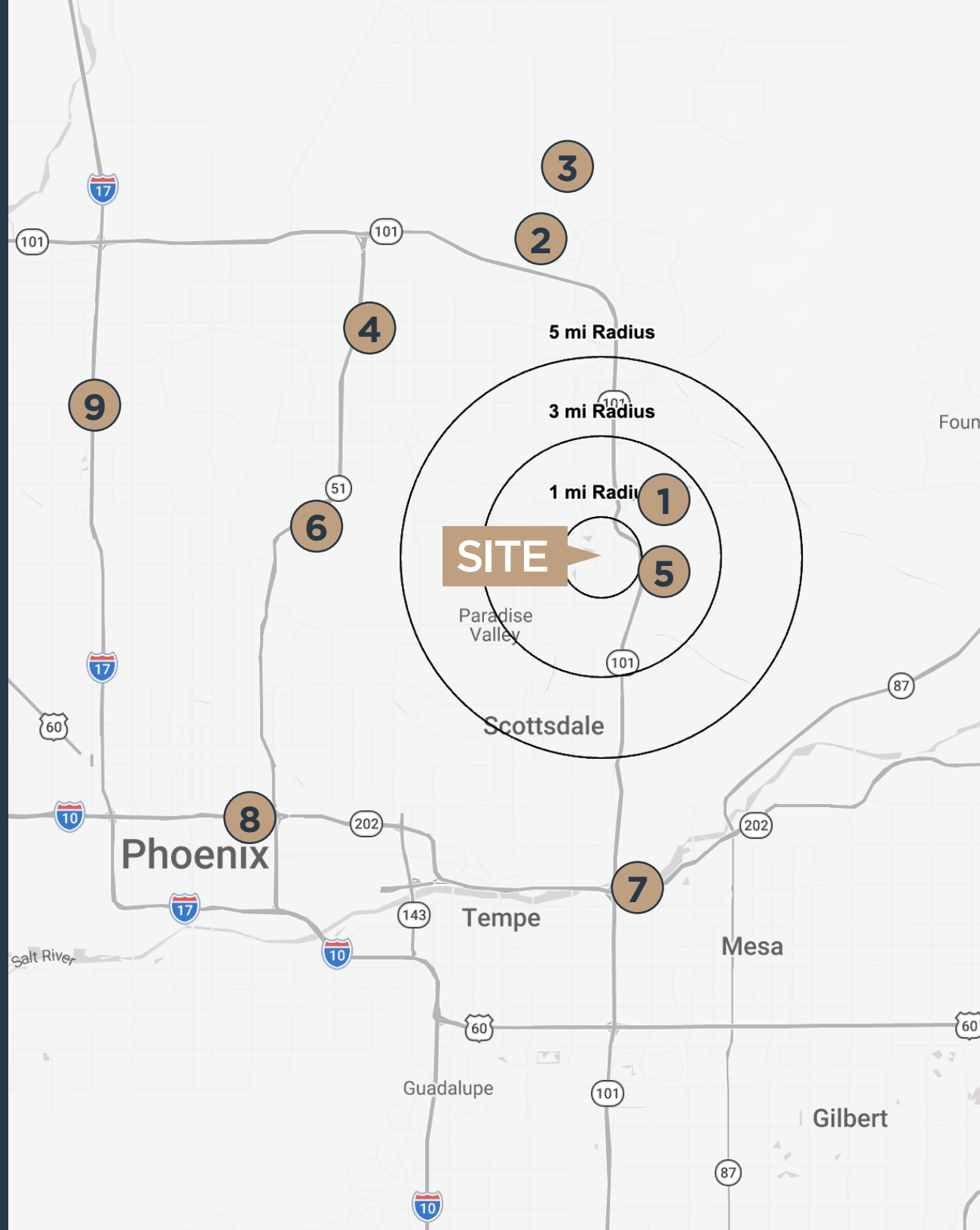
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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# Key Distances

- 1** HonorHealth Shea Medical Center 0.5 Miles
- 2** HonorHealth Scottsdale Thompson Peak 8.5 Miles
- 3** Banner Health Scottsdale 11.8 Miles
- 4** Abrazo Scottsdale Campus 14 Miles
- 5** Loop 101 Freeway 0.5 Miles
- 6** State Route 51 Freeway 8.2 Miles
- 7** Loop 202 Freeway 10.3 Miles
- 8** I-10 Freeway 20 Miles
- 9** I-17 Freeway 25 Miles





**SITE**

N SCOTTSDALE ROAD

N HAYDEN ROAD

N IDALIA ROAD

LOOP 101

## Location Highlights



CLOSE PROXIMITY TO  
LOOP 101 FREEWAY



40+ RESTAURANTS  
WITHIN 1 MILE



20+ RETAIL STORES  
WITHIN 1 MILE



20 MINUTES FROM PHOENIX  
SKY HARBOR AIRPORT



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