

# 90 MOUNTAIN VIEW

9977 North 90th Street | Scottsdale, AZ 85258



**1,389 RSF MEDICAL SPEC SUITE AVAILABLE 1Q 2025**

**NEWMARK**

**NEW OWNERSHIP**  
Ideal for Medical Users  
Class A Office Space Available

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# Property Highlights

- Under new ownership
- Located in the Scottsdale Medical Corridor within walking distance to the 427-bed HonorHealth Scottsdale Shea Medical Center
- Generous TI packages available to convert existing office space to medical
- Class A office space available
- Ideal access via the full diamond interchange at the Loop 101 and Shea Boulevard
- Building signage available

Medical Rental Rate: **\$38.00 FS**

Office Rental Rate: **\$32.00 FS**



# 90 MOUNTAIN VIEW

**9977 N 90TH ST**

Scottsdale, AZ

**±91,082 SF**

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## SUITE 170

**±1,389 RSF**

(Medical Spec Suite - Available 1Q 2025)

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## SECOND FLOOR

**±12,670 RSF**

Divisible to:

**SUITE 200:** 5,843 RSF

**SUITE 210:** 5,030 RSF

**SUITE 230:** 1,797 RSF

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## SUITE 300

**±13,402 RSF**

(Third Floor contiguous up to ±26,865)

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## SUITE 320

**±2,325 RSF**

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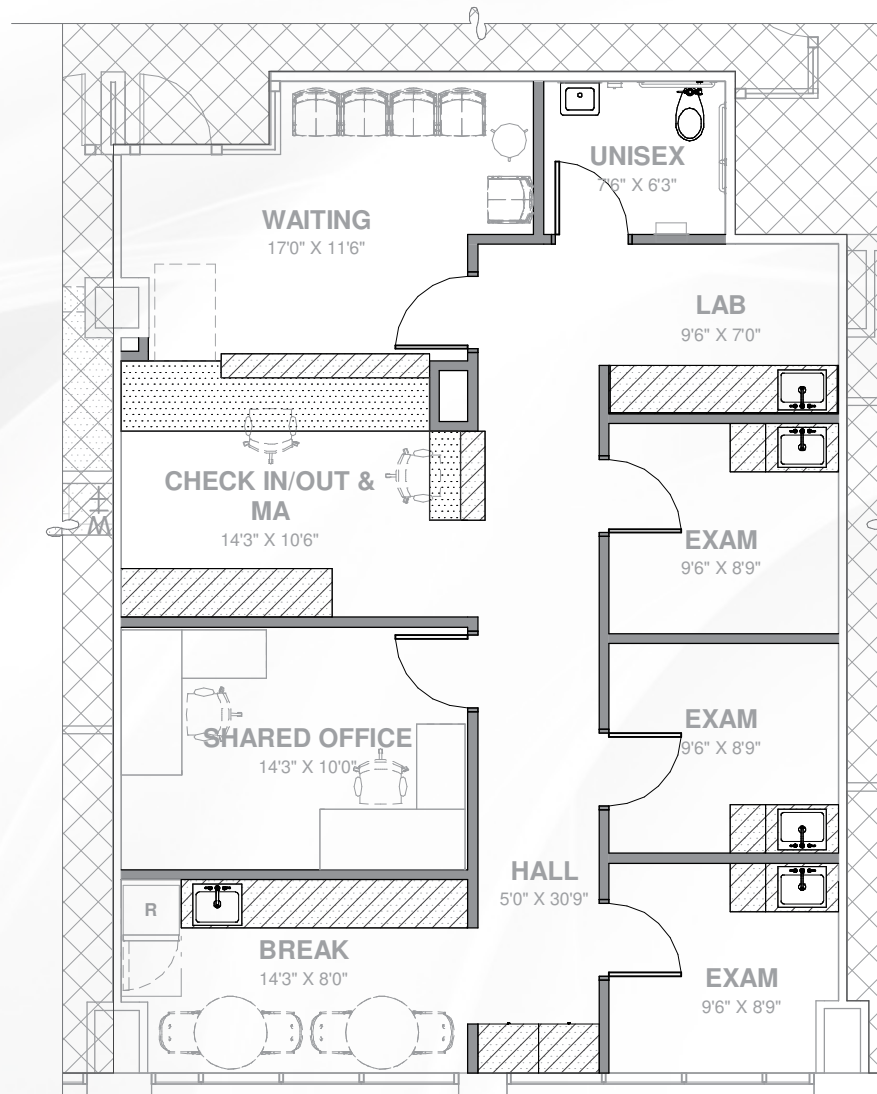
## SUITE 350

**±10,838 RSF**



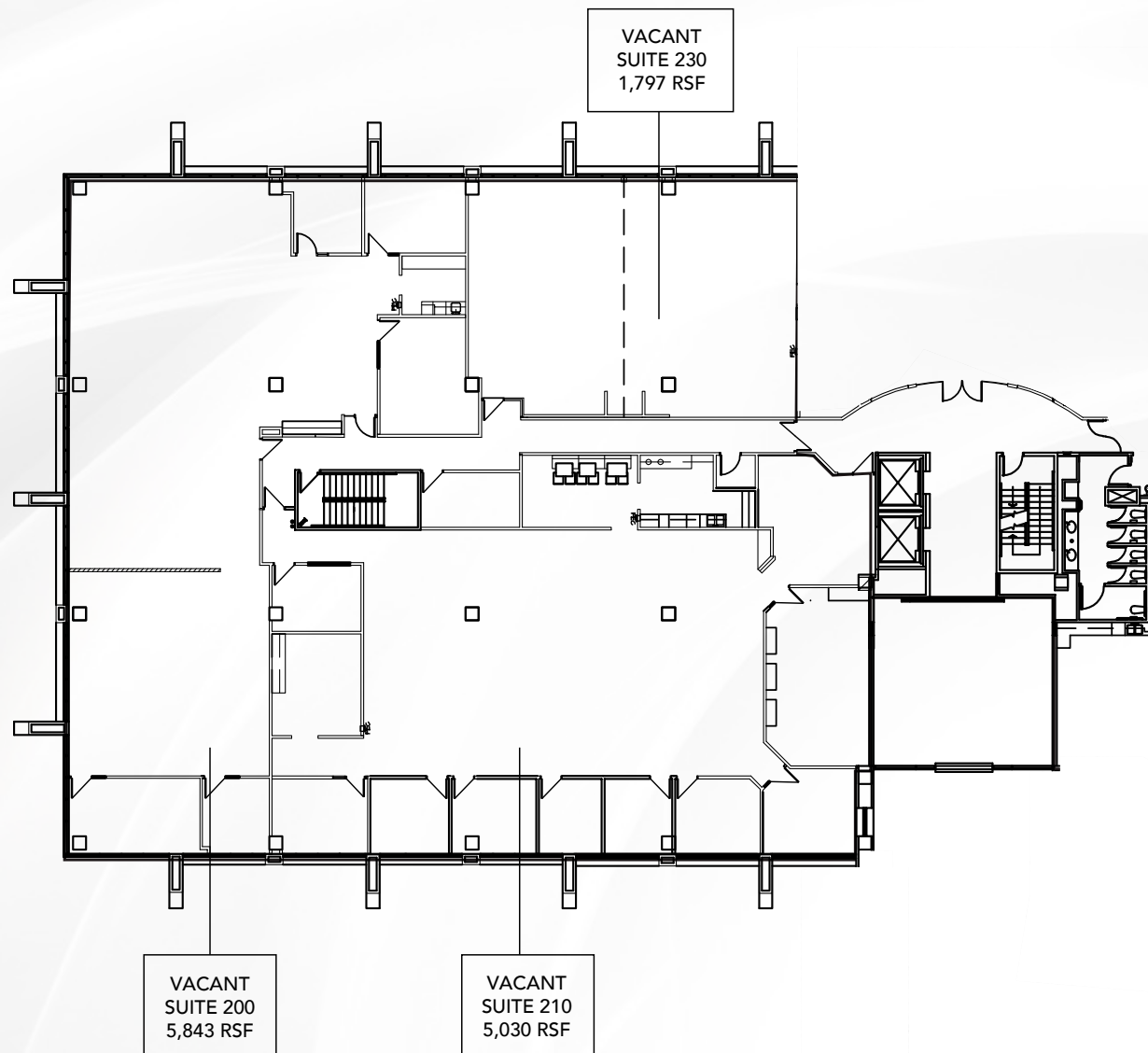
# 1<sup>ST</sup> Floor - Suite 170 ±1,389 RSF

Medical Spec Suite - Available 1Q 2025

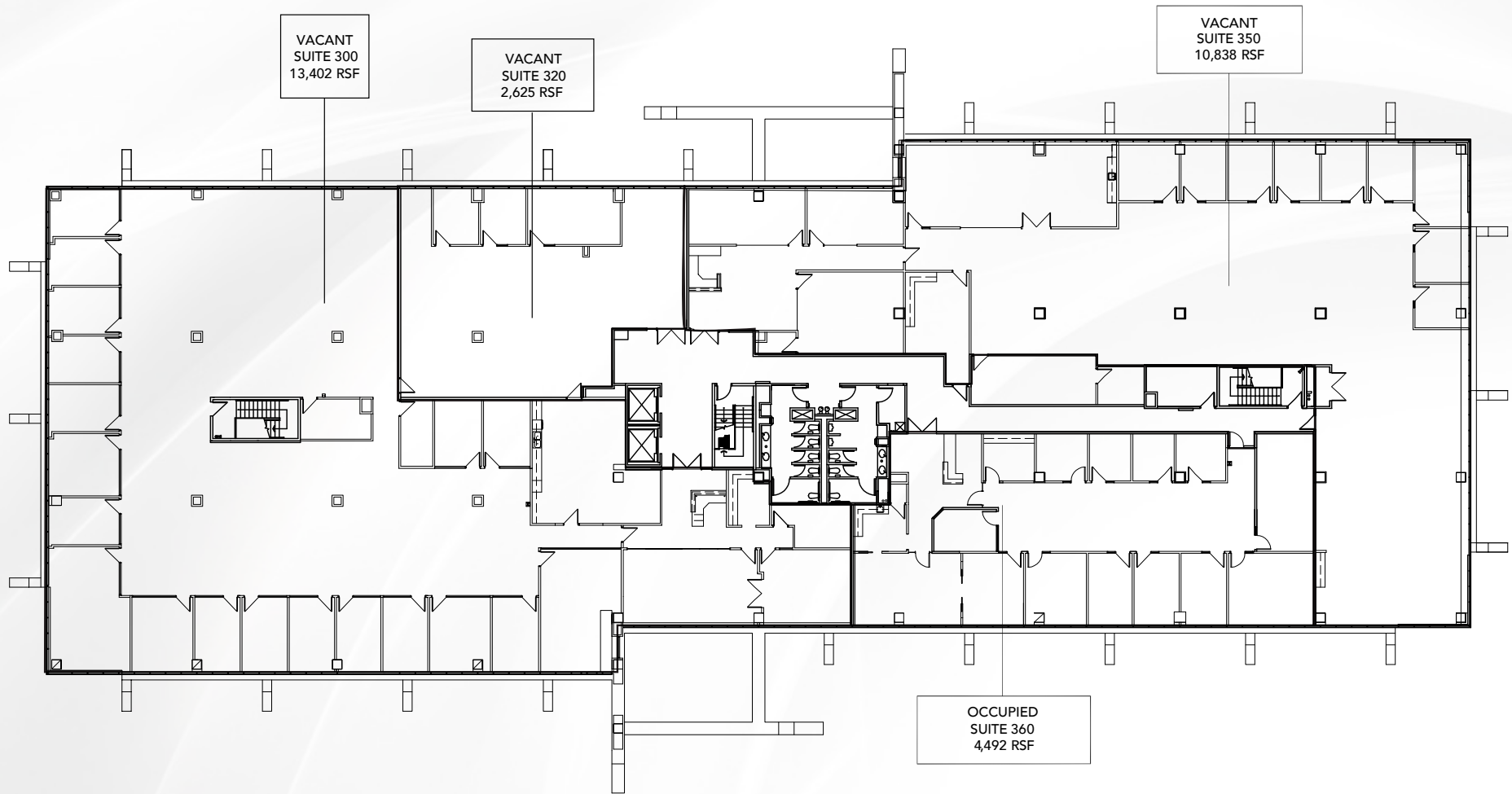


# 2<sup>ND</sup> Floor - Floorplan | ±12,670 RSF Available

Divisible to ±1,797 - ±12,670 SF



# 3<sup>RD</sup> Floor - Floorplan





E MOUNTAIN VIEW RD

N 90TH ST

9977 N 90TH ST  
91,082 SF

NAP

PARKING GARAGE | NAP

Entry

Entry



**Pima Crossing**



- Fight Ready MMA & Fitness Gym
- Behind The Mask Hockey Shops
- Lacquer Nails & Spa
- HOTWORX
- The Fetching Dog
- Just Roughin' It Adventure Company
- Phoenix Wine
- Macayo's
- J&P Cycles
- Snooze
- Cold Beers & Cheeseburgers
- Culver's
- Starbucks
- Sherwin-Williams
- The Beauty District Salon
- Massage Envy
- See the Trainer
- AmTrust Bank
- Bead World
- T-Mobile
- Edible Arrangements

**Scottsdale Fiesta Shopping Center**



- Portillo's
- Chase Bank
- Flower Child
- Einstein Bros. Bagels
- NakedQ BBQ
- Cabinets 4 Less
- Dunkin'
- Verizon
- Taco Bell
- Schlotsky's
- Whataburger
- Popeyes
- IHOP



**Courtyard Shops**

- 92 Drinks + Eats
- Thai Balinese
- Massage & Spa
- Sweet Republic
- Jade Palace
- Bank of America

**SPROUTS FARMERS MARKET**

- Liquor Vault
- McDonald's
- Stearns Bank
- Chipotle
- Chompie's
- Vjordan Salon
- Jersey Mike's
- Gyros Express
- Ahijoki
- Orangetheory Fitness

**94 Hundred Corporate Center**

- First Watch
- S&V Urban
- Salt and Lime
- Modern Mexican Grill
- Hart2Heart
- J&F Trade Tools
- Blo Blow Dry Bar
- 9Round Kickboxing
- Emmi D SalonSpa
- Ling & Louie's



Shea Boulevard

101

**HONORHEALTH**  
Scottsdale Shea Medical Center



**90 MOUNTAIN VIEW**

**HONORHEALTH**

Mountain View Road

90th Street

92nd Street

McDowell Mountains

