



PIMA COLLABORATIVE CENTER

Space for Lease

8454 N 90th St, Scottsdale, AZ 85258

Exclusively listed by:

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PROPERTY SUMMARY

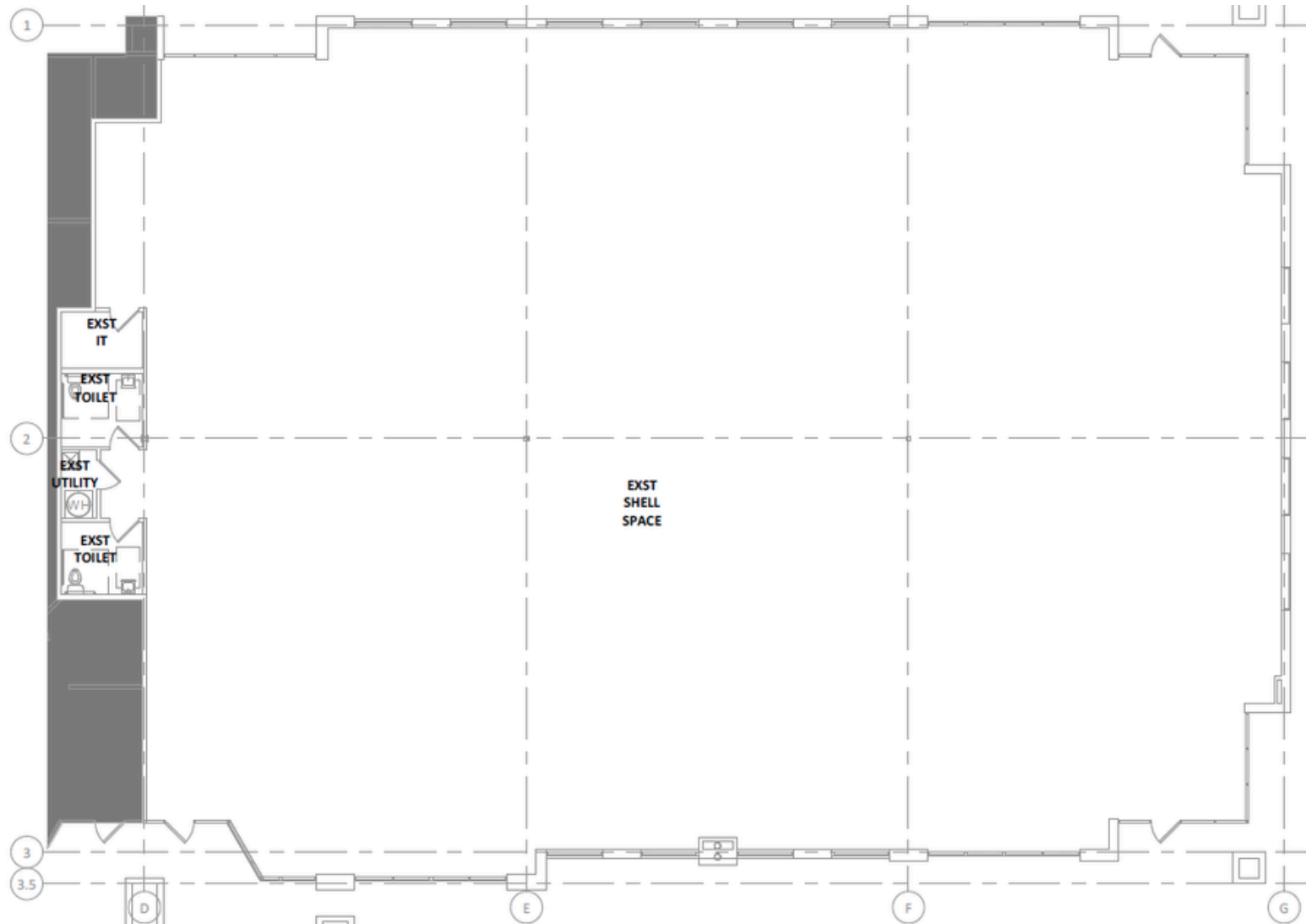
PROPERTY TYPE	Freestanding
LEASE RATE	\$29.00 PSF
LEASE TYPE	NNN
NNN	\$6.43/SF
BUILDING SIZE	+/- 21,481 SF
SUITE SIZE	+/- 11,619 SF
SIGNAGE	Great Building Signage
PARKING	Ample Covered/Uncovered
DIVISIBLE	+/- 3,000 - 11,619 SF
CROSS STREETS	N 90th St & E Del Camino Dr

PROPERTY HIGHLIGHTS

- 21,481 SF single-story, Class A medical office
- The property is positioned within a dense “medical corridor” that facilitates easy patient referrals:
 - **HonorHealth Scottsdale Shea Medical Center:** Located just 1.5 miles away, this is a major regional hub for primary care, internal medicine, and specialized surgery.
 - **HonorHealth Pima Center:** A nearby 100,000 SF ambulatory building focusing on **sports medicine, bariatrics, and physical therapy.**
- +/- 11,619 SF available for lease.
- End Cap Space Available
- Amazing Window Line
- Redundant fiber optic telecom offering high speed EHR and telehealth
- Perfect opportunity for medical group
- Backup generator (natural gas)
- Conceptual plans available
- Located in an opportunity zone
- Immediate access to Loop 101
- Close proximity to restaurants, retail and service amenities
- Strong Ownership doing Creative Deals

AS-BUILT FLOOR PLAN

+/- 11,619 SF



E Shea Blvd

LOCATION

HONORHEALTH
Scottsdale Shea
Medical Center



N Scottsdale Rd

Hayden Rd

N Pima Rd



Talking Stick Way