

8435 N Pima Center Pkwy, Scottsdale, AZ 85258

HONORHEALTH[®]

Pima Health & Wellness Center

Under Construction
Delivering July 2025
Up to ±21,000 SF Available for Lease

BOLDT[®]

**CUSHMAN &
WAKEFIELD**

Opportunity Highlights

The HonorHealth Pima Health & Wellness Center is the future of healthcare. This fully integrated wellness center that brings together outpatient services alongside fitness, nutrition and other preventive health to provide whole-patient services to the greater community. Patients, providers and employers are able to interact in an ecosystem designed to build and maintain healthy lifestyles and keep the cost of care low – all in the pursuit of Healthy Living.

The approximately 100,000 sq. ft. medical building features a variety of primary and specialty service lines. We are looking for like-minded healthcare community providers to breakdown the silos of healthcare and round out the continuum of care by creating a touchpoint in the community to improve overall health. Practice alongside a membership-based medical fitness center that includes a fitness floor, free weights and an aquatics center.



±100,000 square foot 4-story
Class “A” office building



40,000 SF First Floor & 20,000 SF
Floor Plates on Floors Two, Three & Four



14' clear heights on
Floors 2, 3, and 4



Scottsdale was ranked #4 place to
live (based on quality of life) by
WalletHub 2022



6:1000 parking expandable up to 8:1000
with added parking deck



Located in Scottsdale, nestled within attractions such
as Arizona Boardwalk, TopGolf, Salt River Field, and
Taking Stick Resort directly off 101 Loop

Amenities

MEDICAL FITNESS ON-SITE AMENITIES:



Building Hours

M-F: 5:30am-10:00pm

Sat: 7am-6pm

Sun: 8am-6pm



Locker Rooms with Private Showers



Onsite Child-care



6 Lane Lap Pool



Physician Therapy Warm Pool



Gymnasium



Cardio, Free Weight, & Strength



TRAINING AREAS



2nd Floor Walking/
Jogging Track



Two Group
Exercise Rooms



0.4 miles from Loop 101 North
and South access

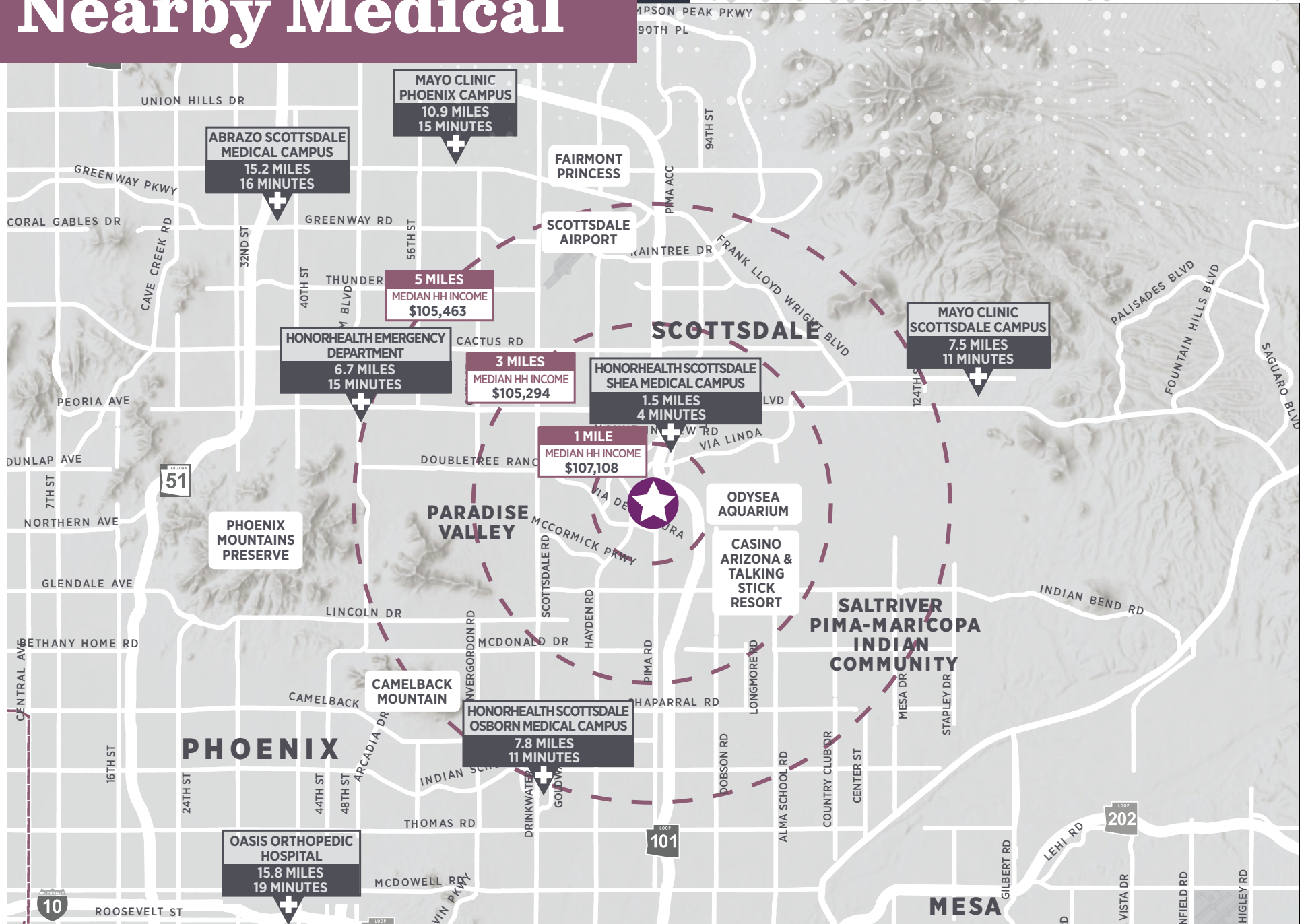


0.25 miles from HonorHealth
Rehabilitation Hospital



Located directly north of
the new OrthoArizona -
Pima Center Facility

Nearby Medical



Demographics



POPULATION



HOUSEHOLDS



MEDIAN HOUSEHOLD INCOME

2023 Summary

2028 Projected

1 Mile

3 Miles

5 Miles

1 Mile

3 Miles

5 Miles

6,535

55,430

146,451

6,658

55,925

149,404

3,268

26,898

69,909

3,350

27,387

72,226

\$107,108

\$105,294

\$105,463

\$118,184

\$120,129

\$120,129

Average Amount Spent

Total

HEALTH CARE

\$10,079.83

\$34,412,530

Medical Care

\$3,328.02

\$11,361,855

Physician Services

\$376.05

\$1,283,824

Dental Services

\$640.57

\$2,186,898

Eyecare Services

\$119.99

\$409,662

Lab Tests, X-rays

\$100.09

\$341,719

Hospital Room and Hospital Services

\$323.25

\$1,103,579

Convalescent or Nursing Home Care

\$56.26

\$192,060

Other Medical Services (1)

\$241.75

\$825,319

Nonprescription Drugs

\$229.01

\$781,840

Prescription Drugs

\$500.00

\$1,707,006

Nonprescription Vitamins

\$190.21

\$649,371

Medicare Prescription Drug Premium

\$199.12

\$679,788

Eyeglasses and Contact Lenses

\$151.91

\$518,631

Hearing Aids

\$61.71

\$210,673

Medical Equipment for General Use

\$13.85

\$47,271

Other Medical Supplies/Equipment (2)

\$124.26

\$424,215

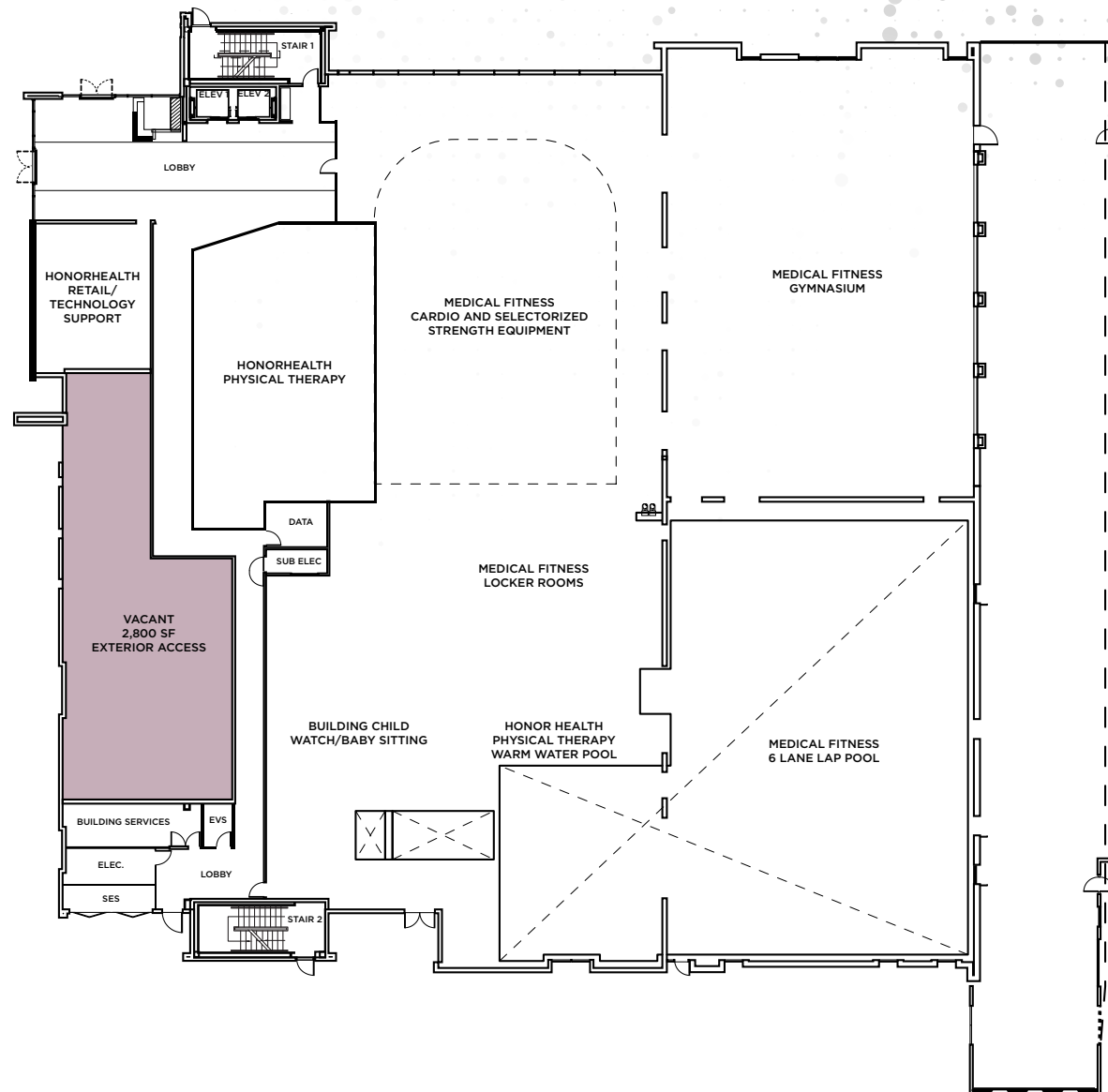
Service Line Growth

5 Mile Radius

	2022 Volume	2027 Volume	2032 Volume	5 Year Growth	10 Year Growth
Endocrinology	3,626	4,556	5,277	25.7%	45.5%
Physical Therapy/Rehabilitation	436,379	515,057	597,864	18.0%	37.0%
Podiatry	32,847	38,667	43,551	17.7%	32.6%
Spine	3,635	4,309	4,811	18.5%	32.4%
Vascular	31,810	37,042	42,002	16.4%	32.0%
Orthopedics	54,618	63,382	71,332	16.0%	30.6%
Miscellaneous Services	366,170	419,064	477,731	14.4%	30.5%
ENT	51,523	58,730	66,997	14.0%	30.0%
Ophthalmology	169,773	196,358	220,374	15.7%	29.8%
Psychiatry	213,028	258,246	276,291	21.2%	29.7%
Lab	788,743	909,699	1,014,159	15.3%	28.6%
Cardiology	186,044	214,821	237,069	15.5%	27.4%
Evaluation and Management	1,762,011	1,962,585	2,216,744	11.4%	25.8%
Pain Management	21,330	24,400	26,725	14.4%	25.3%
Neurology	27,617	30,615	33,828	10.9%	22.5%
Trauma	13,696	15,058	16,484	9.9%	20.4%
Neurosurgery	1,565	1,688	1,864	7.8%	19.1%
Radiology	540,064	588,348	642,248	8.9%	18.9%
Nephrology	9,908	10,900	11,731	10.0%	18.4%
Dermatology	78,082	84,708	90,890	8.5%	16.4%
Thoracic Surgery	994	1,079	1,124	8.6%	13.1%
General Surgery	10,880	11,645	12,303	7.0%	13.1%
Oncology	29,093	30,941	32,736	6.4%	12.5%
Gastroenterology	45,585	48,560	50,591	6.5%	11.0%
Cosmetic Procedures	13,378	14,193	14,808	6.1%	10.7%
Urology	19,020	20,116	20,908	5.8%	9.9%
Gynecology	15,738	16,265	17,019	3.4%	8.1%
Pulmonology	24,218	24,022	23,750	-0.8%	-1.9%
Obstetrics	6,211	5,715	5,276	-8.0%	-15.1%

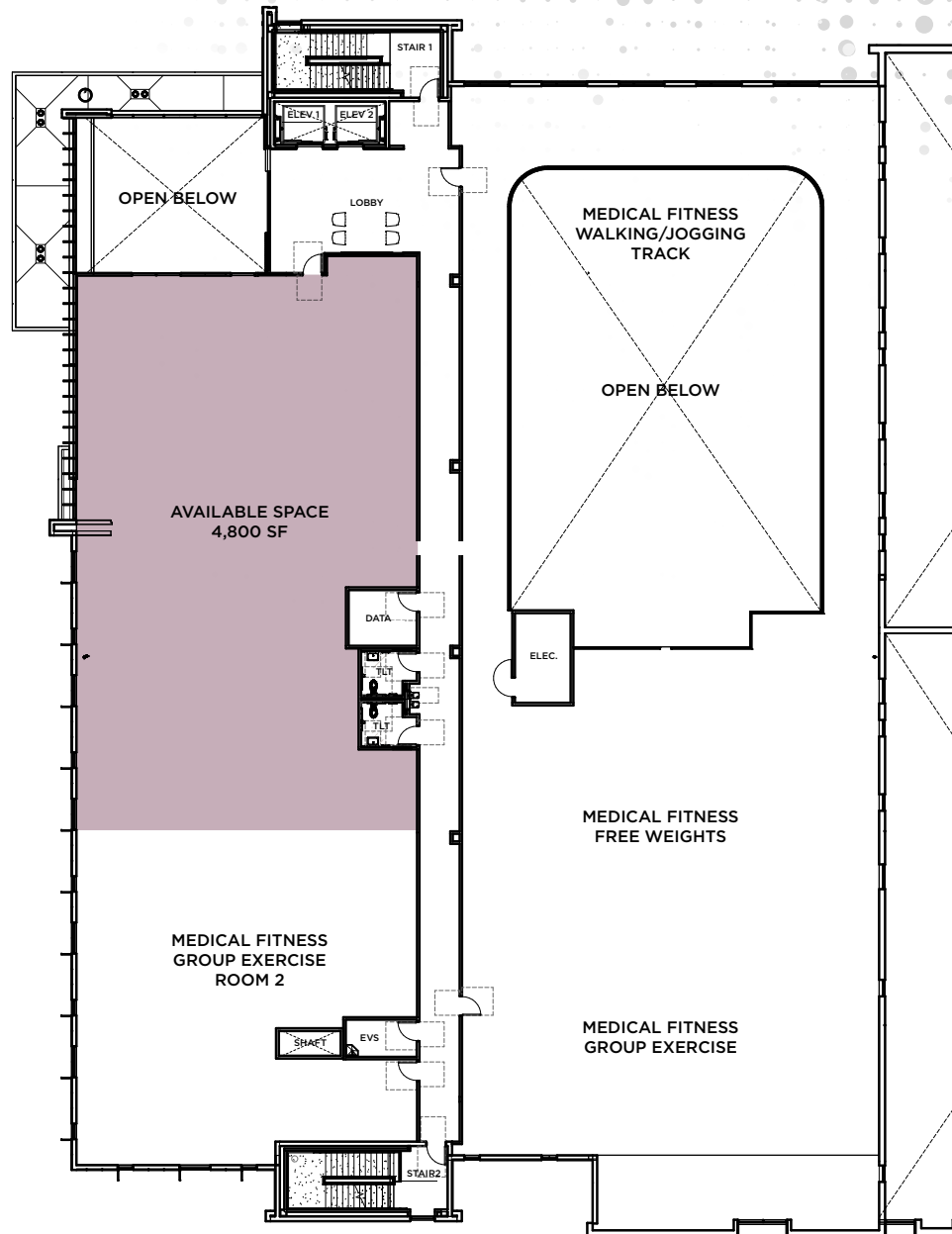
Floor Plans

1st Floor



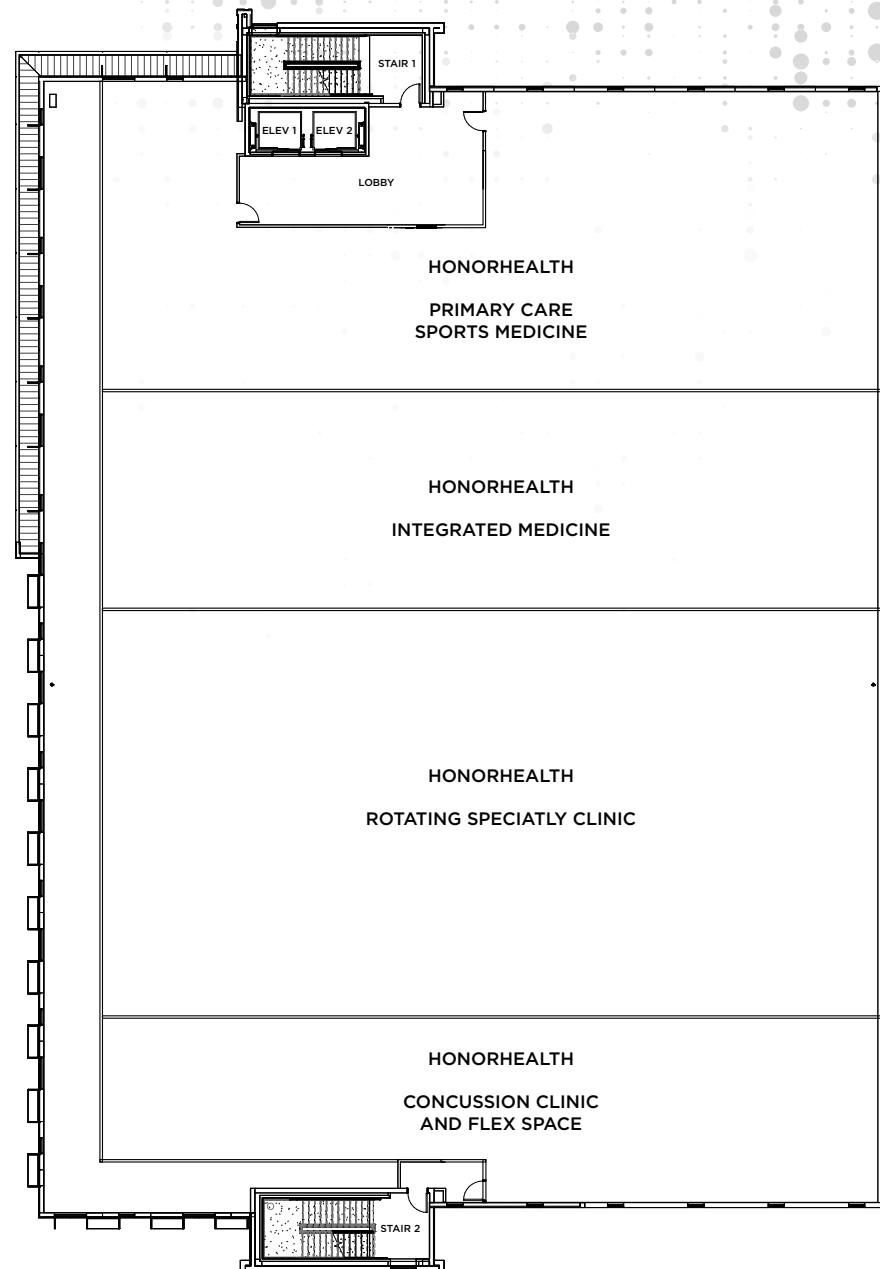
Floor Plans

2nd Floor



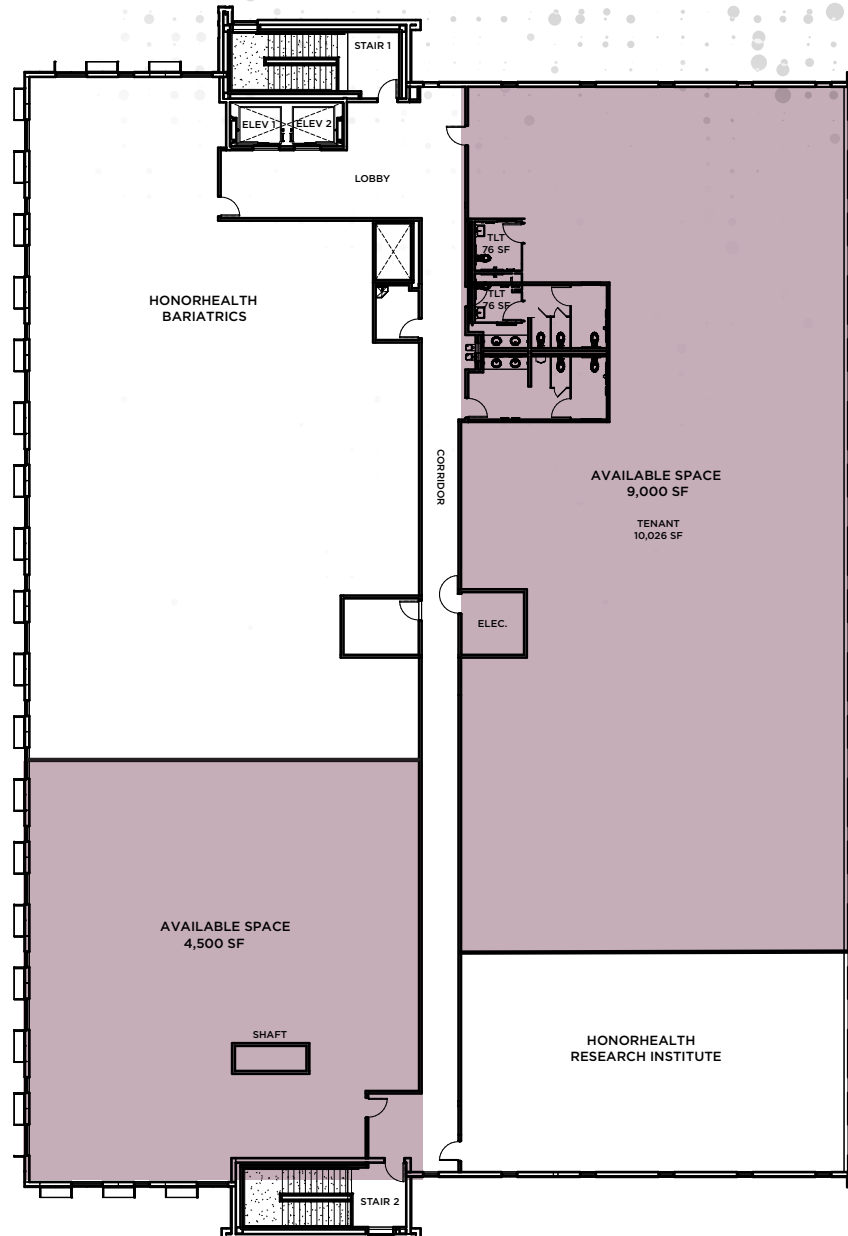
Floor Plans

3rd Floor



Floor Plans

4th Floor



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