

INVESTMENT SALE AND FOR LEASE: PIMA COLLABORATIVE CENTER

8454 N 90th St, Scottsdale, AZ 85258

Exclusively listed by:

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PROPERTY SUMMARY

PROPERTY TYPE	Medical office
SALE PRICE	\$350 PSF
LEASE RATE	\$29.00 PSF
LEASE TYPE	NNN
BUILDING SIZE	+/- 21,481 SF
SUITE SIZE	+/- 11,619 SF
CROSS STREETS	N 90th St & E Del Camino Dr

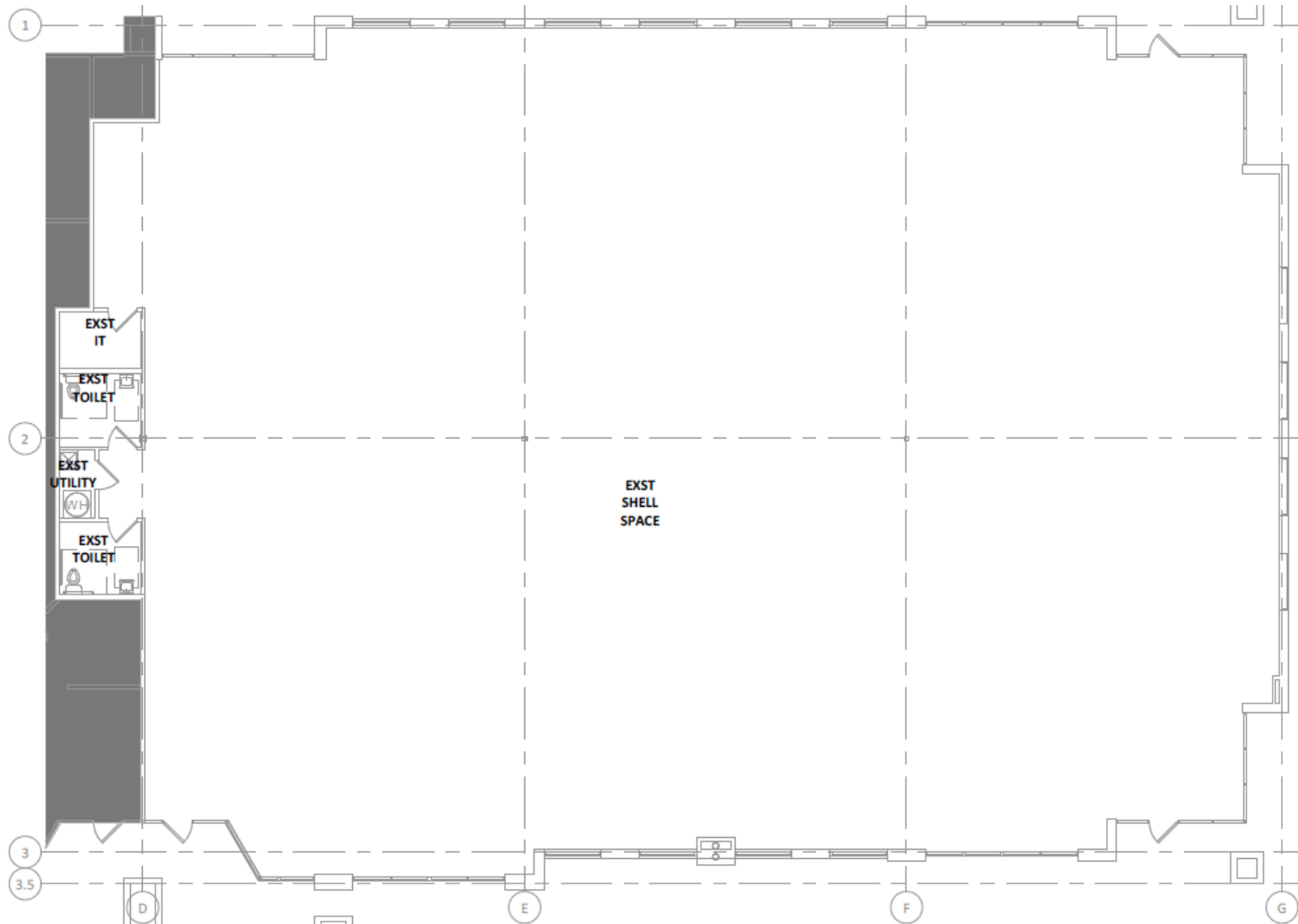
PROPERTY HIGHLIGHTS

- 21,481 SF single-story, Class A medical office
- 11,619 SF Available For Lease
- 21,481 SF Available For Sale
- Perfect Owner/User Opportunity for Medical Group
- 6 exterior loaded entries (no lobby/elevator)
- Backup generator (natural gas) & redundant fiber optic telecom
- Conceptual plans available
- Located in an opportunity zone
- Immediate access to Loop 101
- Close proximity to restaurants, retail and service amenities

MOCK PLAN- MEDICAL OPPORTUNITY



AS-BUILT FLOOR PLAN



SITE PLAN



E Shea Blvd

HONORHEALTHSM
Scottsdale Shea
Medical Center

LOCATION



LOOP
101



Talking Stick Way

N Scottsdale Rd

N Pima Rd

Hayden Rd