

# THE SITE AT NORTHSIGHT

13840 N NORTHSIGHT BLVD, SUITE 121, SCOTTSDALE, AZ



*2,180 SF Medical Office Condo in North Scottsdale  
Available For Lease or Sale*

*Represented by*

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 **Kidder  
Mathews**

# PROPERTY HIGHLIGHTS



CONVENIENT  
LOCATION IN  
SCOTTSDALE



MONUMENT  
SIGNAGE  
AVAILABLE



LOOP 101  
ACCESS OFF  
RAINTREE DRIVE



READY TO  
OCCUPY  
MEDICAL OFFICE



GREAT MIX OF  
PROFESSIONAL  
AND MEDICAL  
TENANCY



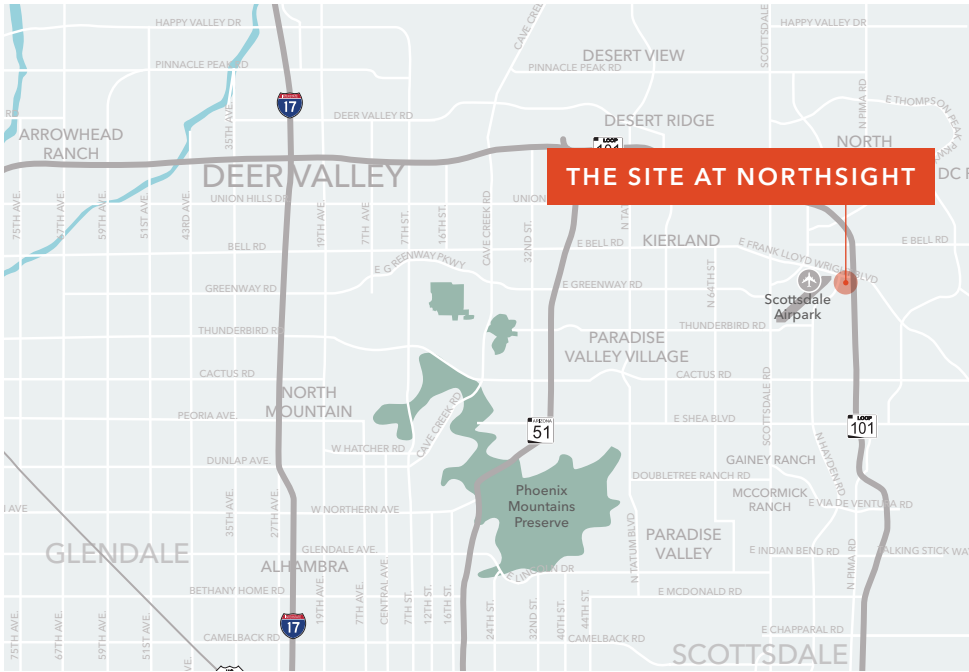
END CAP CONDO  
WITH DRIVE-UP  
PATIENT ACCESS

## 2,180 SF *MEDICAL OFFICE CONDO* WITH STRATEGIC SCOTTSDALE AIRPARK LOCATION

13840 N Northsight Blvd is 2,180 SF medical office condo strategically located with immediate access to Loop 101 on E Raintree Drive. The Building is minutes from DC Ranch, Grayhawk, McDowell Mountain Ranch and Kierland Neighborhoods with favorable demographics including an average HH income of \$125,498 within one mile and a three mile population of 68,038 people.

Buildout in the space includes reception, front office, 4 exam rooms, procedure room, x-ray room, 2 offices, nurses station, 2 restrooms, and break room with lots of natural light. With exterior loaded entrances, ease of access, and a desirable location, this suite is the perfect location for any office, dental or medical user that is looking in the Scottsdale Airpark submarket.





*Strategically Located*

**IMMEDIATE**

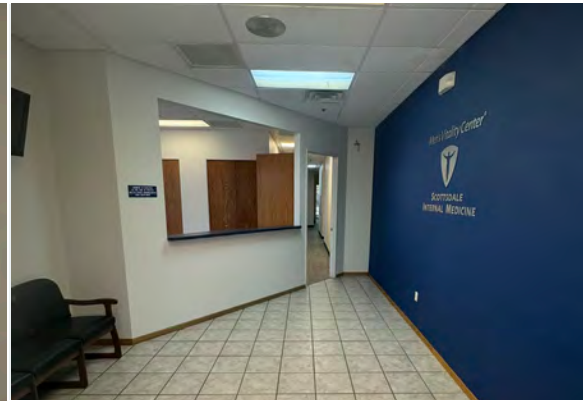
ACCESS TO LOOP 101

**7 MIN**

TO SCOTTSDALE AIRPORT

**8 MIN**

SCOTTSDALE QUARTER & KIERLAND  
COMMONS AMENITIES







**1 MIN**

LOOP 101 ACCESS

**9 MIN**

TO HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER

**10 MIN**

TO MAYO CLINIC  
HOSPITAL

*For sales or leasing information contact*

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