

# INVESTMENT SALE AND FOR LEASE: PIMA COLLABORATIVE CENTER

8454 N 90th St, Scottsdale, AZ 85258

*Exclusively listed by:*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.





## PROPERTY SUMMARY

PROPERTY TYPE	Medical office
SALE PRICE	\$256 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

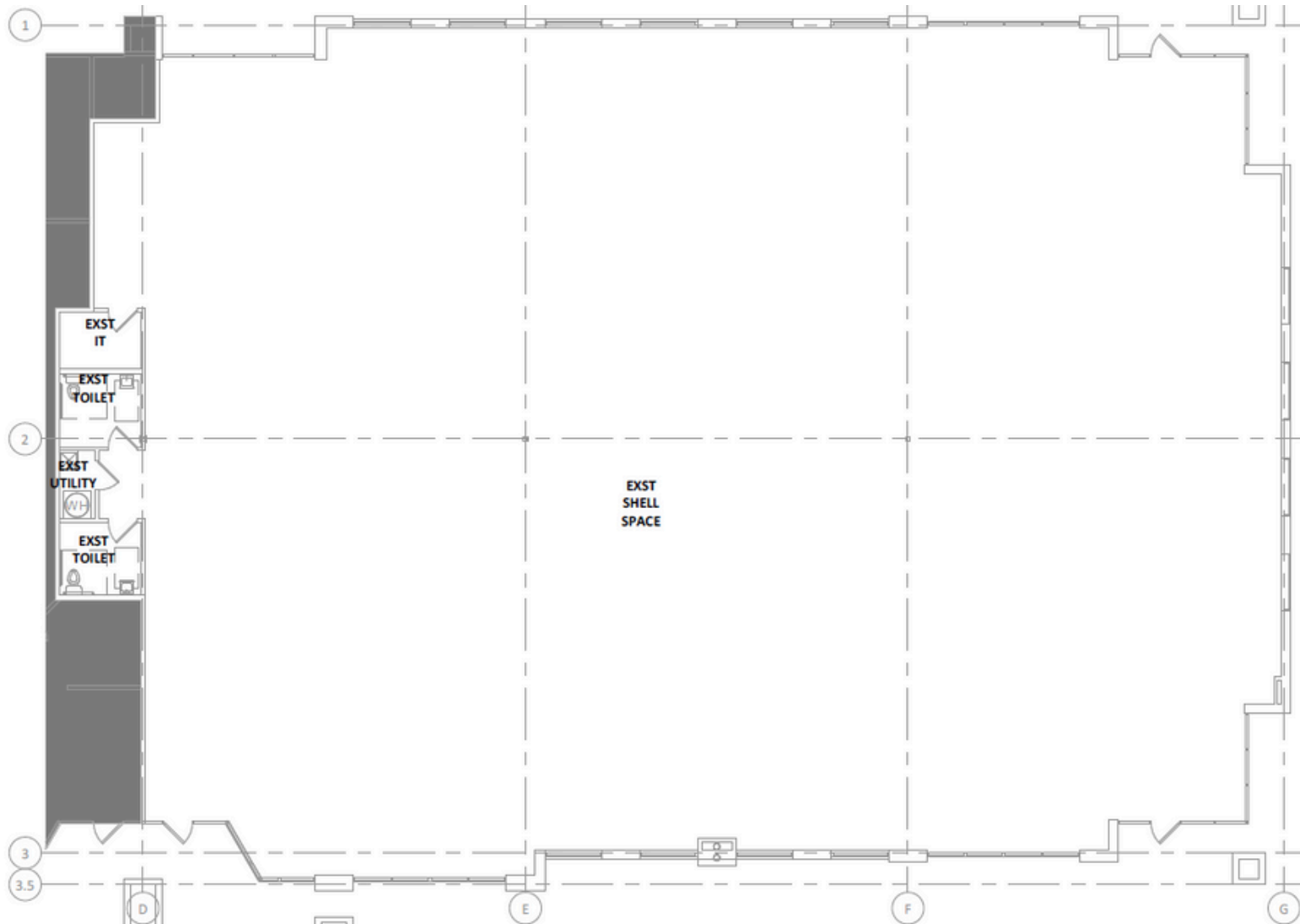
## PROPERTY HIGHLIGHTS

- 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





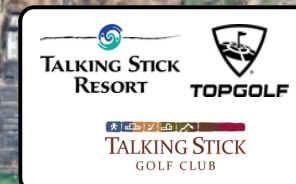
E Shea Blvd

HONORHEALTH<sup>SM</sup>  
Scottsdale Shea  
Medical Center

# LOCATION



LOOP  
101



Talking Stick Way

N Scottsdale Rd

N Pima Rd

Hayden Rd