

7721 - 7231 E PRINCESS BLVD  
SCOTTSDALE, AZ 85255

# SCOTTSDALE CENTER

FOR LEASE | MEDICAL



**CBRE**



**PREMIER SPACE OPTIONS** designed for healthcare providers seeking a high-end, functional environment in one of the Valley's most desirable medical hubs.

These two buildings feature modern architecture, abundant natural light, and flexible suite configurations to meet the operational needs of a wide range of medical users. Existing medical synergy onsite includes Athenix Plastic Surgery, Ahn Clinic Medical Acupuncture, and Spear Dental Education.

The property is strategically positioned near major hospital and specialty care facilities, the properties provide a strong foundation for medical, dental, and wellness practices looking to establish or expand within North Scottsdale's thriving healthcare corridor.

# PROPERTY HIGHLIGHTS



Prime medical office buildings with customizable suites and contemporary finishes



Ample parking and convenient access from major arterial roads



Generous Tenant Improvement (TI) allowances available for medical buildouts



Ideal for physicians, specialists, and wellness providers seeking long-term stability and growth



ADA-compliant design with high-quality common areas and elevator access

## PROPERTY SUMMARY

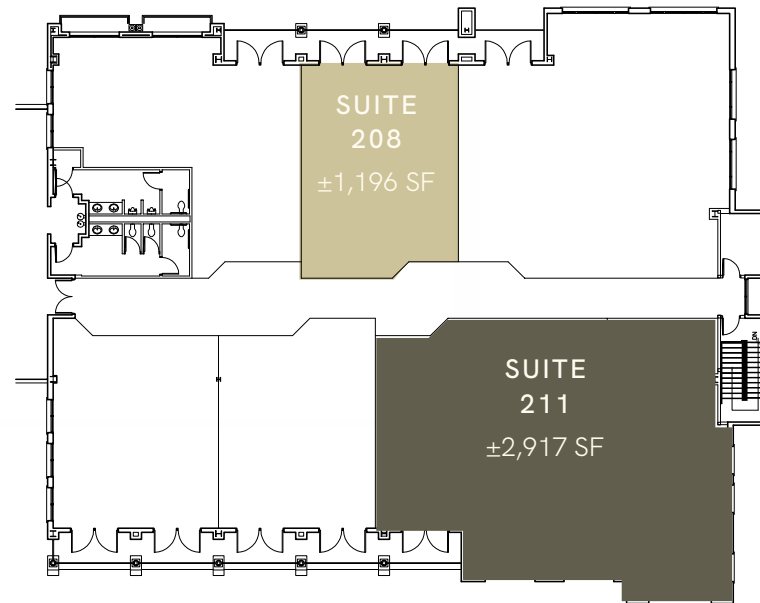
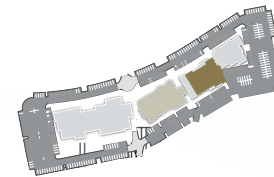
<b>TYPE:</b>	Medical Office
<b>PROJECT SF:</b>	±68,000 SF
<b>AVAILABLE SF:</b>	±4,113 RSF
<b>RATE:</b>	\$29.00/NNN
<b>NNN'S:</b>	\$9.18 SF/YR
<b>TENANT IMPROVEMENT:</b>	Generous TI Allowance
<b>YEAR BUILT:</b>	2007
<b>SIZE AREA:</b>	±14.46 AC
<b>ZONING:</b>	C-C, City of Scottsdale
<b>NO. OF STORIES:</b>	2-story
<b>PARKING RATIO:</b>	5:1,000 SF   Covered Parking Available
<b>SIGNAGE:</b>	Directory, Suite Entry

# CURRENT AVAILABILITY

BUILDING	SUITE	SF	CONDITION	LINKS
7231	208	±1,196	Built-out Office Suite	<a href="#">SPACE PLAN</a>
7231	211	±2,917	Built-out Medical Suite	<a href="#">SPACE PLAN</a>

BUILDING 7231  
2ND FLOOR

±4,113 SF Available





7221

7231

# AREA OVERVIEW

TRAFFIC COUNTS:

56,856

vehicles per day on N Scottsdale Rd

2,598

vehicles per day on E Princess Blvd

SOURCE: ADOT 2025

# LOCATION HIGHLIGHTS



Situated within minutes of HonorHealth Scottsdale Thompson Peak Medical Center, Mayo Clinic, and Scottsdale Shea Medical Center



Exceptional North Scottsdale location near Loop 101, offering easy regional connectivity



Surrounded by established residential communities, retail amenities, and complementary medical users, driving strong referral and patient accessibility



## DEMOGRAPHICS

POPULATION		MEDIAN HOUSEHOLD INCOME	
WITHIN 2 MILES:	26,869	WITHIN 2 MILES:	\$161,315
WITHIN 5 MILES:	184,976	WITHIN 5 MILES:	\$186,963
WITHIN 10 MILES:	527,882	WITHIN 10 MILES:	\$173,321

SOURCE: ESRI





## LEASING CONTACTS

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