



THE PINNACLE
AT DESERT
COVE

9097 E DESERT COVE AVE | SCOTTSDALE, AZ 85260

FOR LEASE | MEDICAL | ±31,509 SF

Premier Lease Opportunity in the Highly Sought-After Scottsdale/ Shea Submarket

Featuring a fully built-out dental/medical suite, **The Pinnacle at Desert Cove** provides tenants with a true turnkey solution, ideal for dental and other healthcare users looking to minimize upfront costs and begin operations quickly. Designed for medical functionality and professional appeal, the building combines visibility, accessibility, and a high-quality environment to support long-term practice success.



Turnkey dental buildout with improvements in place, minimizing start-up time and expenses



Flexible suite layout designed to accommodate additional medical or healthcare specialties



Ample surface & garage parking with convenient access for patients, staff, and visitors



Professional medical setting with modern finishes and ADA-compliant access throughout





Property Summary

TYPE
Medical Office

PROJECT SF
±31,509 SF

AVAILABLE SF
SUITE 200 ±3,594 RSF
SUITE 240 ±3,051 RSF

RATE
\$26.00/NNN

OPERATING EXPENSES
Base Year

TENANT IMPROVEMENT
Generous TIs Available

YEAR BUILT
2003

YEAR RENOVATED
2005

SIZE AREA
±2.06 AC

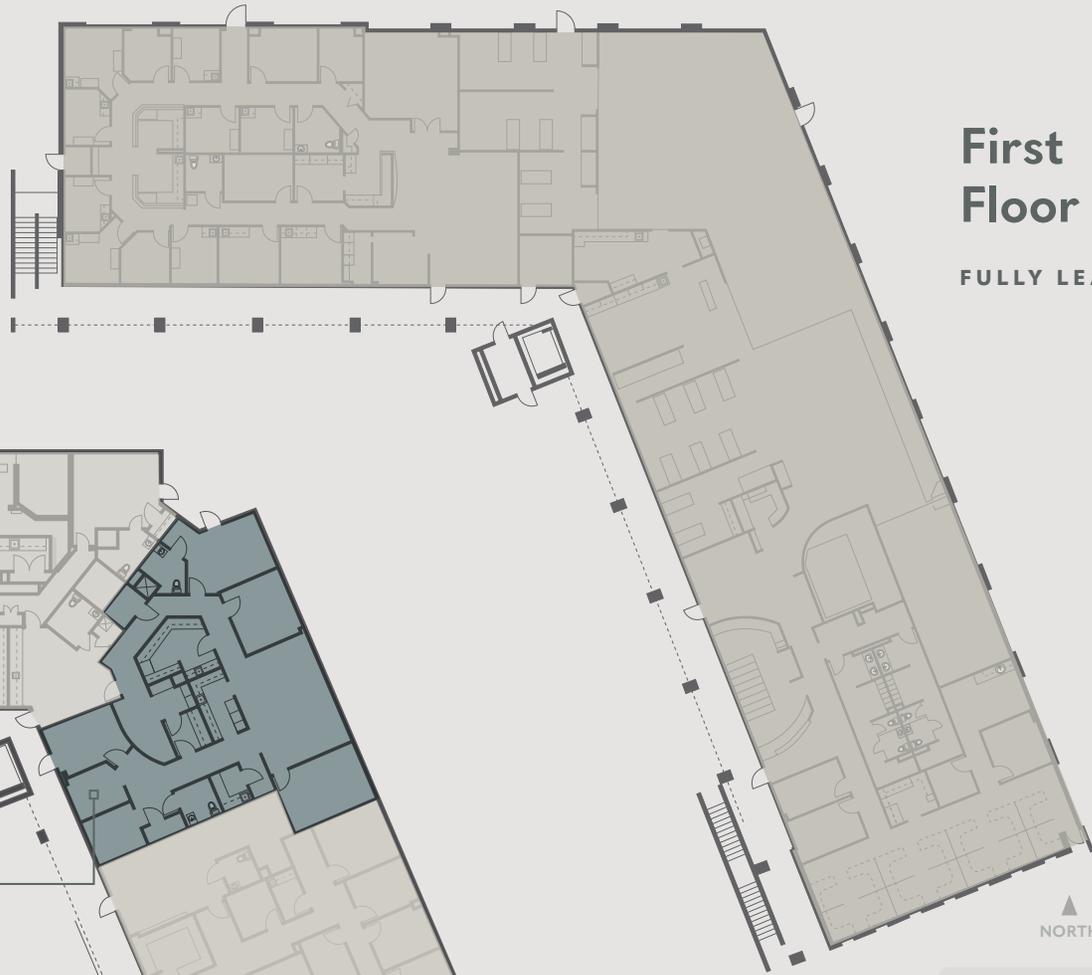
ZONING
I-P, City of Scottsdale

NO. OF STORIES
2-story

PARKING RATIO
4.64:1,000 SF

SIGNAGE
Monument & Entrance

Floor Plans



First Floor

FULLY LEASED



AVAILABLE SUITE 200

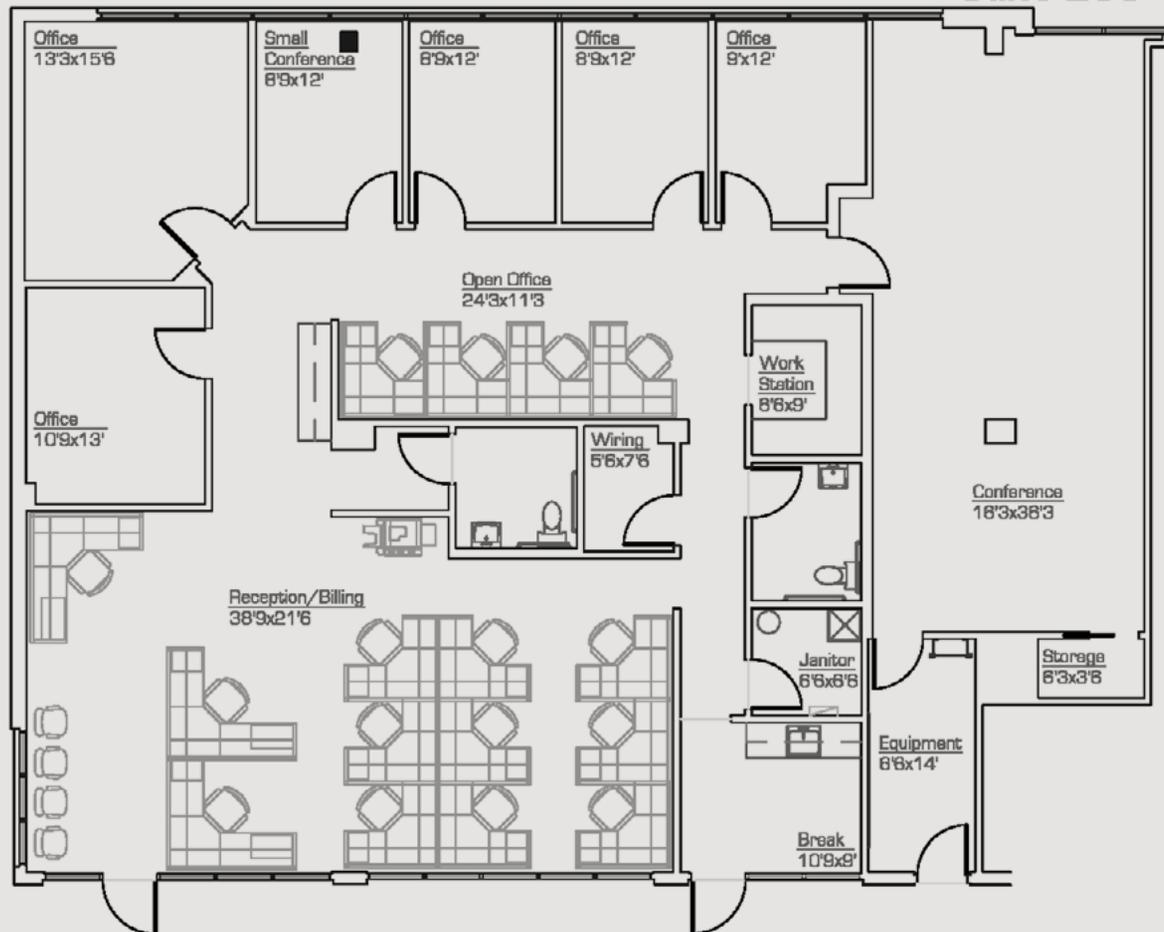
AVAILABLE SUITE 240

LEASED

Second Floor

Available Space

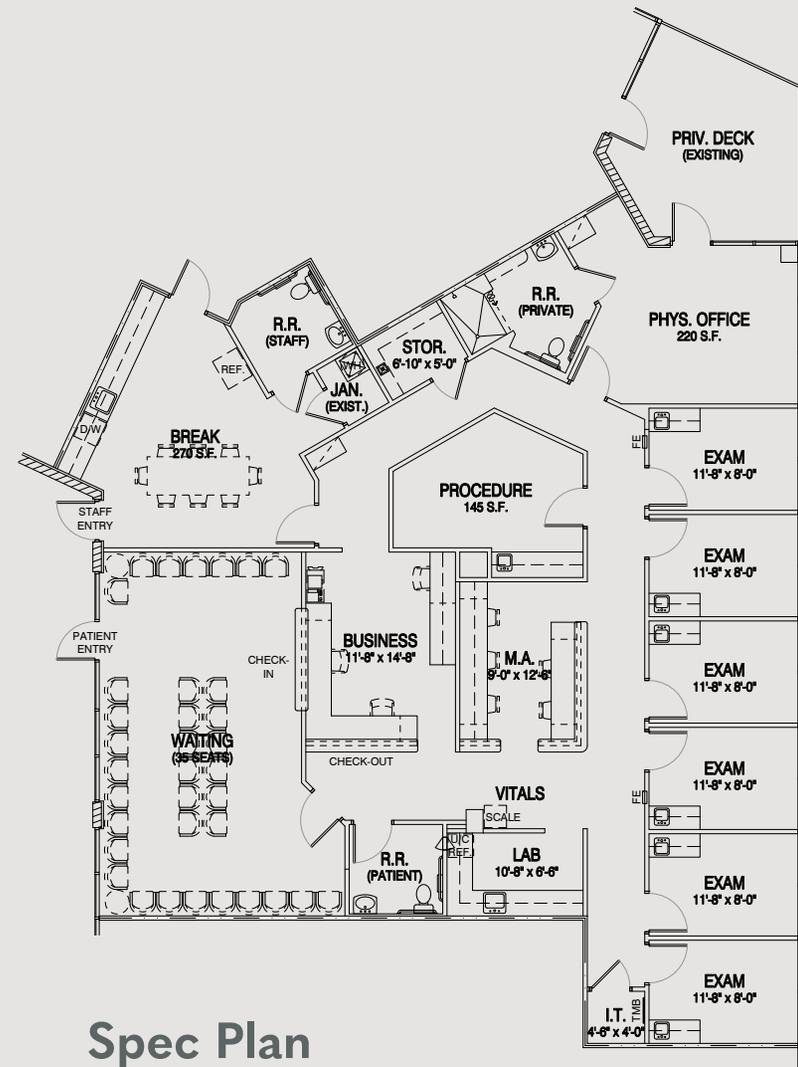
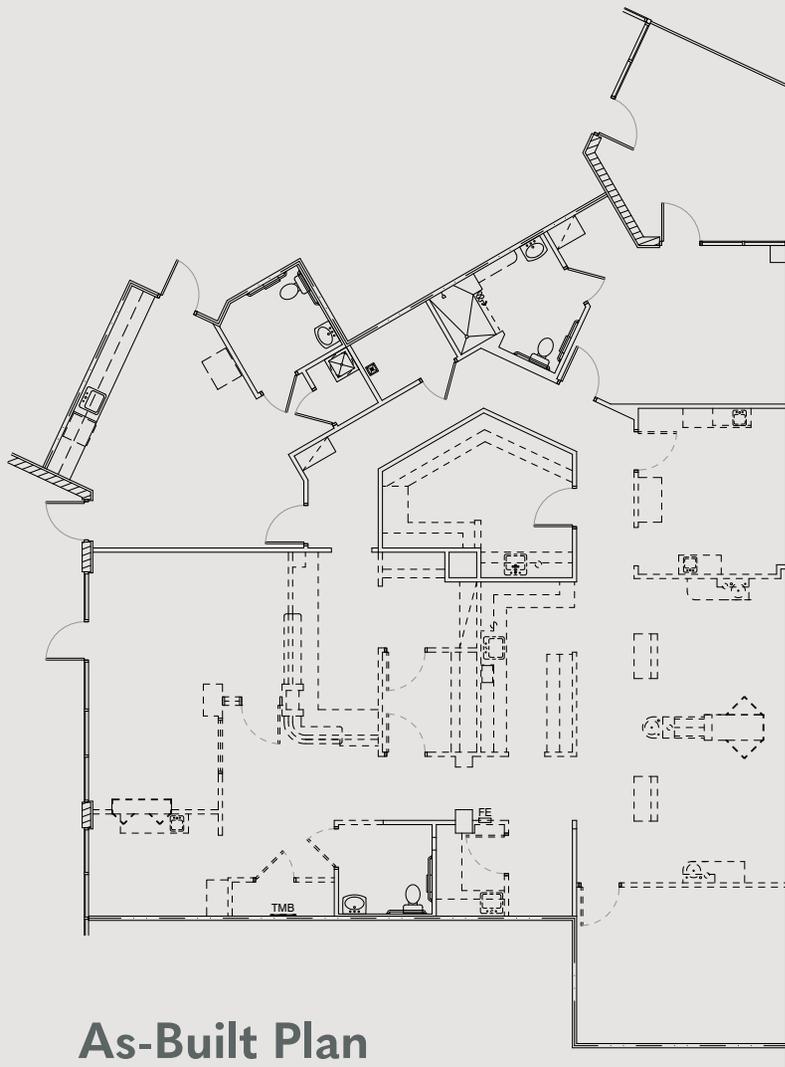
Suite 200 | ±3,594 SF



▲
NORTH

Available Space

Suite 240 | ±3,051 SF





Location Highlights



Situated in a prime Scottsdale medical corridor with proximity to established healthcare practices and wellness services



Convenient access to the Loop 101 and Shea Boulevard, connecting to North Scottsdale, Paradise Valley, and the greater Phoenix metro area



Strong referral potential from surrounding residential neighborhoods, retail centers, and senior living communities



Within minutes of HonorHealth Scottsdale Shea Medical Center and other regional healthcare anchors, ensuring access to a robust patient base

Demographics (2025)



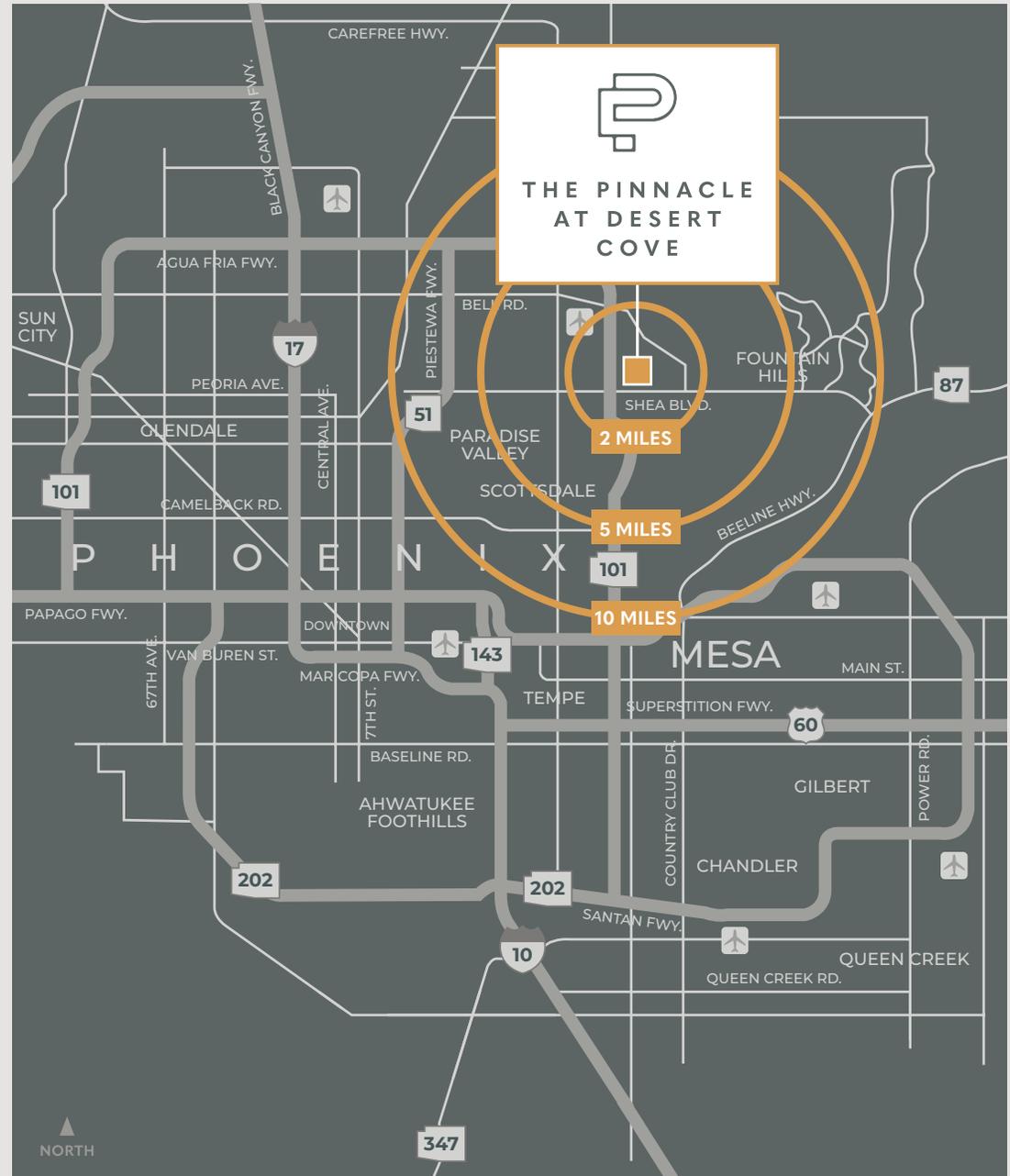
Population

2 MILES	5 MILES	10 MILES
34,449	147,645	555,618



Median Household Income

2 MILES	5 MILES	10 MILES
\$132,715	\$130,429	\$110,764





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