



NEWMARK

ONE SCOTTSDALE LANDING

8665 East Hartford Drive, Scottsdale, AZ

*Scottsdale Airpark Jewel Box | Owner-User,
Value-Add, or Medical Office Conversion*

THE OFFERING

Newmark Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in One Scottsdale Landing (the "Property"), a ±66,108 SF Class A office and medical office project situated in the affluent and highly sought-after Scottsdale Airpark office submarket within the Phoenix MSA, and in close proximity to major Scottsdale/North Phoenix hospitals.





PROPERTY SUMMARY

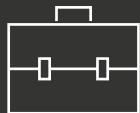
ADDRESS	<i>8665 East Hartford Drive Scottsdale, AZ 85255</i>
BUILDING SIZE (SF)	<i>±66,108 SF</i>
SITE AREA	<i>2.281 Acres</i>
OCCUPANCY	<i>21%</i>
ZONING	<i>I-1 PCD, Industrial Park</i>
PARKING	<i>±4.51 per 1,000 SF</i>
YEAR BUILT	<i>2005</i>



Rare Scottsdale Airpark Opportunity!

- This is the first time the 2nd floor has been available for new occupancy in over 10 years!
- Amenity rich, high-access location with Loop 101 Freeway frontage and visibility
- Immediate upside through lease-up of available suites
- Secured Subterranean Parking
- Optionality with ability to convert building to more medical office concentrated tenancy
- Attractive basis, significantly below replacement cost and peak pricing

ONE SCOTTSDALE LANDING



IDEAL OWNER-USER OPPORTUNITY

This is the first time the 2nd floor has been available for new occupancy in the past decade!



IMMEDIATE VALUE-ADD POTENTIAL AND ABILITY TO DRAW MORE MEDICAL OFFICE CONCENTRATED TENANCY

One Scottsdale Landing provides new ownership the opportunity to take advantage of heightened leasing momentum for office and medical office properties within the Scottsdale Airpark office submarket.



LOCATED WITHIN CLOSE PROXIMITY TO LEADING HEALTHCARE FACILITIES

The property is ideally located within 20 miles of 25 hospitals, including the nearby HonorHealth Scottsdale Thompson Peak Medical Center and Mayo Clinic Hospital Campus.



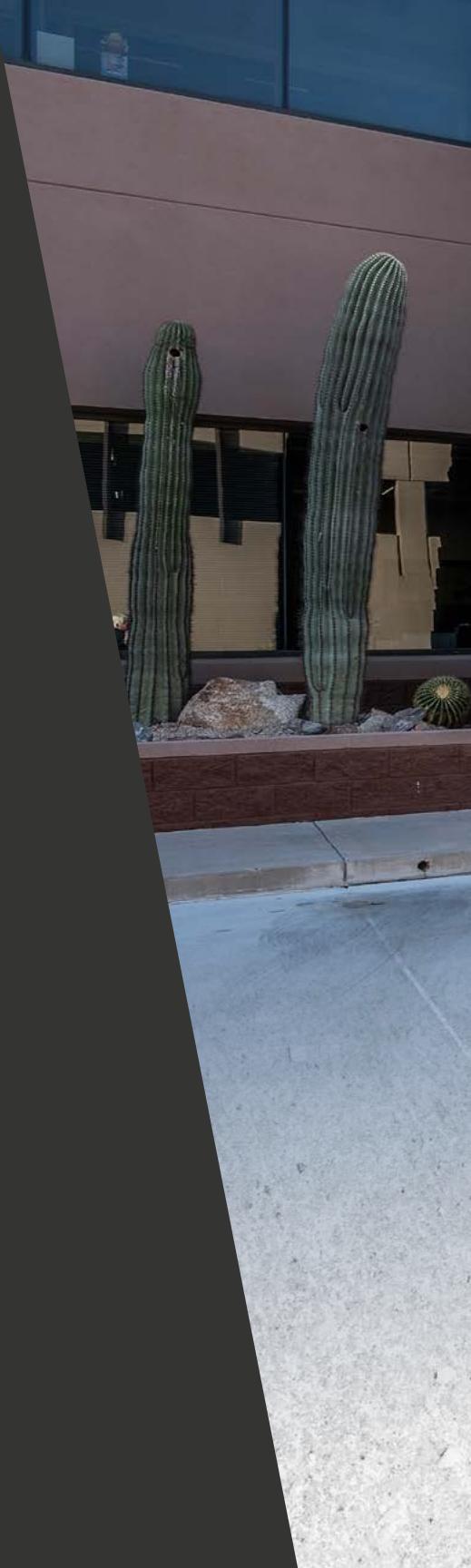
HIGH HISTORIC OCCUPANCY WITH LOW SURROUNDING MOB VACANCY

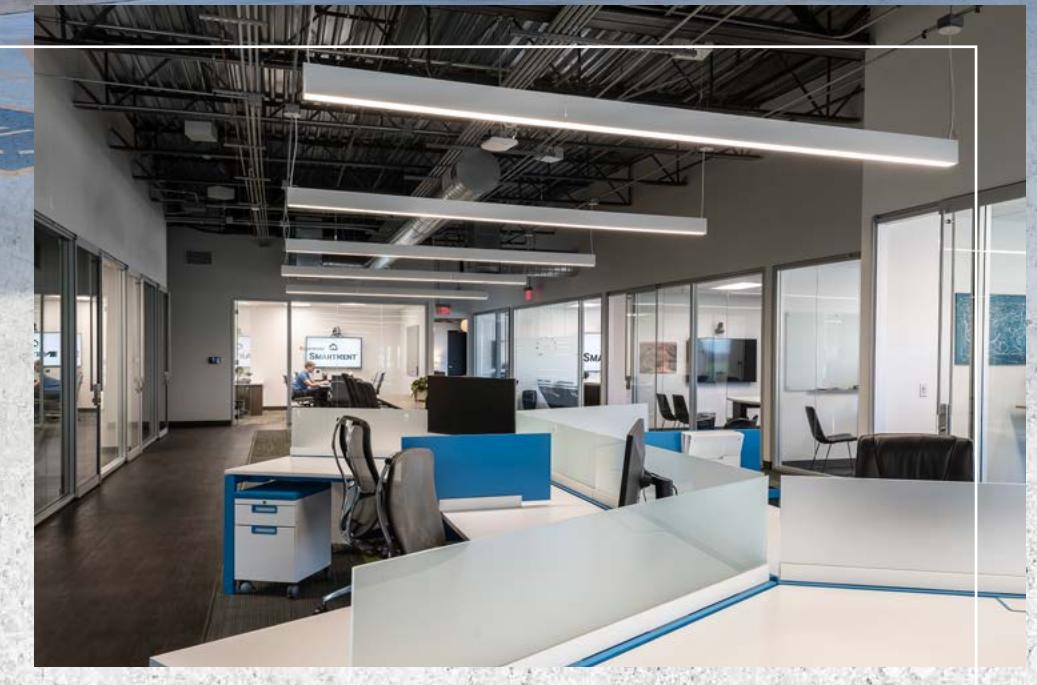
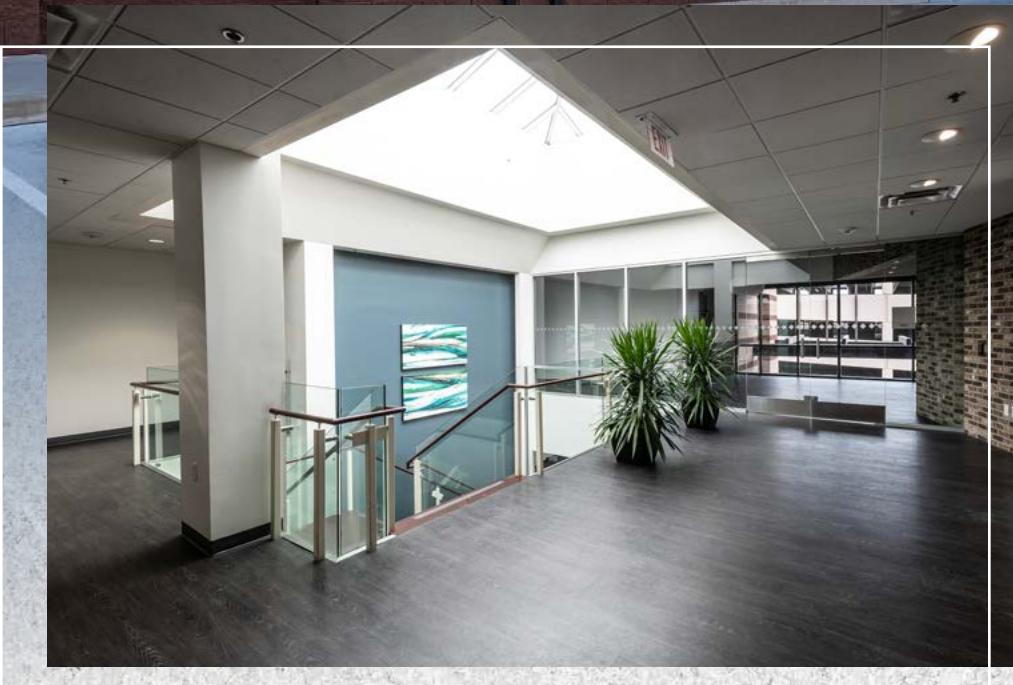
Healthy historical occupancy, boasting an average occupancy of 80%+ in the last five years. Furthermore, the area immediately surrounding One Scottsdale Landing, within a two-mile radius, includes 19 medical office buildings with a current average vacancy of 10%!



BETTER THAN MARKET STRUCTURED AND SURFACE PARKING FOR OFFICE AND MEDICAL OFFICE TENANTS

Abundant parking provided at ±4.51 per 1,000 SF via one-level subterranean parking garage and surface parking.







UNMATCHED ACCESS AND VISIBILITY WITH A MAJOR DIAMOND INTERCHANGE

One Scottsdale Landing is located directly off the Loop 101 Freeway on the Pima frontage road and Bell Road. The property enjoys multiple points of ingress and egress and ease of access via a major full diamond interchange at Princess Drive and the Loop 101 Freeway.



PREFERRED AMENITY RICH LOCATION

- Within a 2-mile radius of One Scottsdale Landing there is over 5.6 million square feet of retail and over 39 bars/restaurants.
- Located within ½-mile of the Scottsdale Airport, the busiest single runway airport in the country.
- Walking distance to the TPC Scottsdale, host of PGA's "Greatest Show on Grass"– WM Open



INCREDIBLE BASIS BELOW REPLACEMENT COST AND PEAK PRICING

One Scottsdale Landing offers new ownership an attractive opportunity to acquire a Class-A property with immediate value-add in one of the most preferred submarkets in the Phoenix MSA at approximately 67% below replacement cost and peak pricing.





ASU Arizona State University
Health Futures Center

New Development:
Discovery Oasis

HONORHEALTH

Banner MD Anderson
Cancer Center
Making Cancer History®

envita



Scottsdale

ONE
SCOTTSDALE
LANDING

BELL ROAD

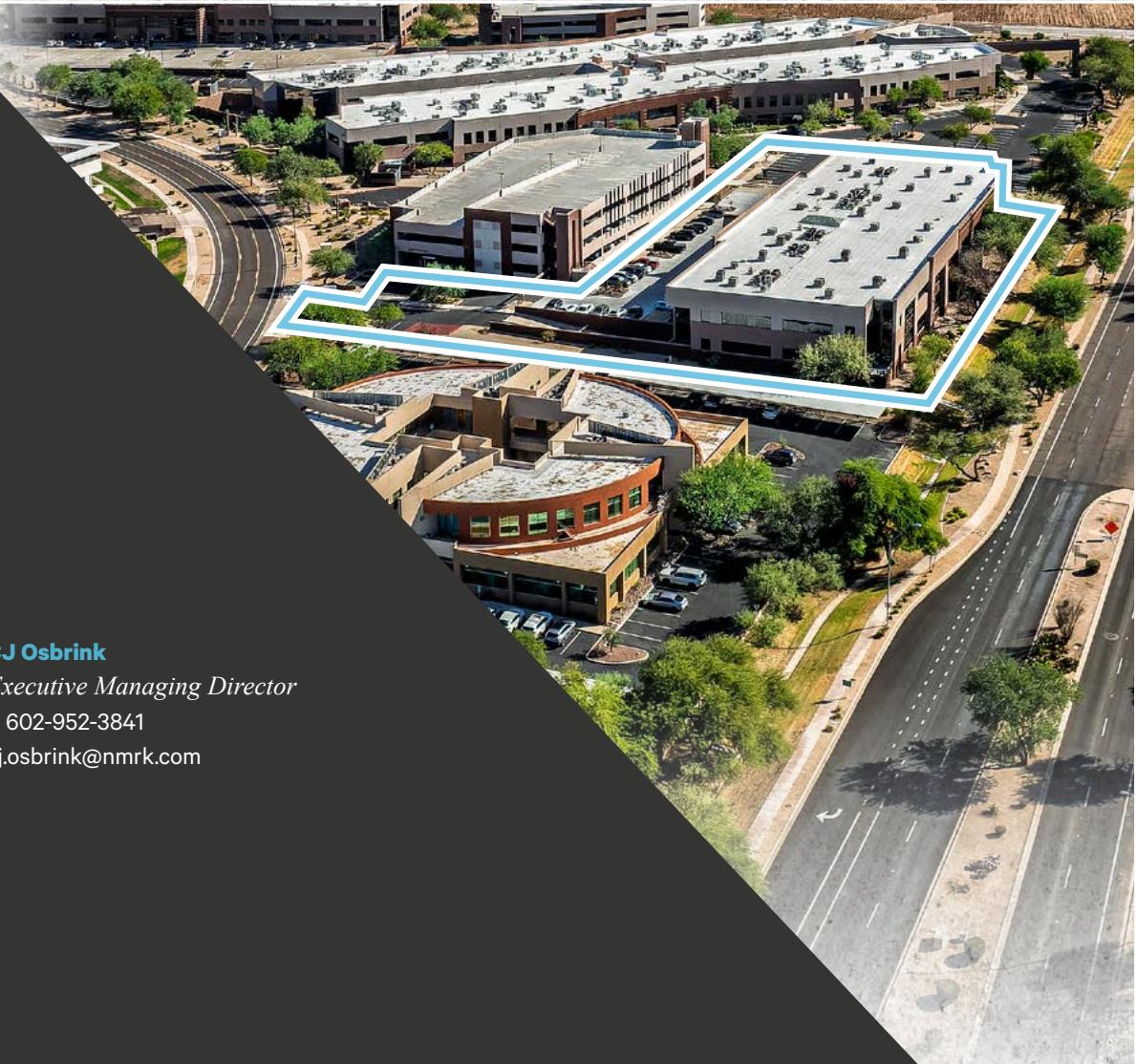
101

±152,931 VPD

101 Expansion
2026 Est. Completion



ONE SCOTTSDALE LANDING



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