

# 90 Mountain View

9977 N 90<sup>th</sup> St Scottsdale, AZ 85258



**NEW OWNERSHIP | IDEAL FOR MEDICAL USERS | CLASS A OFFICE SPACE AVAILABLE**

## **Kathleen Morgan**

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# Property Highlights

- Under new ownership
- Located in the Scottsdale Medical Corridor within walking distance to the 427-bed HonorHealth Scottsdale Shea Medical Center
- Generous TI packages available to convert existing office space to medical
- Class A office space available
- Ideal access via the full diamond interchange at the Loop 101 and Shea Boulevard
- Building signage available

Medical Rental Rate:

**\$38.00 FS**

+ Net of Janitorial

Office Rental Rate:

**\$32.00 FS**



# 90

## Mountain View

9977 N 90<sup>th</sup> St | Scottsdale, AZ 85258

### 91,082 SF Total

#### First Floor Medical Spec Suites - Immediate Occupancy

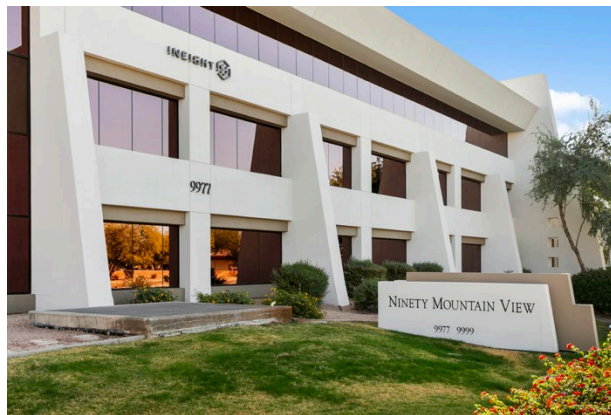
- Suite 162: ±3,080 RSF

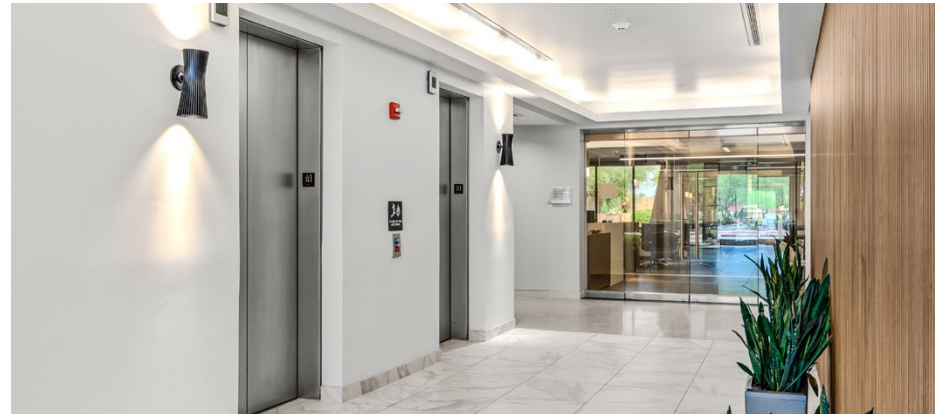
#### Second Floor Medical Spec Suites - Immediate Occupancy

- Contiguous up to ±7,948 RSF
  - Suite 200: ±2,876 RSF
  - Suite 210: ±2,196 RSF
  - Suite 215: ±2,876 RSF
- Suite 225: ±2,238 RSF

#### Third Floor Contiguous up to 26,974 RSF

- Suite 300: ±13,402 RSF
- Suite 320: ±2,625 RSF
- Suite 350: ±10,947 RSF





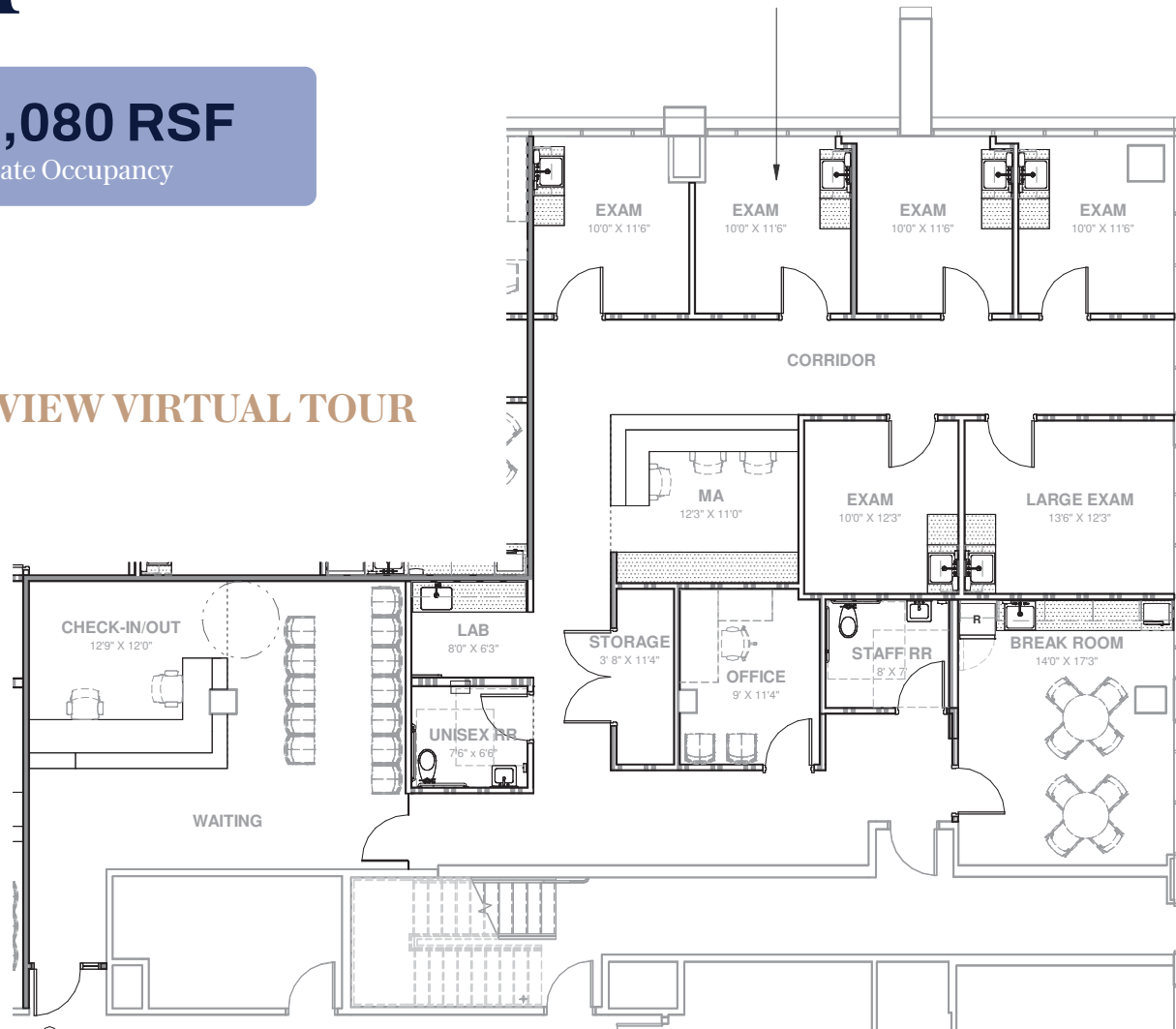
# 1<sup>st</sup> Floor

**Suite 162: ±3,080 RSF**

Medical Spec Suite - Immediate Occupancy



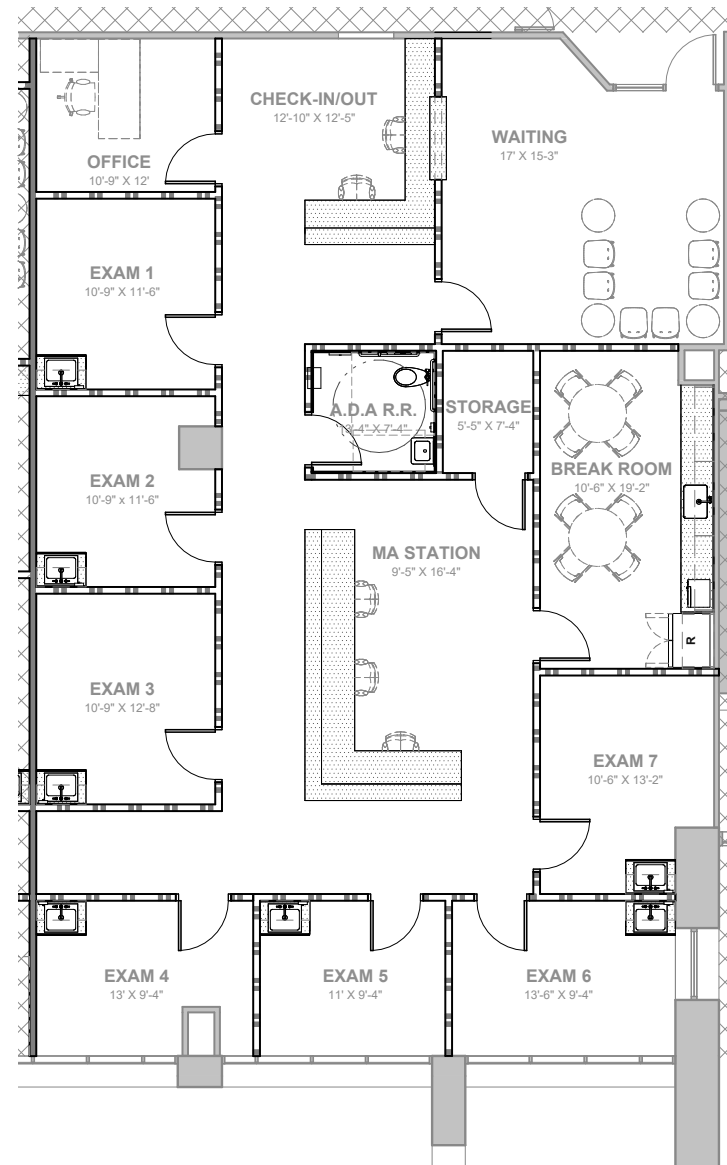
**VIEW VIRTUAL TOUR**



# 2<sup>nd</sup> Floor

**Suite 200: ±2,876 RSF**

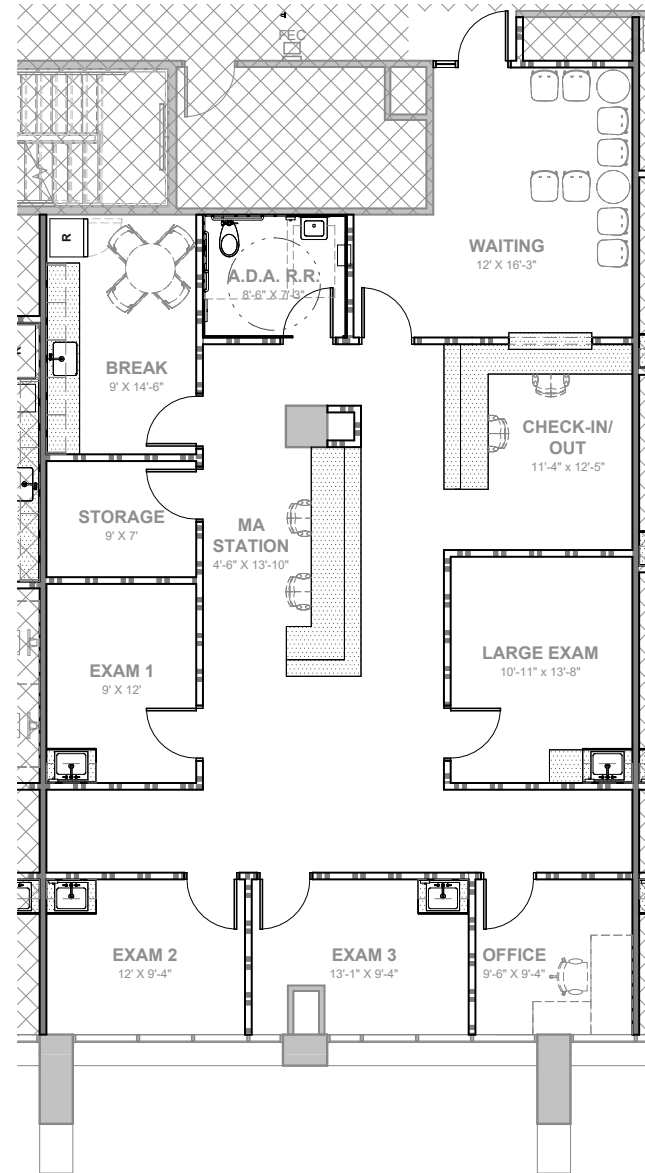
Contiguous up to ±7,948 RSF | Medical Spec  
Suites - Immediate Occupancy



# 2<sup>nd</sup> Floor

## Suite 210: ±2,196 RSF

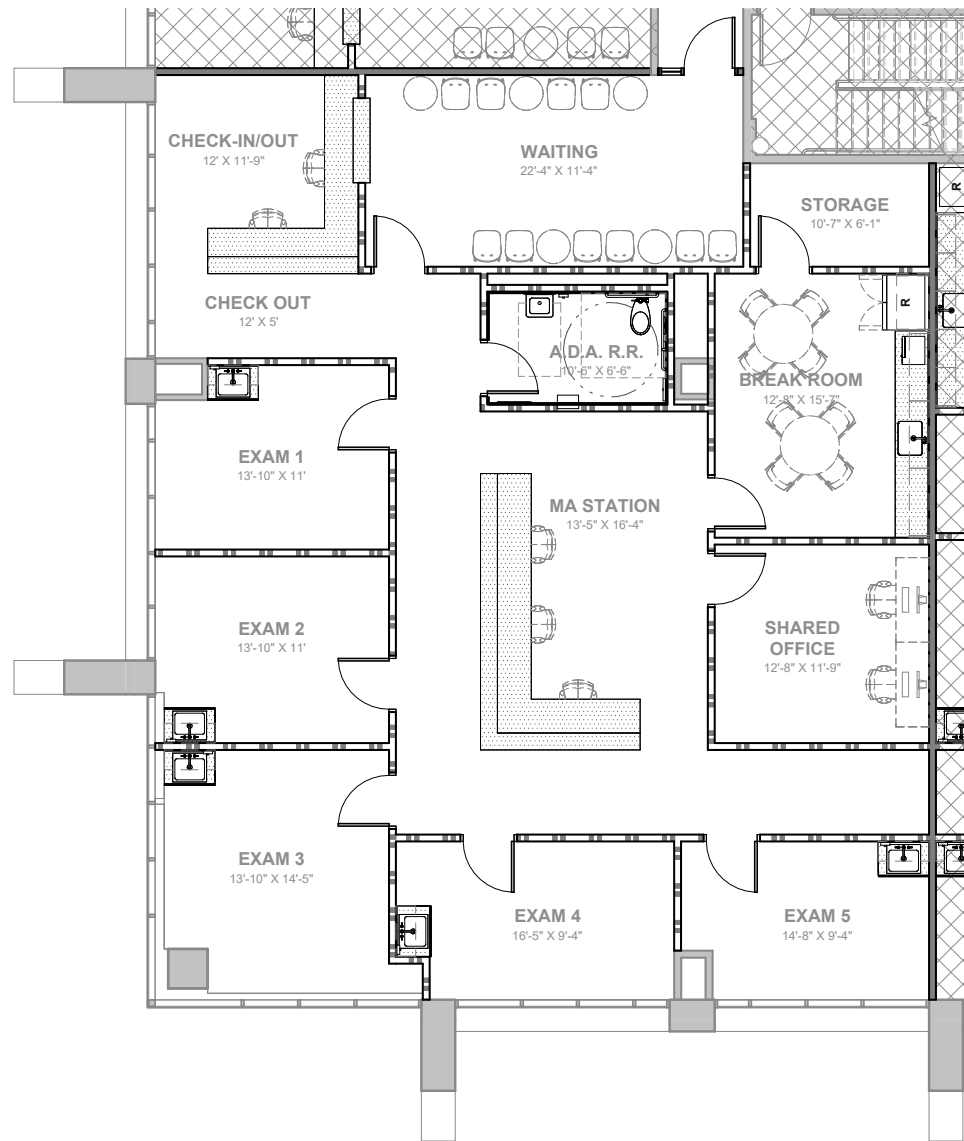
Contiguous up to ±7,948 RSF | Medical Spec Suites - Immediate Occupancy



# 2<sup>nd</sup> Floor

**Suite 215: ±2,876 RSF**

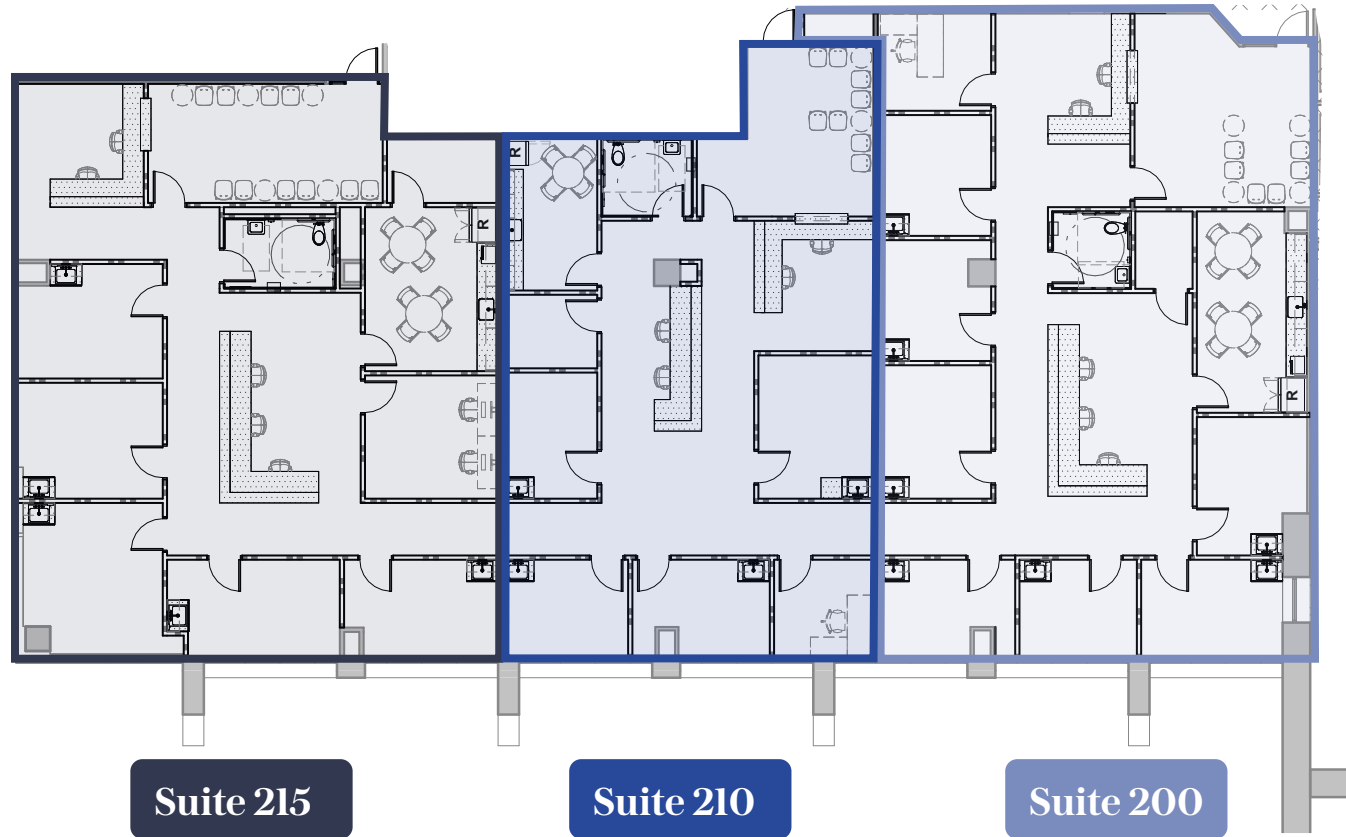
Contiguous up to ±7,948 RSF | Medical Spec  
Suites - Immediate Occupancy



# 2<sup>nd</sup> Floor

## Suites 200 - 215

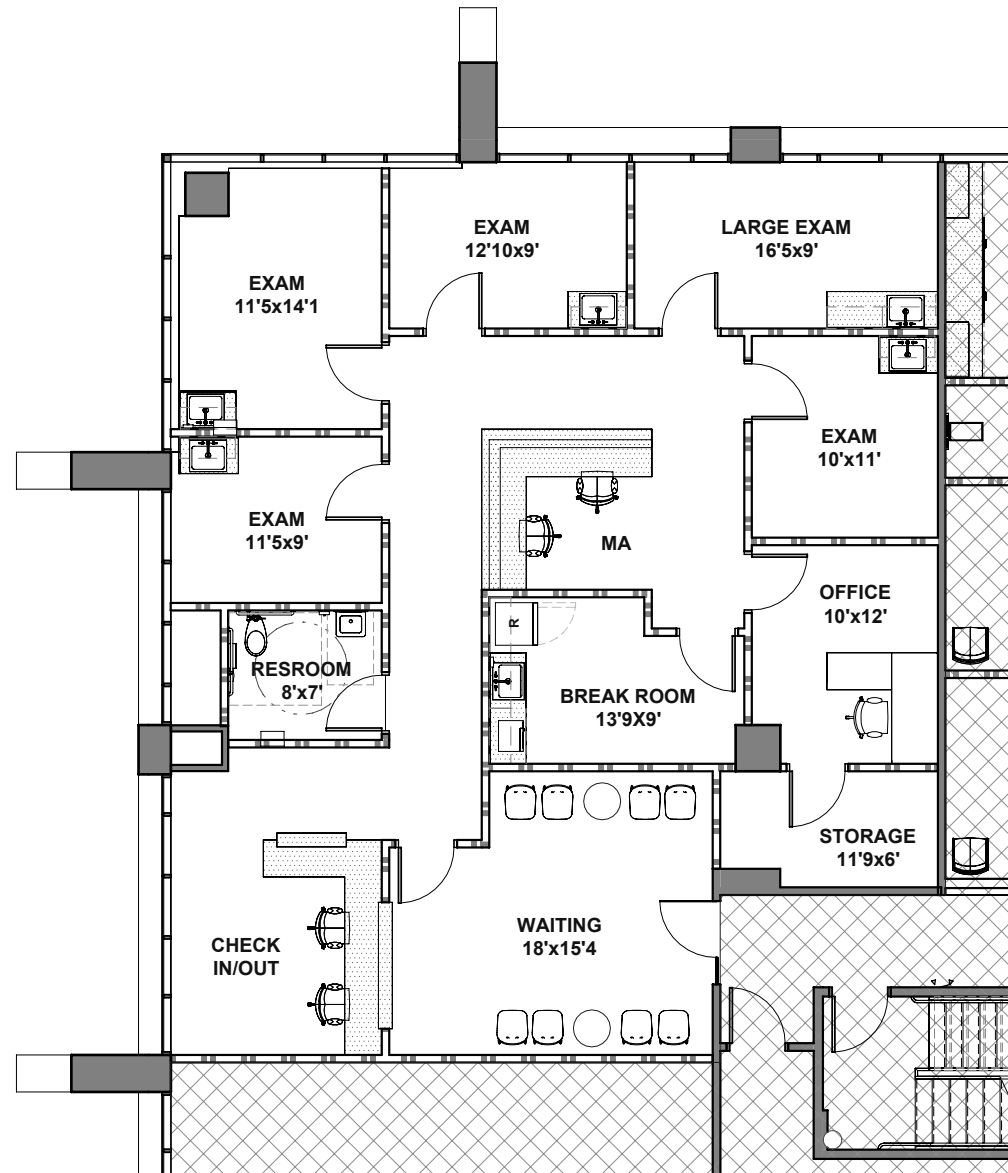
Contiguous up to ±7,948 RSF | Medical Spec Suites - Immediate Occupancy



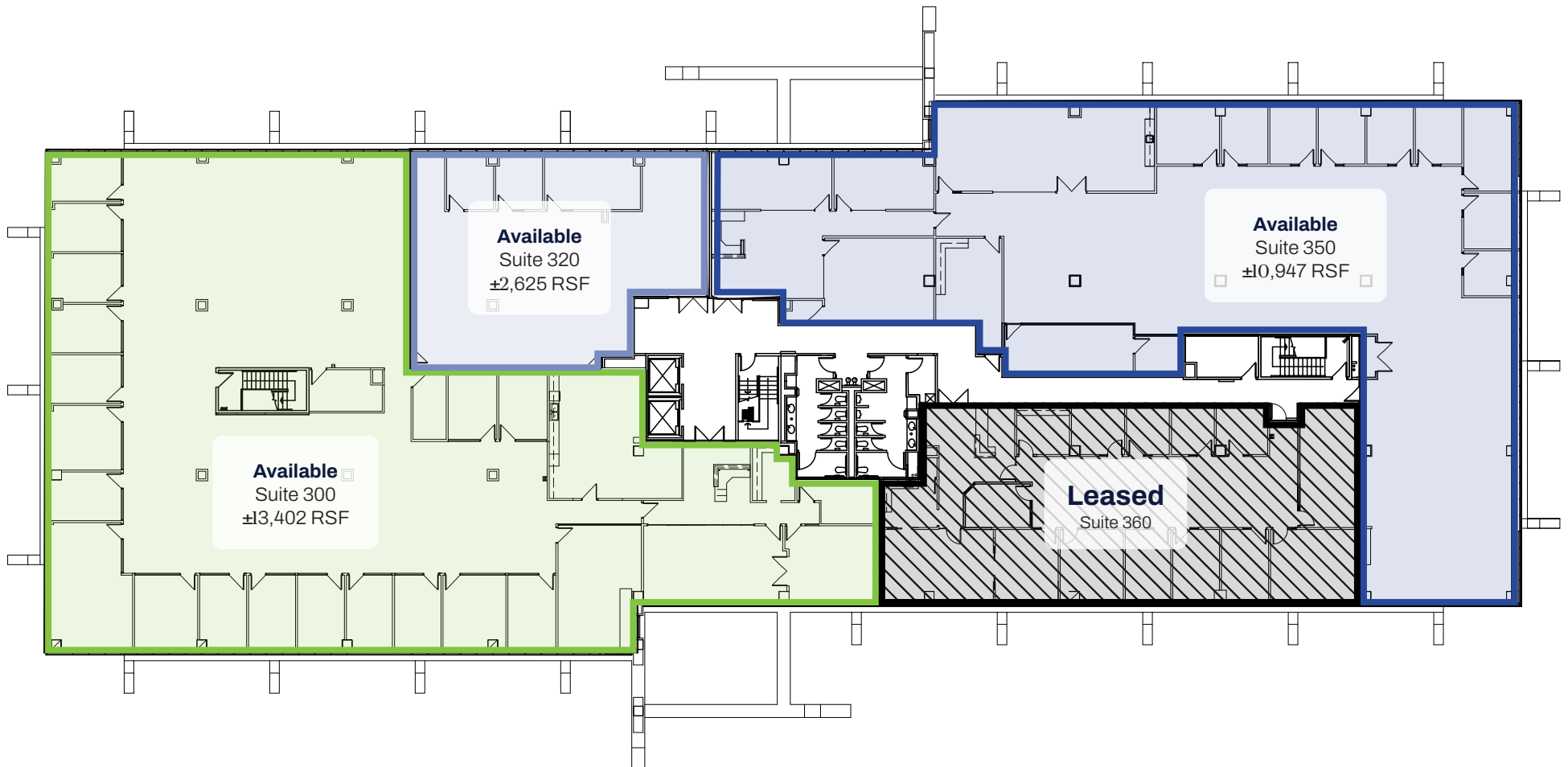
# 2<sup>nd</sup> Floor

**Suite 225: ±2,238 RSF**

Medical Spec Suite - Immediate Occupancy



# 3<sup>rd</sup> Floor - Up To ±26,974 RSF Available



## Pima Crossing



- Fight Ready MMA & Fitness Gym
- Behind The Mask Hockey Shops
- Lacquer Nails & Spa
- HOTWORX
- The Fetching Dog
- Just Roughin' It Adventure Company
- Phoenix Wine
- Macayo's
- J&P Cycles
- Snooze
- Cold Beers & Cheeseburgers
- Culver's
- Starbucks
- Sherwin-Williams
- The Beauty District Salon
- Massage Envy
- See the Trainer
- AmTrust Bank
- Bead World
- T-Mobile
- Edible Arrangements

## Scottsdale Fiesta Shopping Center



- Portillo's
- Chase Bank
- Flower Child
- Einstein Bros.
- Bagels
- NakedQ BBQ
- Cabinets 4 Less
- Dunkin'
- Verizon
- Taco Bell
- Schlotzsky's
- Whataburger
- Popeyes
- IHOP



## Courtyard Shops

- 92 Drinks + Eats
- Thai Balinese
- Massage & Spa
- Sweet Republic
- Jade Palace
- Bank of America



- Liquor Vault
- McDonald's
- Stearns Bank
- Chipotle
- Chompie's
- Vjordan Salon
- Jersey Mike's
- Gyros Express
- Ahhpoki
- Orangetheory Fitness

## 94 Hundred Corporate Center

- First Watch
- S&V Urban
- Salt and Lime
- Modern Mexican Grill
- Hart2Heart
- J&F Trade Tools
- Blo Blow Dry Bar
- 3Round Kickboxing
- Emmi D SalonSpa
- Ling & Louie's



Shea Boulevard

101

HONORHEALTH  
Scottsdale Shea Medical Center

SCOTTSDALE PUBLIC LIBRARY

90 MOUNTAIN VIEW

HONORHEALTH

Mountain View Road

CVS pharmacy

McDowell Mountains

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