



9449

**MOVING
ALLOWANCE
AVAILABLE**

Contact Broker for Details.

FOR LEASE > MEDICAL/OFFICE SPACE

McCormick Ranch Office Plaza

9449 N. 90TH STREET, SCOTTSDALE, ARIZONA

PHILIP WURTH, CCIM | 480 655 3310 | philip.wurth@colliers.com | www.colliersEVOffices.com

MICHAEL MILIC | 480 655 3328 | michael.milic@colliers.com | www.colliers.com/greaterphoenix



Building Size

- › ±29,252 RSF, 2-Story, Garden style office building

Rate

- › \$17.95 per SF/Year, Full Service - Moving allowance available.

Availability

- › Suite 200: ±2,965 SF
- › Suite 201: ±1,940 SF

Parking

- › 126 Parking Spaces (4.27/1,000).
- › Covered Parking Ratio 1/1,000.
- › Covered, Reserved Parking \$35.00 per space, per month.

Building Features

- › Generous tenant improvement package available
- › Building Signage available
- › C-0 Zoning, City of Scottsdale
- › Full Diamond Interchange at Loop 101 & Shea Blvd.
- › Recently renovated Courtyard, Landscape, Exterior Paint & Signage



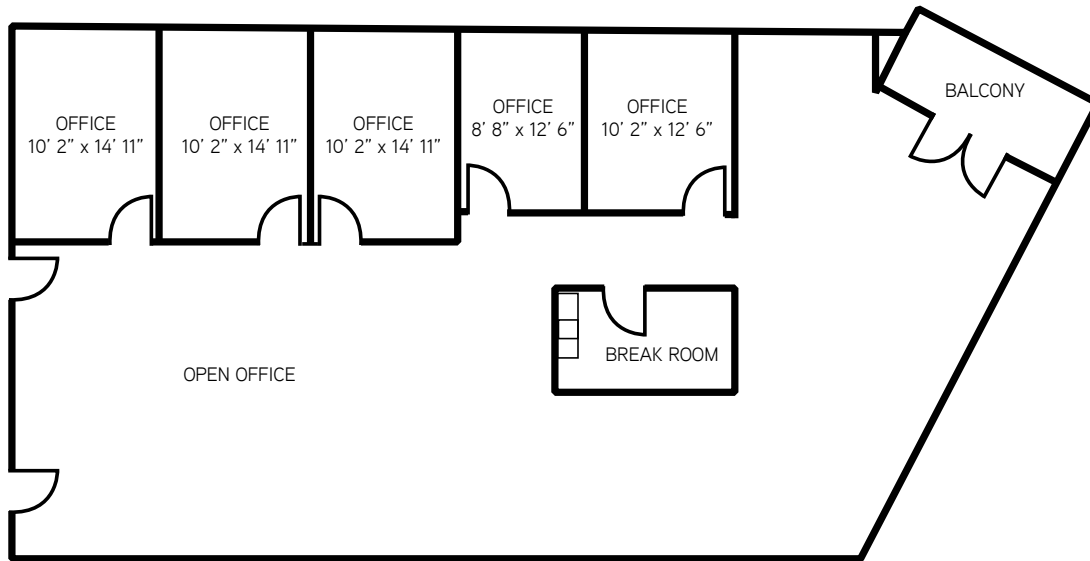
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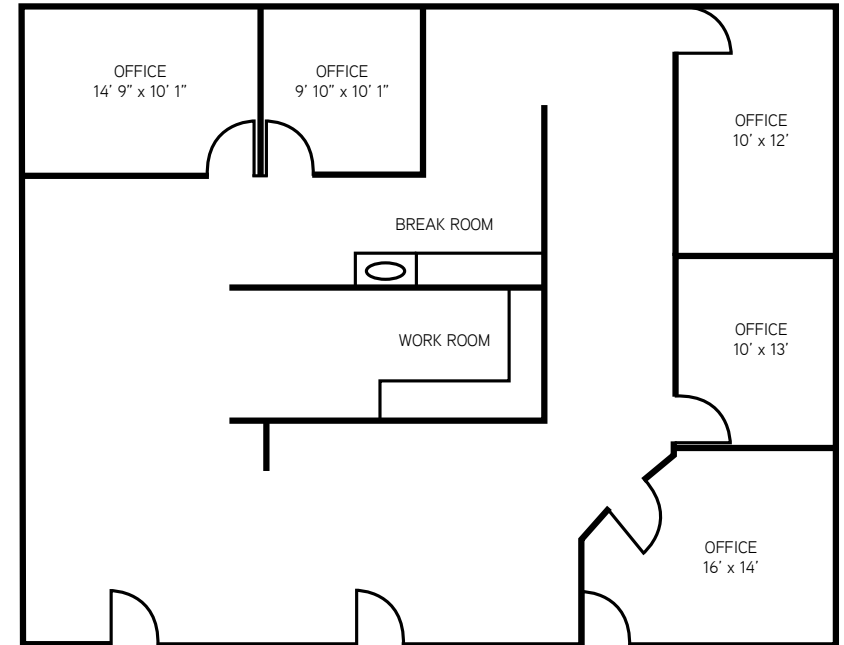
McCormick Ranch Office Plaza > Floor Plan

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Contact

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 Average Household Income	\$63,488	\$77,711	\$80,168
2016 Estimated Population	8,234	63,035	142,093
2021 Projected Population	9,023	67,791	152,995

TRAFFIC COUNTS	
90th Street & 90th Pl	21,233 vehicles per day
Via Linda & 90th Street	34,915 vehicles per day

Property Area

Great location close to McCormick, Scottsdale and Gainey Ranch master-planned residential communities. Near the Shea Corridor with convenient access to Loop 101. Adjacent to shopping, dining and medical facilities including HonorHealth Scottsdale Shea Medical Center.



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