

Shea 92

10301 NORTH 92ND STREET | SCOTTSDALE, AZ

MAJOR RENOVATIONS UNDERWAY



For Lease

CLASS A MEDICAL/OFFICE/CREATIVE SPACE

10301 N. 92ND ST | SCOTTSDALE, ARIZONA



COLLIERS INTERNATIONAL
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\$4.5 MILLION RENOVATIONS UNDERWAY – DELIVERY 3Q 2018

Scottsdale 92 is an existing two-story professional/medical building offering approximately 53,100 square feet of shell medical office space on a 4 acre site.

PROPERTY OVERVIEW



LEASE RATE
\$35.00 FS



PARKING RATIO
4.3/1,000



YEAR BUILT
1985



LAND SIZE
4.07 ACRES



BUILDING SIZE
53,100 SF

RENOVATIONS



ENERGY EFFICIENT
WINDOWS /GLAZING



HIGH-SPEED
ELEVATORS



LIGHTING
LANDSCAPE & INTERIOR



REMODELED
LOBBIES

PROPERTY FEATURES

- GREAT CENTRAL SCOTTSDALE LOCATION JUST SOUTH OF THE LOOP 101, EXIT SHEA BLVD. OR 90TH ST. / PIMA RD.
- ADJACENT TO HONORHEALTH SCOTTSDALE SHEA HOSPITAL CAMPUS
- WORKFORCE POPULATION OF 158,360 WITHIN A 5 MILE RADIUS



ESTABLISHED
MEDICAL/OFFICE
SPACE



AVAILABLE
MONUMENT & BUILDING
SIGNAGE



AVAILABLE
COVERED PARKING



25 MINUTES
FROM SKY HARBOR INT'L
AIRPORT

DEMOGRAPHICS



POPULATION
1 MILE
9,921

3 MILES
67,992

5 MILES
139,447



DAILY TRAFFIC COUNTS
70,918 VPD
SHEA BLVD. & 92ND ST.

145,645 VPD
LOOP 101 AT SHEA BLVD.



MAJOR AREA AMENITIES, EMPLOYERS & ECONOMIC DRIVERS

SCOTTSDALE CURE CORRIDOR

- SCOTTSDALE IS HOME TO 13 PERCENT OF THE VALLEY'S BIO-LIFE SCIENCE EMPLOYMENT
- THE AVERAGE WAGE IN SCOTTSDALE FOR THE BIO-LIFE SCIENCES SECTOR IS \$60,000
- 14 PERCENT OF SCOTTSDALE'S WORKFORCE IS EMPLOYED IN HEALTHCARE

HONOR HEALTH SCOTTSDALE SHEA

MEDICAL CENTER

- 433 BEDS
- PEDIATRIC EMERGENCY DEPARTMENT, ICU AND A LEVEL III NEONATAL ICU
- HOME TO THE VIRGINIA G. PIPER CANCER CENTER AND HONORHEALTH RESEARCH INSTITUTE

CVS HEALTH CAREMARK

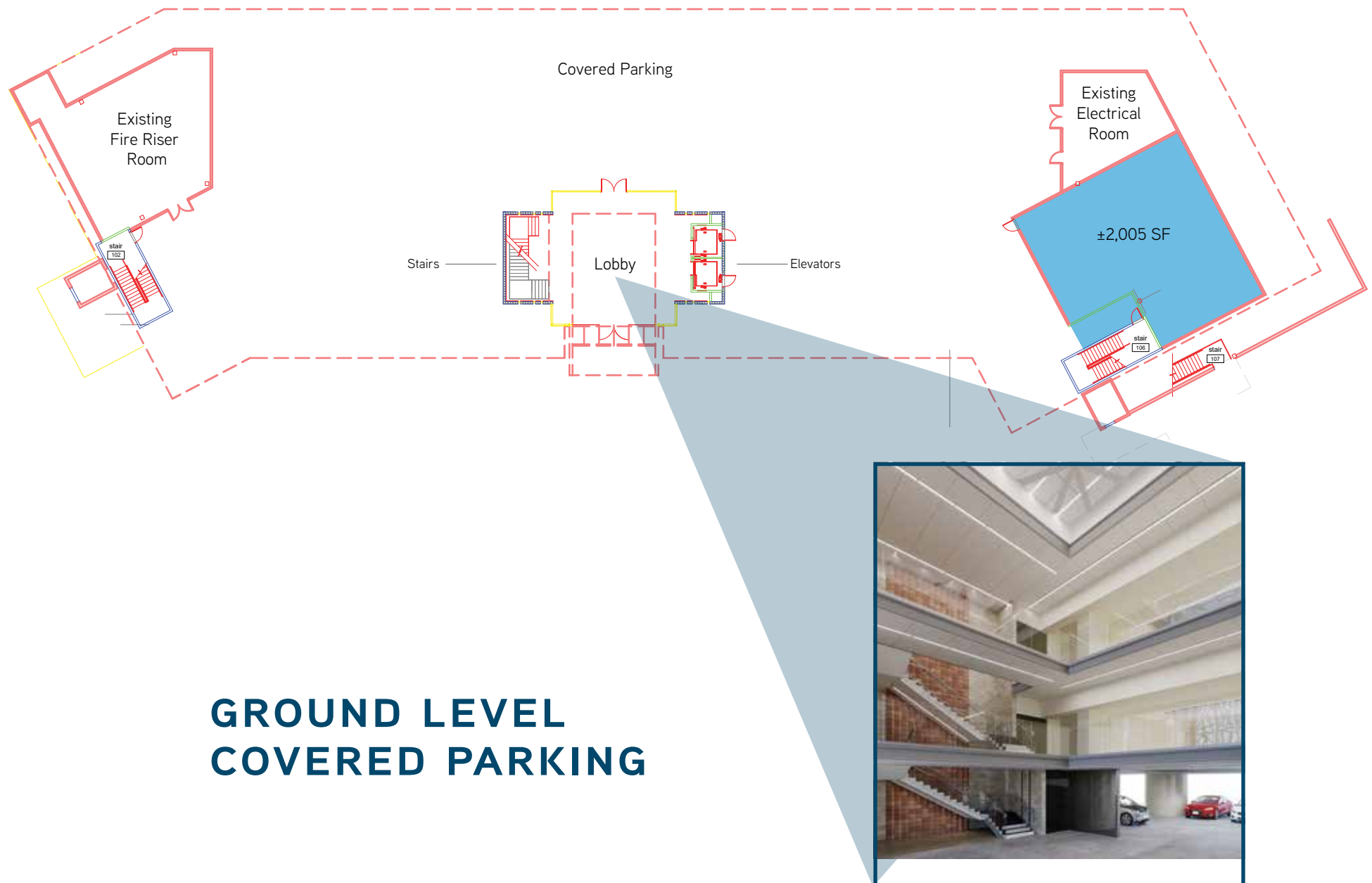
- 1,500 EMPLOYEES AT THE OPERATIONS FACILITY CAMPUS ON SHEA BLVD.
- 9,700 RETAIL LOCATIONS IN 49 STATES
- 1,100 MINUTECLINIC LOCATIONS IN 33 STATES

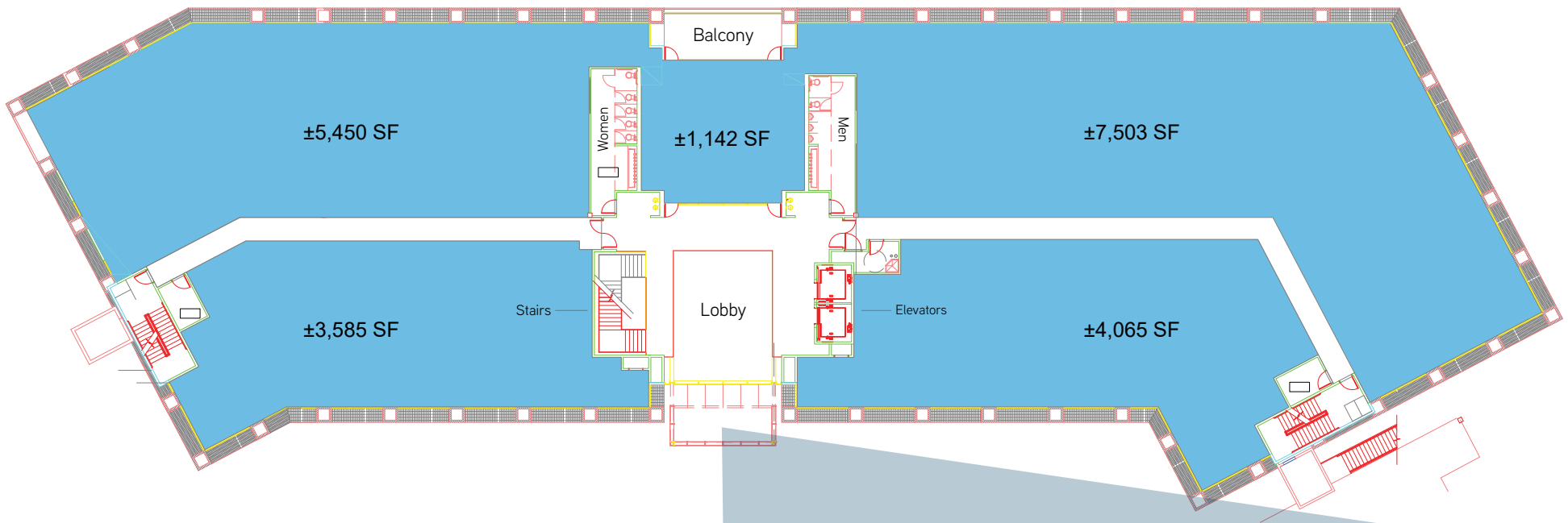
MAJOR AREA AMENITIES

- IMMEDIATELY SOUTH OF THE POPULAR SHEA BLVD. CORRIDOR
- MORE THAN 1.6 M SF OF RETAIL
- CLOSE TO POPULAR MASTER-PLANNED COMMUNITIES OF MCCORMICK RANCH AND SCOTTSDALE RANCH



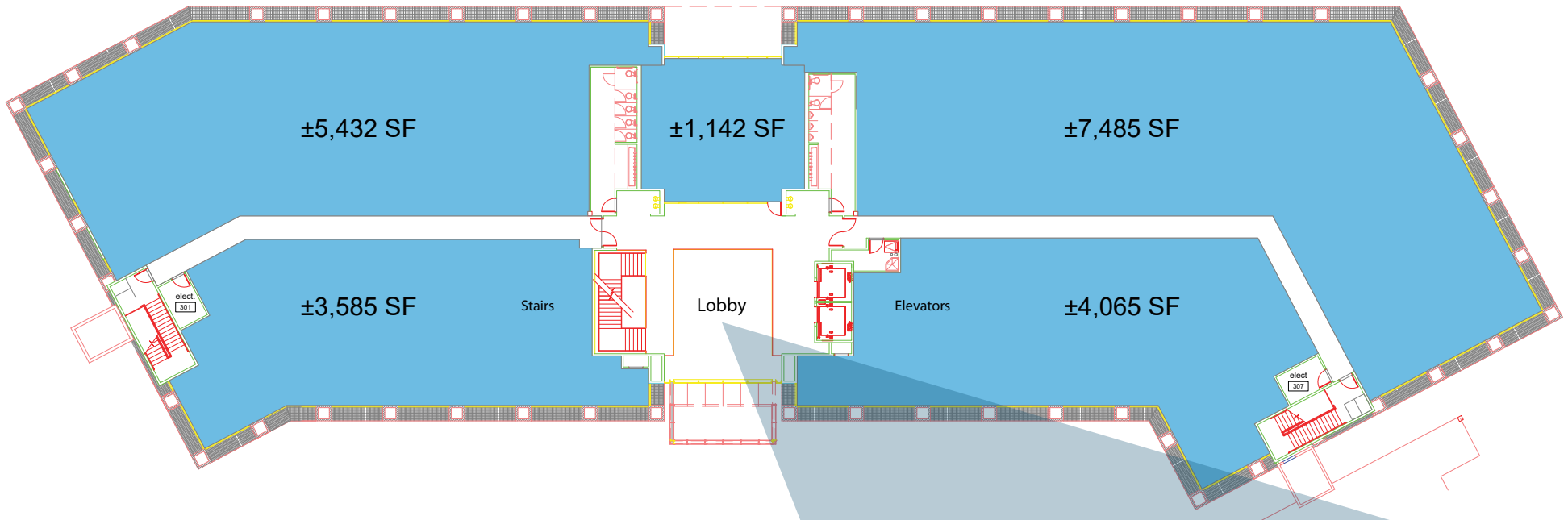
**THE TWO LARGEST EMPLOYERS IN SCOTTSDALE
OCCUPY LARGE SPACES ON BOTH SIDES OF SHEA 92.**





SECOND FLOOR





THIRD FLOOR



shea 92

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