

Shea 92

10301 NORTH 92ND STREET | SCOTTSDALE, AZ

FOR LEASE
MEDICAL SPACE



6,032 SF

CLASS A MEDICAL/OFFICE/CREATIVE SPACE

10301 N. 92ND ST | SCOTTSDALE, ARIZONA



COLLIERS INTERNATIONAL
8360 E. RAIN TREE DR. | SUITE 130
SCOTTSDALE, AZ 85260
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PROPERTY OVERVIEW



AVAILABLE

6,032 SF SUITE B 201



YEAR BUILT

1985-RENOVATIONS
UNDERWAY



BUILDING SIZE

53,100 SF



LEASE RATE

\$31.00 FS



PARKING RATIO

4.3/1,000



LAND SIZE

4.07 ACRES

- Built-out medical suite is move-in ready.
- Upgraded interior finishes throughout the space and floor to ceiling windows fill the suite with natural light.
- Reception area, nurse's station, exam/procedure rooms, break room and physician offices.
- Great location off of Loop 101 and Shea Boulevard. Adjacent to HonorHealth Scottsdale Shea Medical Campus and CVS Health Caremark.

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 IN'TL
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

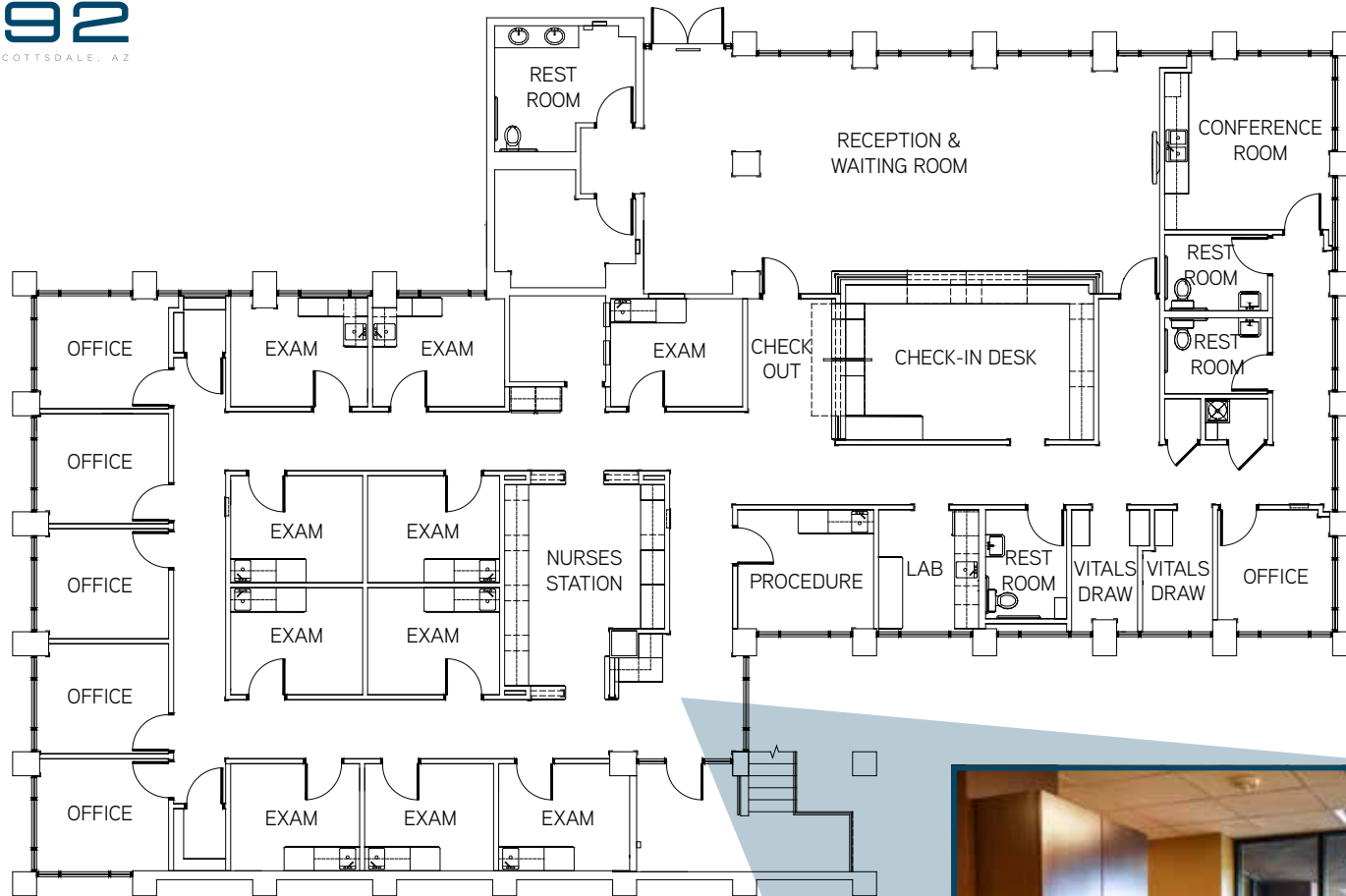
- 1,500 EMPLOYEES AT THE OPERATIONS FACILITY CAMPUS ON SHEA BLVD.
- 9,700 RETAIL LOCATIONS IN 49 STATES
- 1,100 MINUTECLINIC LOCATIONS IN 33 STATES

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.**



SUITE B 201
6,032 SF



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**FOR MORE INFORMATION
PLEASE CONTACT**

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