

# DESERT MOUNTAIN MEDICAL PLAZA

FOR LEASE

**Generous  
Tenant  
Improvement  
Allowance**  
Contact Broker  
for details



9220 E. Mountain View Rd. Scottsdale, AZ 85258

## PROPERTY RENOVATIONS COMPLETE | UPDATED AREAS INCLUDE:

- New furnishings and artwork in lobbies
- Fully renovated restrooms with beautiful modern finishes
- Freshly painted interior and exterior
- Re-built parking lot – new paving and striping
- New energy-efficient roof
- Professional desert landscaping

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COLLIERS INTERNATIONAL  
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PHOENIX, AZ 85016  
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## BUILDING FEATURES

- 2-story atrium lobby with floor to ceiling windows fills the entry with natural light
- Building Signage Available
- Parking Ratio 5.0/1,000
- Covered/Reserved parking available - \$35.00 per month/stall

## CLASS A MEDICAL AND GENERAL OFFICE SPACE

Suite 200	±1,675 SF	> CONTIGUOUS ±4,361 SF
Suite 210	±2,686 SF	
Suite 217	±946 SF	> CONTIGUOUS ±3,024 SF
Suite 219	±2,078 SF	

**Lease Rate:** \$24.95 FS (+Janitorial)  
*Free rent negotiable*

## DEMOGRAPHICS:



### POPULATION

9,725  
within 1 mile  
66,693  
within 3 miles  
138,483  
within 5 miles



### DAILY TRAFFIC COUNTS

62,900 VPD  
at Shea Blvd  
and 92nd St



25 minute  
drive to  
Phoenix Sky Harbor  
International Airport

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## PROPERTY LOCATION

- Established medical building in the Scottsdale Cure Corridor
- Adjacent to HonorHealth Scottsdale Shea Medical Center
- Convenient to Loop 101 exits at Shea Boulevard and 90th Street
- More than 1.6M square feet of retail space within ½ mile of the property



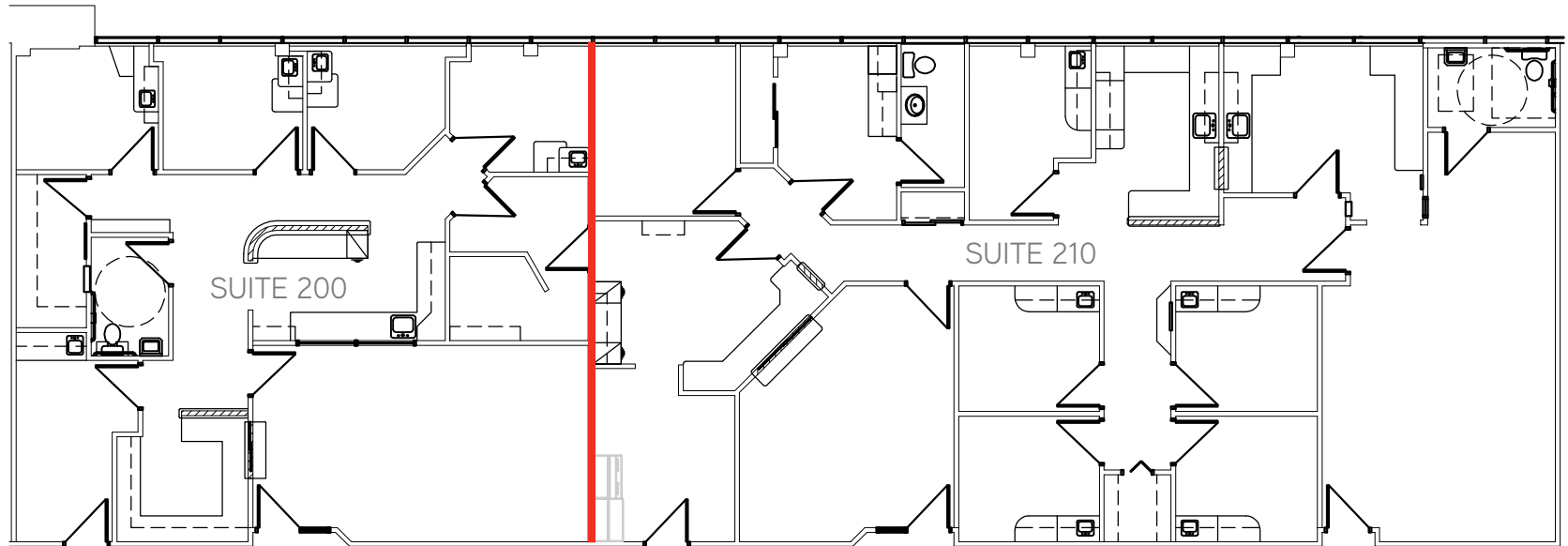
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## 9220 E. Mountain View Rd. Scottsdale, AZ 85258

SUITE 200  
±1,675 SF

SUITE 210  
±2,686 SF

TOTAL  
CONTIGUOUS  
= ±4,361 SF

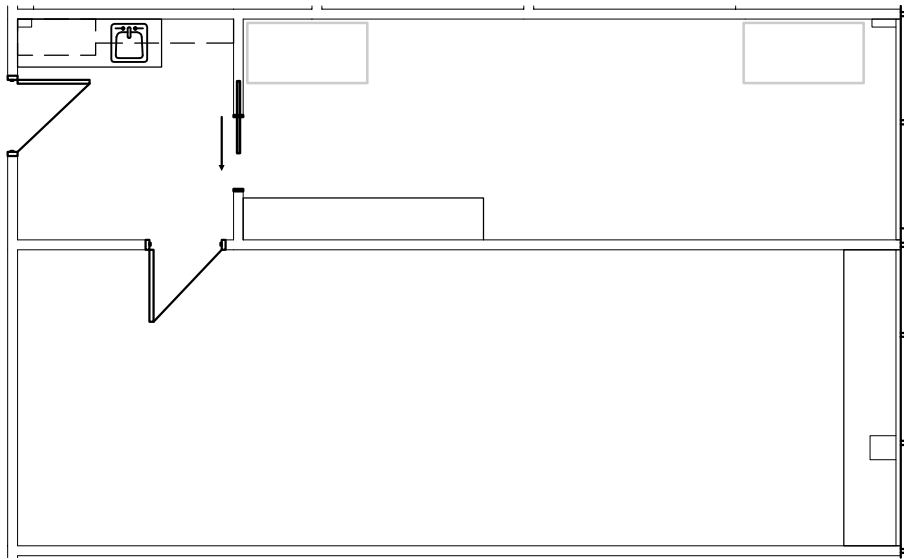


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## 9220 E. Mountain View Rd. Scottsdale, AZ 85258

SUITE 217  
±946 SF



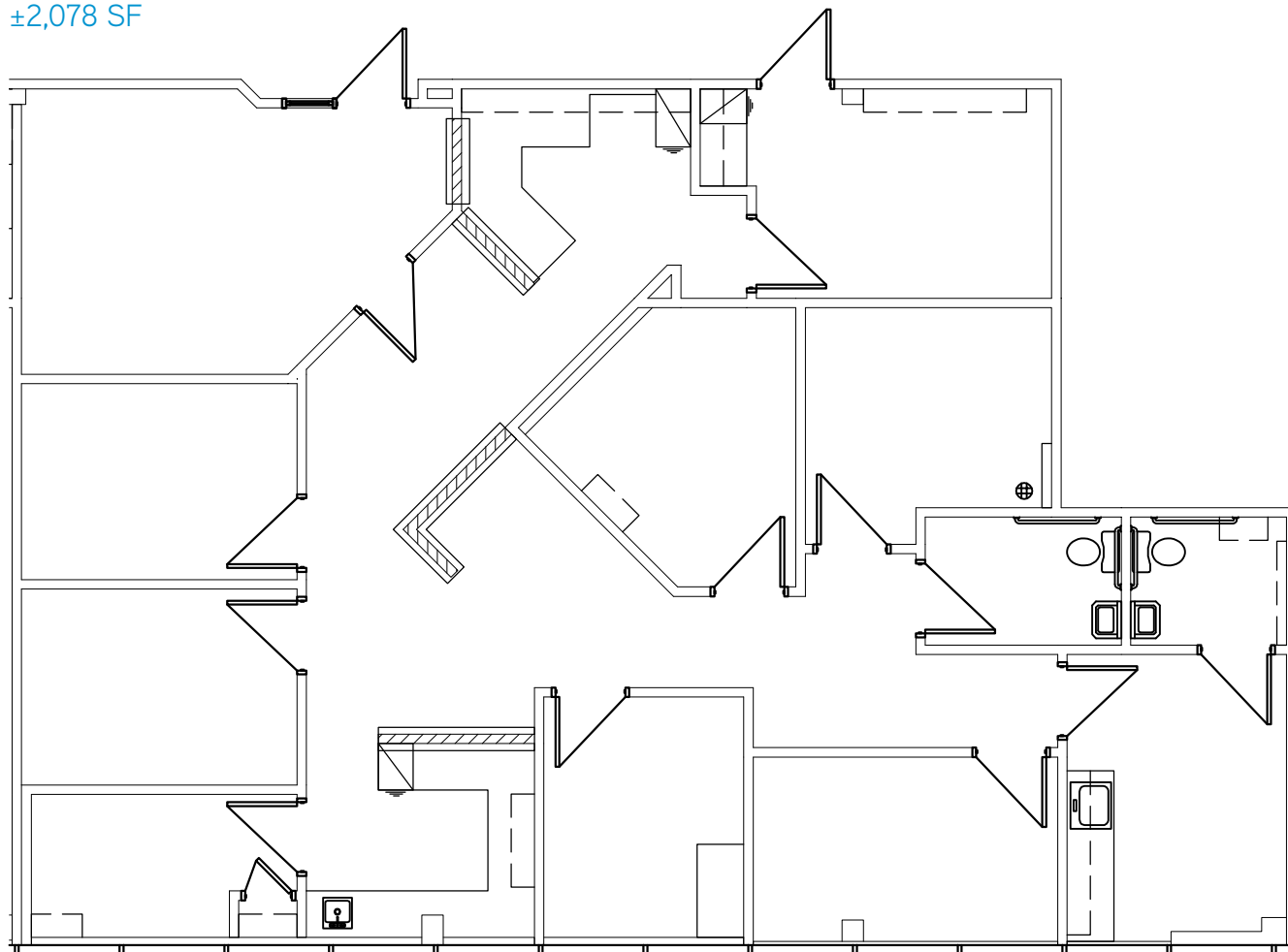
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# 9220 E. Mountain View Rd. Scottsdale, AZ 85258

SUITE 219

±2,078 SF



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