

AVAILABLE FOR LEASE:

PIMA COLLABORATIVE CENTER

8454 N 90th St, Scottsdale, AZ 85258

Exclusively listed by:

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PROPERTY SUMMARY

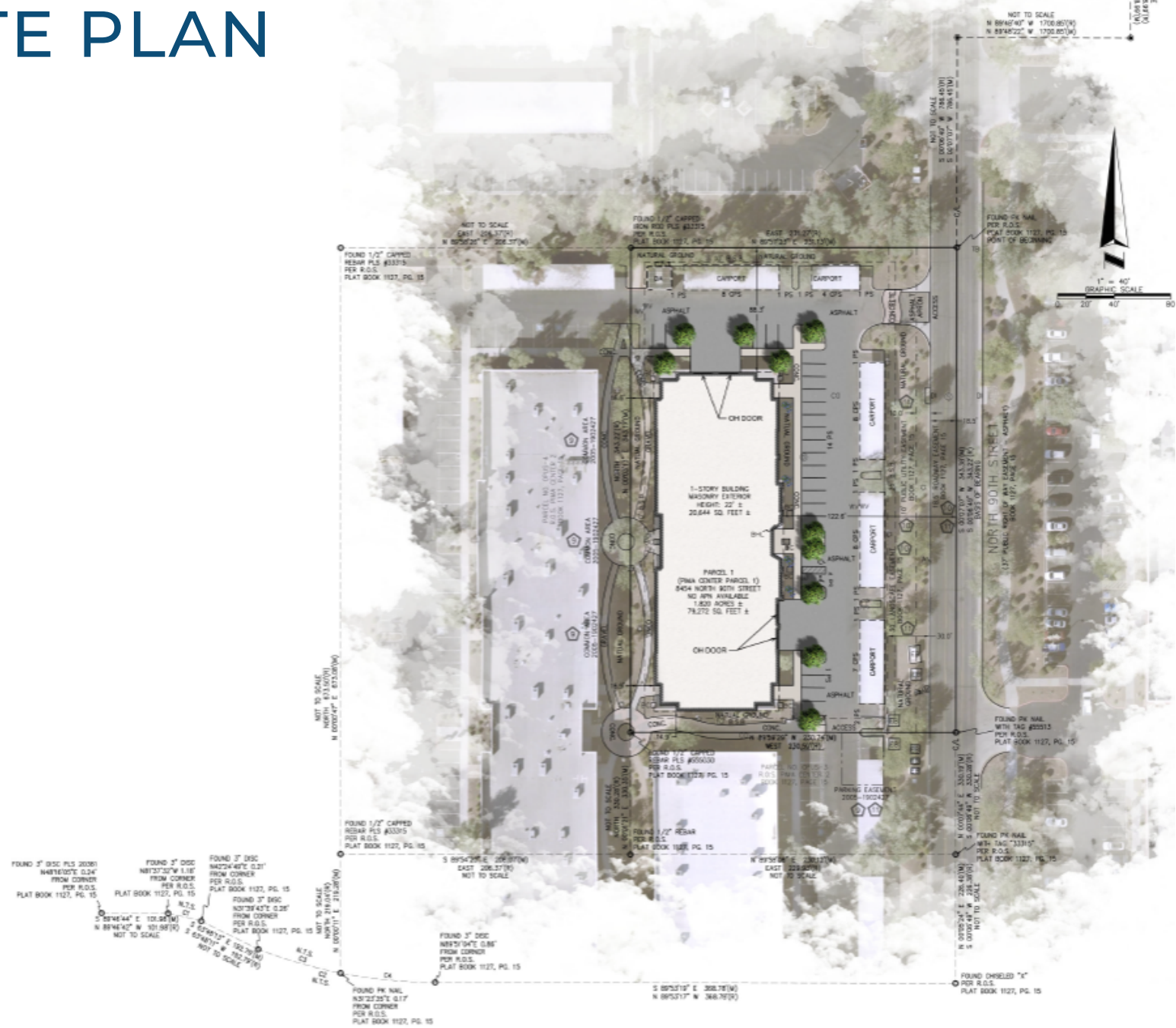
PROPERTY TYPE	Medical office
LEASE RATE	\$26.00 PSF
LEASE TYPE	NNN
BUILDING SIZE	+/- 21,481 SF
SUITE SIZE	+/-11,619 SF
CROSS STREETS	N 90th St & E Del Camino Dr

PROPERTY HIGHLIGHTS

- 21,481 SF single-story, Class A medical office
- 11,619 SF available
- 6 exterior loaded entries (no lobby/elevator)
- Backup generator (natural gas) & redundant fiber optic telecom
- Conceptual plans available
- Immediate access to Loop 101
- Close proximity to restaurants, retail and other service amenities

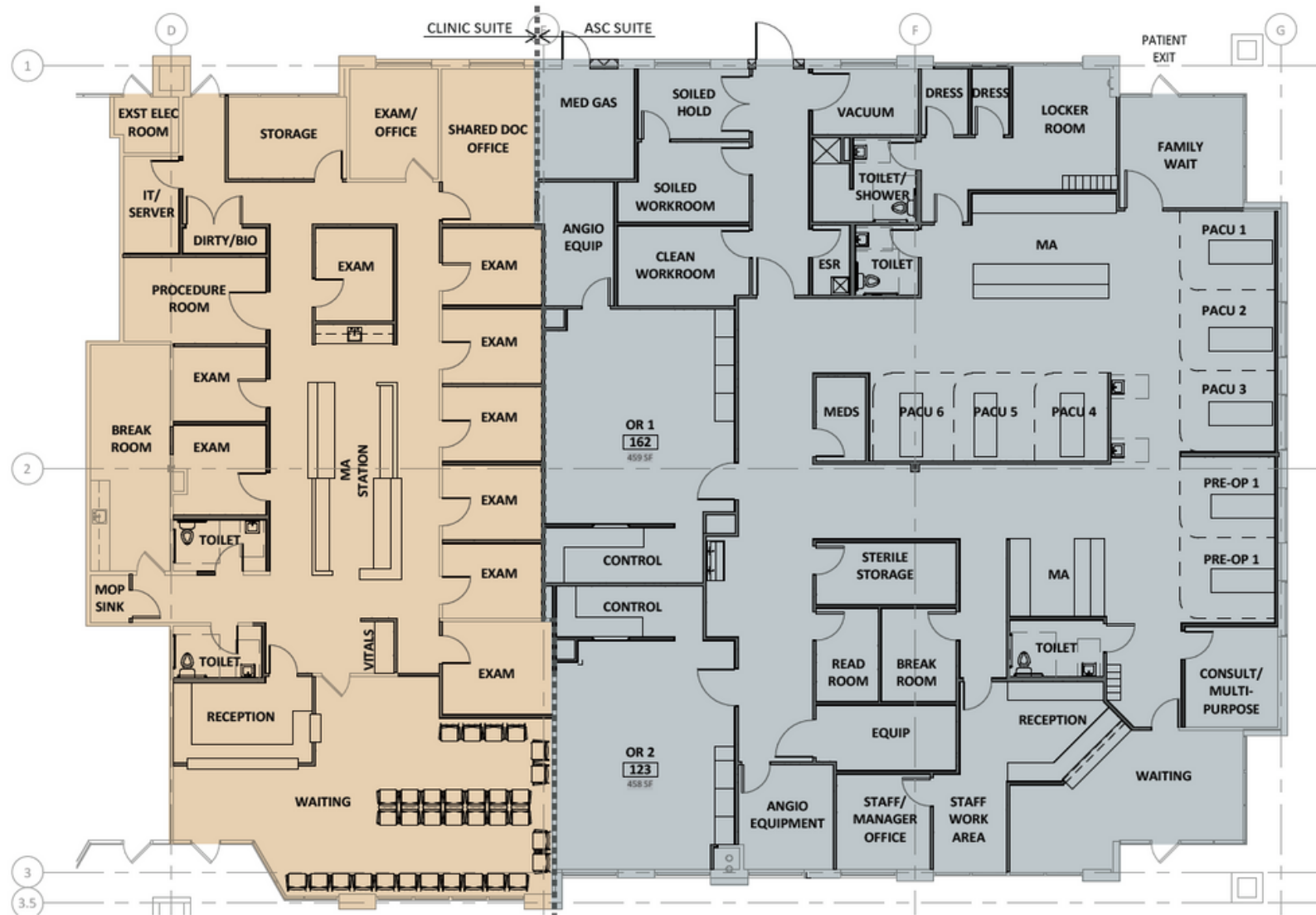
NORTH 1/4 CORNER
SECTION 21
T-3-N, R-5-E
G.S.R.S.M.
POINT OF COMMENCEMENT

TO SCALE
1" = 1700.85'(40)



MOCK FLOOR PLAN

AMBULATORY SURGERY CENTER (2 OR) OR CLINIC



SINGLE TENANT MEDICAL PLAN



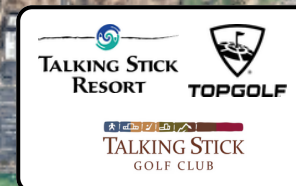
E Shea Blvd

HONORHEALTH
Scottsdale Shea
Medical Center

LOCATION



LOOP
101



Talking Stick Way

N Scottsdale Rd

N Pima Rd

Hayden Rd