

# EDWARDS PROFESSIONAL PARK I

10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE



**SPEC SUITES AVAILABLE  
FOR IMMEDIATE OCCUPANCY**



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# EDWARDS PROFESSIONAL PARK I

10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE

## LEASE RATE:

**\$34.00** (Full Service, Net of Janitorial)

Contiguous to  
±1,544 RSF

SUITE A207: ± 736 RSF

SUITE A208: ±808 RSF

Medical Spec Suite

SUITE B121: ±1,914 RSF

SUITE B122: ±1,272 RSF

SUITE C222: ± 1,058 RSF



### LOCATED

Just off Loop 101,  
north of Shea Blvd



### TENANT MIX

Excellent mix of medical,  
dental, and office tenants



### 1/2 MILE

From HonorHealth  
Scottsdale Shea Hospital



### NEARBY

Numerous restaurant  
and retail amenities



### KATHLEEN MORGAN

Managing Director  
602.809.1048

[kathleen.morgan@transwestern.com](mailto:kathleen.morgan@transwestern.com)

### KEVIN SMIGIEL

Vice President  
602.550.9295

[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)

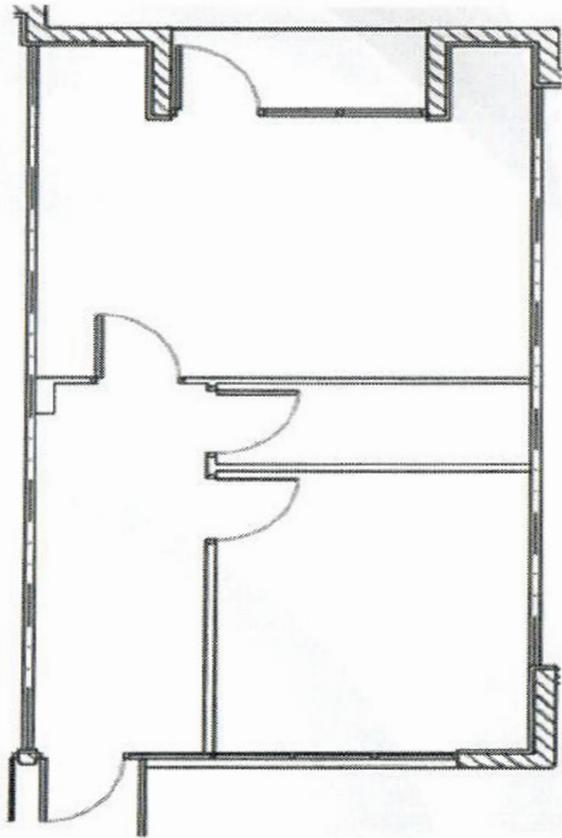
# EDWARDS PROFESSIONAL PARK I

10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE

## BUILDING A

Suite A207: ±736 RSF

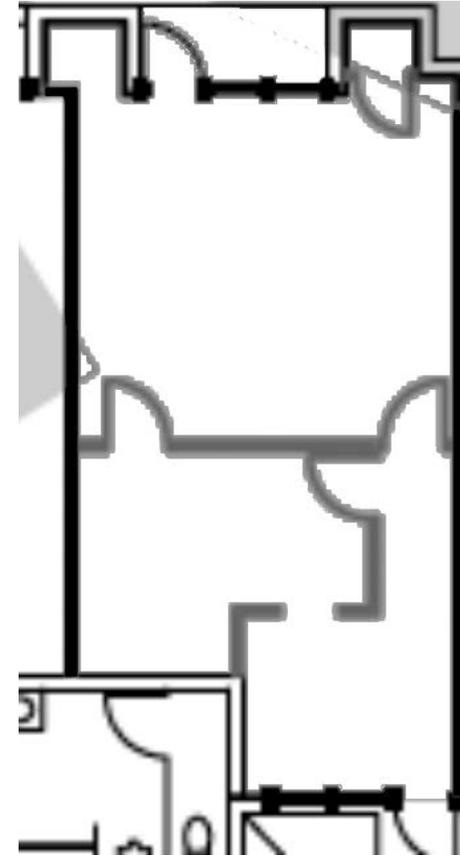


**VIRTUAL TOUR**

Contiguous to  
±1,544 RSF

## BUILDING A

Suite A208: ±808 RSF



**VIRTUAL TOUR**



**KATHLEEN MORGAN**

Managing Director  
602.809.1048

[kathleen.morgan@transwestern.com](mailto:kathleen.morgan@transwestern.com)

**KEVIN SMIGIEL**

Vice President  
602.550.9295

[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)

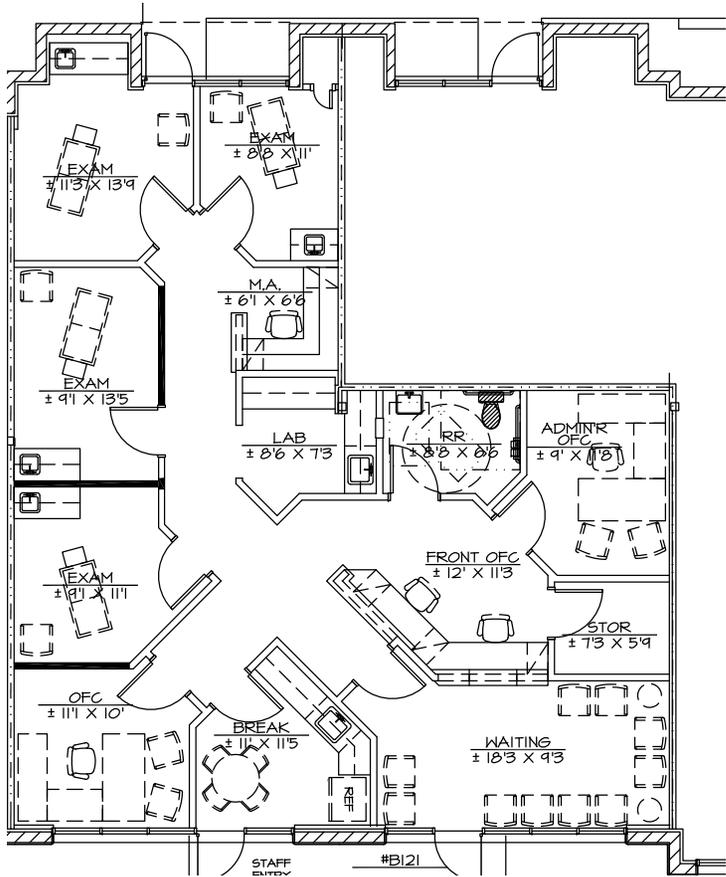
# EDWARDS PROFESSIONAL PARK I

10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE

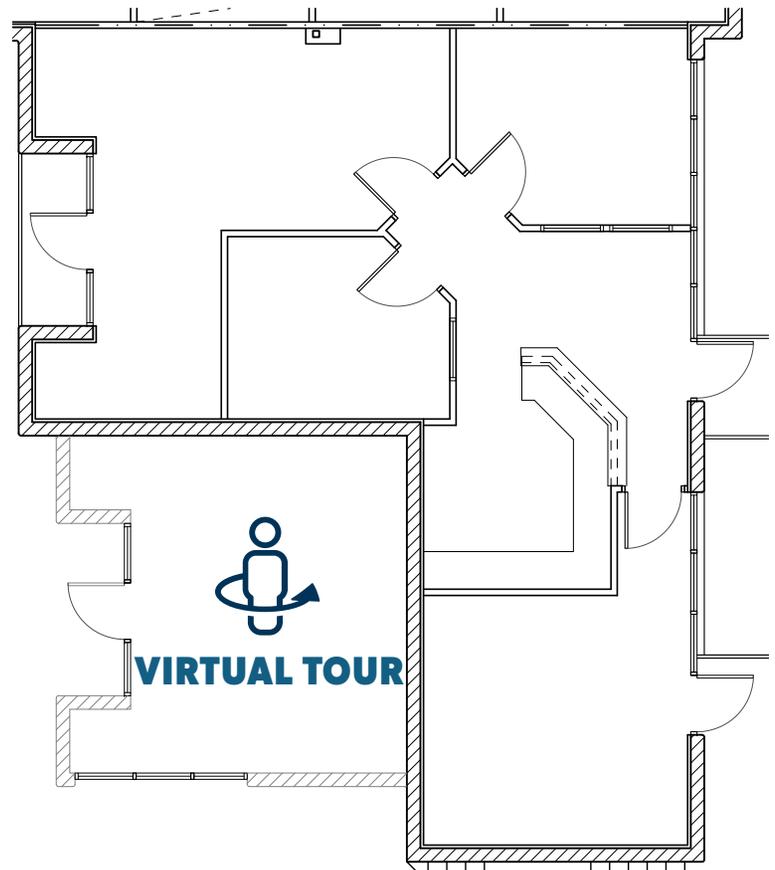
## BUILDING B - MEDICAL SPEC SUITE

Suite B121 ±1,914 RSF



## BUILDING B

Suite B212 ±1,272 RSF



**KATHLEEN MORGAN**

Managing Director

602.809.1048

kathleen.morgan@transwestern.com

**KEVIN SMIGIEL**

Vice President

602.550.9295

kevin.smigiel@transwestern.com

# EDWARDS PROFESSIONAL PARK I

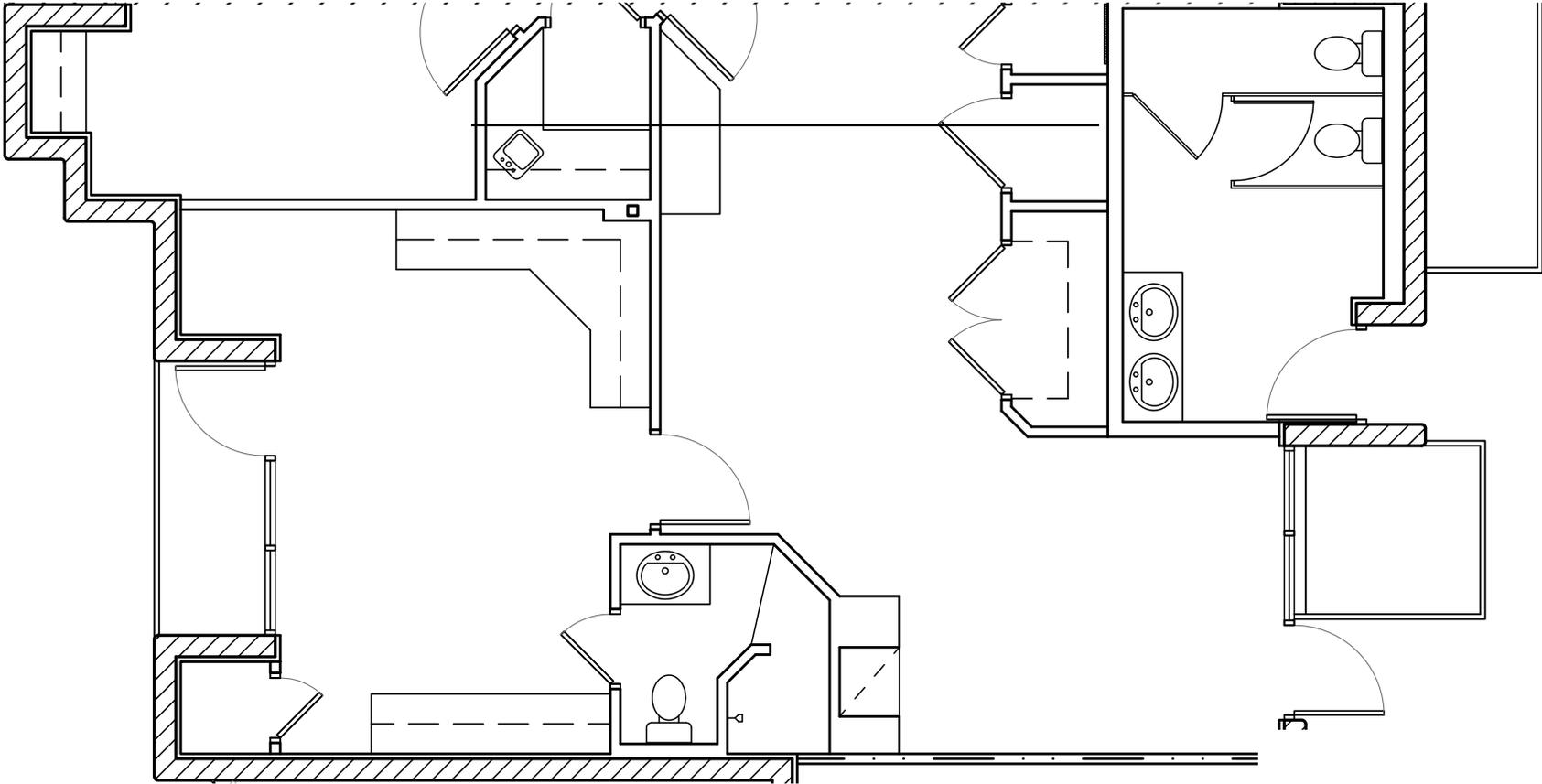
10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE



**BUILDING C**

Suite C222 ±1,058 RSF



**KATHLEEN MORGAN**

Managing Director  
602.809.1048

[kathleen.morgan@transwestern.com](mailto:kathleen.morgan@transwestern.com)

**KEVIN SMIGIEL**

Vice President  
602.550.9295

[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)



**HONORHEALTH.**  
Scottsdale Shea  
Medical Center

**EDWARDS  
PROFESSIONAL  
PARK I**

**SCOTTSDALE FIESTA SHOPPING CENTER**  
Fry's  
BARNES & NOBLE BOOKSELLERS  
Marshalls  
HomeGoods  
OfficeMax  
PET SMART  
buy buy BABY  
DUNKIN' DONUTS  
POPEYE'S  
IHOP  
PORTILLO'S  
BIG LOTS!  
Sally Beauty

**E SHEA BLVD - 61,400 VPD**

**N 89TH PL**

**E DESERT COVE AVE**

**LOOP 101**

**17,878 VPD**

- » 51,509 SF Total
- » 2 Stories
- » Class B Office Building
- » New Ownership
- » Strong traffic counts along Shea Blvd & Loop 101 Freeway



**KATHLEEN MORGAN**  
Managing Director  
602.809.1048  
kathleen.morgan@transwestern.com

**KEVIN SMIGIEL**  
Vice President  
602.550.9295  
kevin.smigiel@transwestern.com

# EDWARDS PROFESSIONAL PARK I

10752 N 89th Place | Scottsdale, Arizona

OFFICE SUITES & MEDICAL SUITES FOR LEASE



  
TRANSWESTERN  
REAL ESTATE  
SERVICES

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**KATHLEEN MORGAN**

Managing Director  
602.809.1048

[kathleen.morgan@transwestern.com](mailto:kathleen.morgan@transwestern.com)

**KEVIN SMIGIEL**

Vice President  
602.550.9295

[kevin.smigiel@transwestern.com](mailto:kevin.smigiel@transwestern.com)