

90 Mountain View

9977 N 90th St Scottsdale, AZ 85258



NEW OWNERSHIP | IDEAL FOR MEDICAL USERS | CLASS A OFFICE SPACE AVAILABLE

Kathleen Morgan

Managing Director
1 602 809 1048
kathleen.morgan@transwestern.com

Kevin Smigiel

Vice President
1 602 550 9295
kevin.smigiel@transwestern.com

Vince Femiano

Managing Director
1 602 791 3310
vince.femiano@transwestern.com

Andrew Olivet

Associate
1 602 370 2685
andrew.olivet@transwestern.com

Property Highlights

- Under new ownership
- Located in the Scottsdale Medical Corridor within walking distance to the 427-bed HonorHealth Scottsdale Shea Medical Center
- Generous TI packages available to convert existing office space to medical
- Class A office space available
- Ideal access via the full diamond interchange at the Loop 101 and Shea Boulevard
- Building signage available

Medical Rental Rate: \$38.00 FS
Net of Janitorial

Office Rental Rate: \$32.00 FS

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±91,082 SF Total

FIRST FLOOR

Medical Spec Suite - Immediate Occupancy

- **Suite 162:** ±3,080 RSF

SECOND FLOOR

Contiguous up to ±10,186 SF

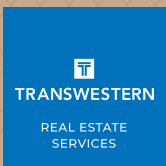
- **Suite 200:** ±5,998 RSF
- **Suite 210:** ±4,188 RSF

THIRD FLOOR

Contiguous up to ±26,974 RSF

- **Suite 300:** ±13,402 RSF
- **Suite 320:** ±2,625 RSF
- **Suite 350:** ±10,947 RSF





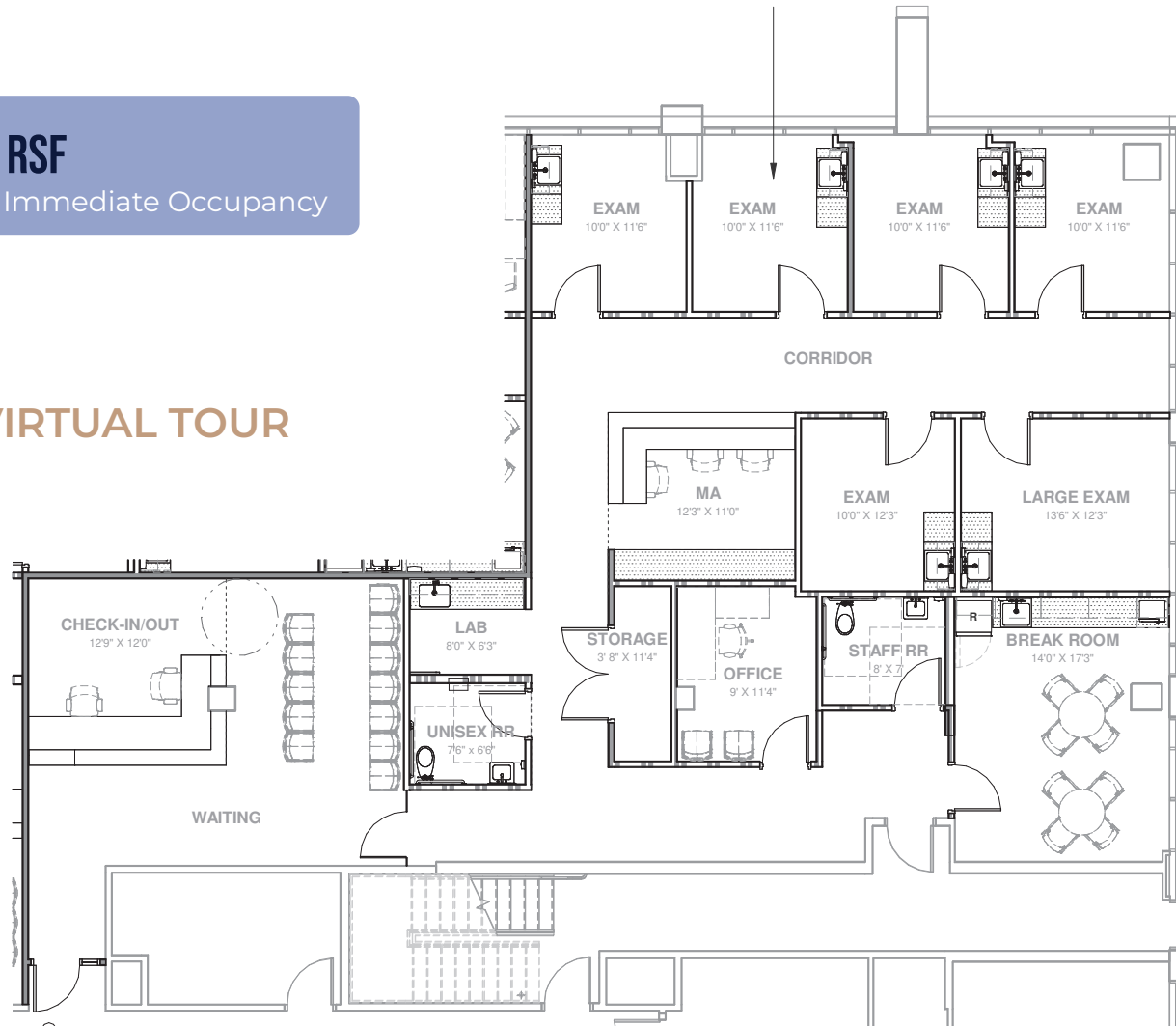
1st Floor

Suite 162: ±3,080 RSF

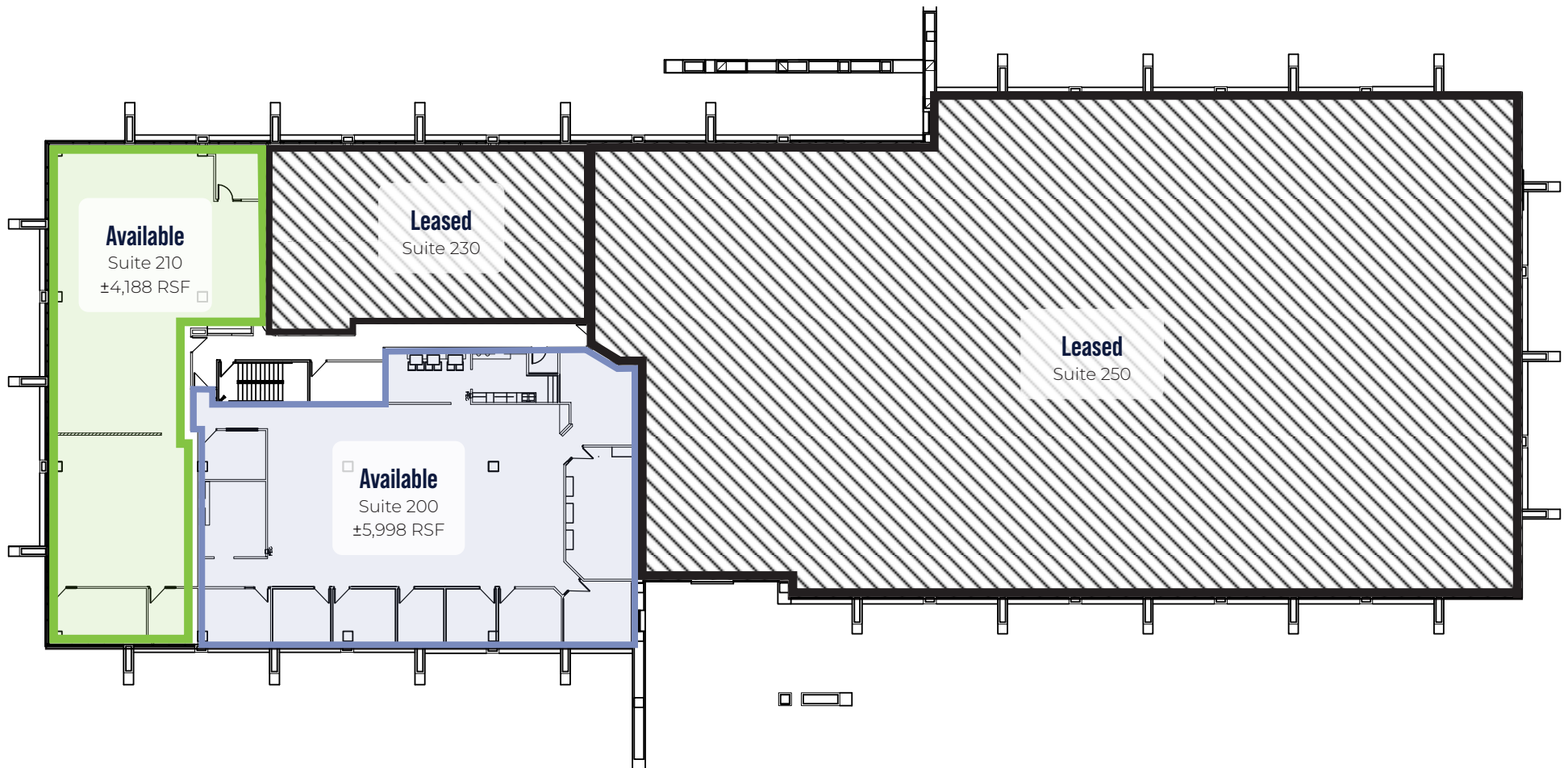
Medical Spec Suite - Immediate Occupancy



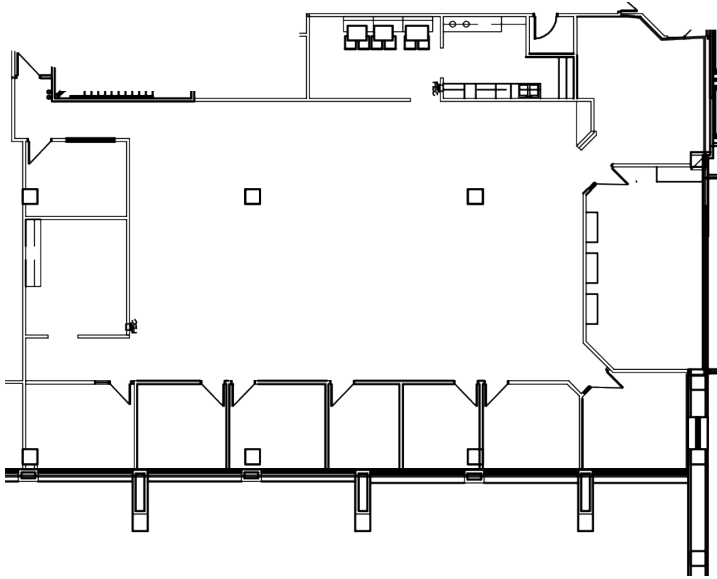
VIEW VIRTUAL TOUR



2nd Floor - ±10,186 RSF Available

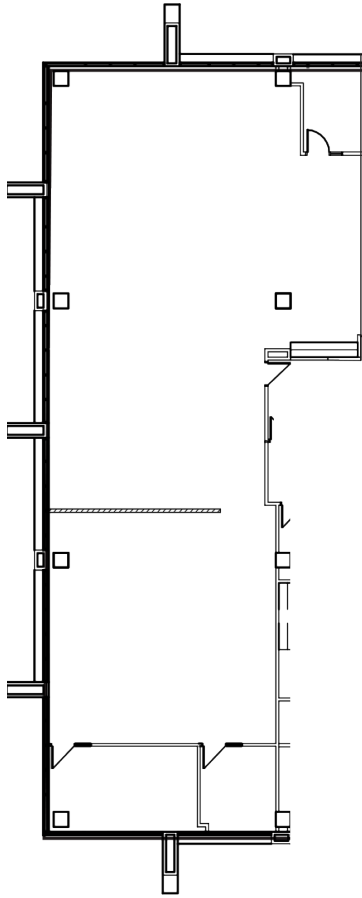


2nd Floor - Suite 200 - ±5,998 RSF

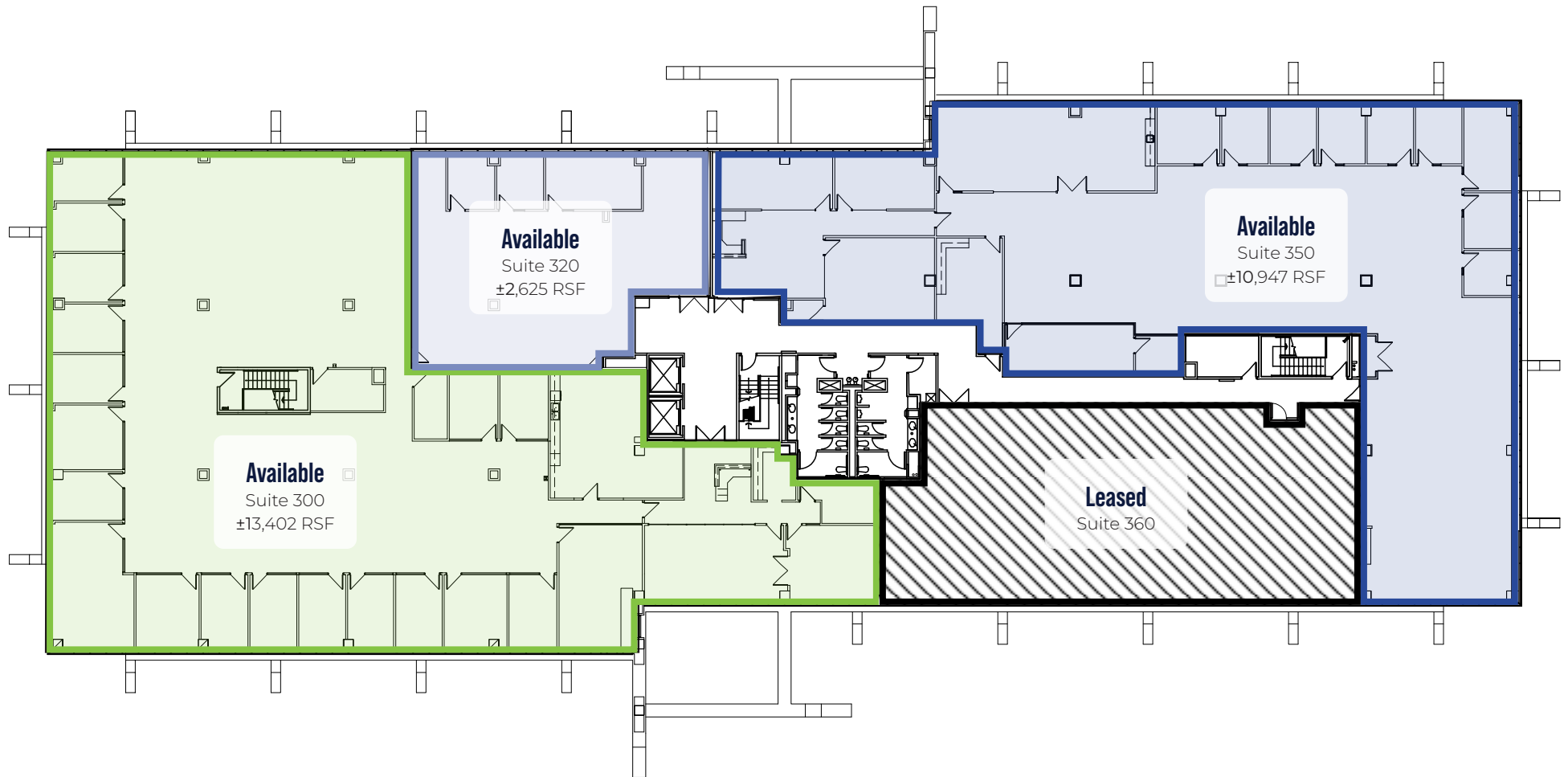


[VIEW VIRTUAL TOUR](#)

2nd Floor - Suite 210 - ±4,188 RSF



3rd Floor



Pima Crossing



Fight Ready MMA & Fitness Gym
Behind The Mask Hockey Shops
Lacquer Nails & Spa
HOTWORX
The Fetching Dog
Just Roughin' It Adventure Company
Phoenix Wine
Macayo's
J&P Cycles

Snooze
Cold Beers & Cheeseburgers
Culver's
Starbucks
Sherwin-Williams
The Beauty District Salon
Massage Envy
See the Trainer
AmTrust Bank
Bead World
T-Mobile
Edible Arrangements

Scottsdale Fiesta Shopping Center



Portillo's
Chase Bank
Flower Child
Einstein Bros.
Bagels
NakedQ BBQ
Cabinets 4 Less

Dunkin'
Verizon
Taco Bell
Schlotzsky's
Whataburger
Popeyes
IHOP



Courtyard Shops

92 Drinks + Eats
Thai Ballnose
Massage & Spa
Sweet Republic
Jade Palace
Bank of America

SPROUTS FARMERS MARKET

Liquor Vault
McDonald's
Stearns Bank
Chipotle
Chompie's
Vjordan Salon
Jersey Mike's
Gyros Express
Ahipoki
Orangetheory Fitness

94 Hundred Corporate Center

First Watch
S&V Urban
Salt and Lime
Modern Mexican Grill
Hart2Heart
J&F Trade Tools
Blo Blow Dry Bar
9Round
Kickboxing
Emmi D SalonSpa
Ling & Louie's



HONORHEALTH®
Scottsdale Shea
Medical Center



90 MOUNTAIN VIEW

HONORHEALTH®

Mountain View Road

McDowell Mountains

CVS pharmacy

101

90th Street

92nd Street

Shea Boulevard

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