

7221 - 7231 E PRINCESS BLVD
SCOTTSDALE, AZ 85255

SCOTTSDALE CENTER

MEDICAL | FOR LEASE



CBRE

PROPERTY HIGHLIGHTS



Prime medical office buildings including customizable suites and contemporary finishes



Ample parking and convenient access from major arterial roads



Generous tenant improvement allowances for medical buildouts available



Ideal for physicians, specialists and wellness providers seeking long-term stability and growth



ADA-compliant design with high-quality common areas and elevator access



Surrounded by prominent medical centers facilitating referrals and patient care coordination



PREMIER SPACE OPTIONS designed for healthcare providers seeking a high-end, functional environment in one of the Valley's most desirable medical hubs.

These two buildings feature modern architecture, abundant natural light, and flexible suite configurations to meet the operational needs of a wide range of medical users. Existing medical synergy onsite includes Athenix Plastic Surgery, Ahn Clinic Medical Acupuncture, and Spear Dental Education.

The property is strategically positioned near major hospital and specialty care facilities,

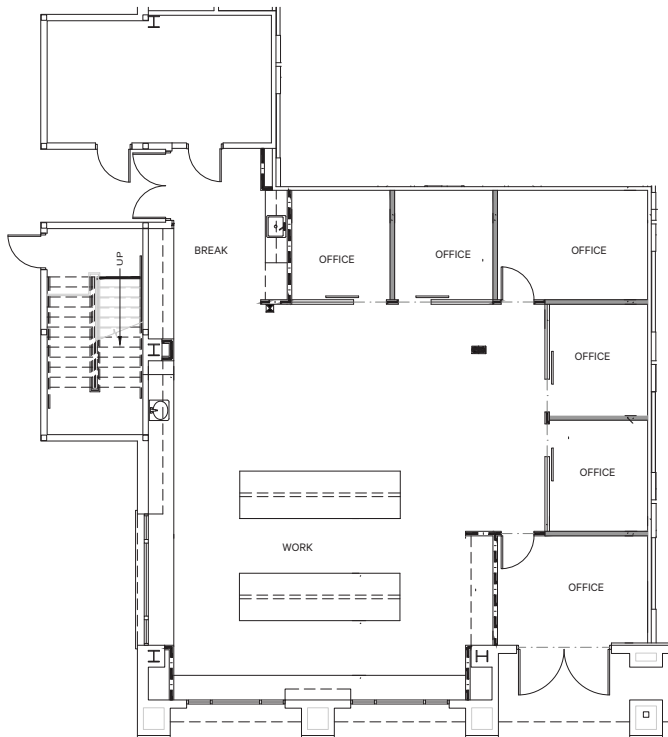
PROPERTY SUMMARY

TYPE	Medical Office		
PROJECT SF	±68,000 SF		
AVAILABLE SF	7221	Suite 115	±2,376 SF
		Suite 118	±1,573 SF
AVAILABLE SF	7231	Suite 102	±4,869 SF
		Suite 202	±1,509 SF
		Suite 208	±1,196 SF
RATE	\$29.00/NNN		
NNN'S	\$9.18 SF/YR		
TENANT IMPROVEMENT	Generous TI Allowance		
YEAR BUILT	2007		
SIZE AREA	±14.46 AC		
ZONING	C-C, City of Scottsdale		
STORIES	2-story		

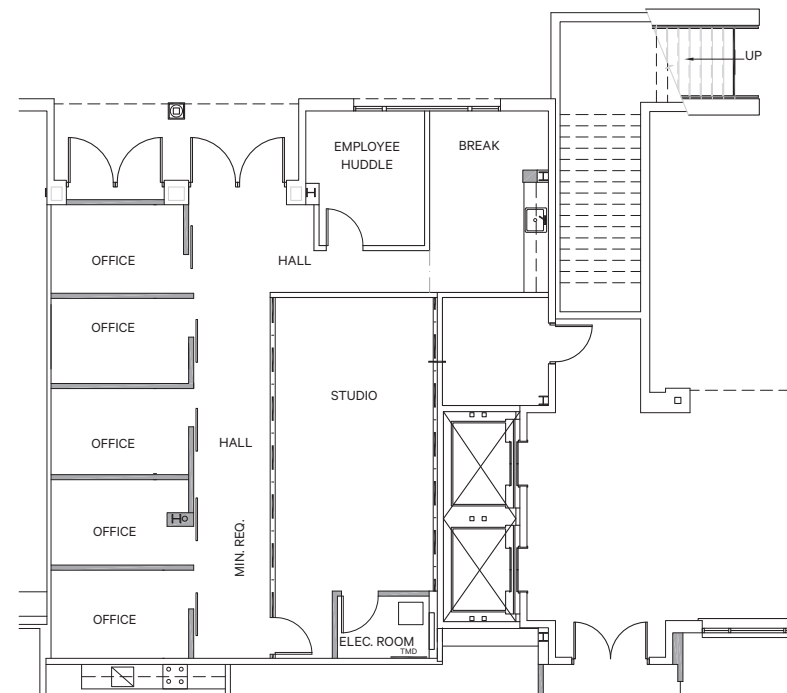
CURRENT AVAILABILITY

BUILDING	SUITE	SF	CONDITION	LINKS
7221	115	±2,376	Built-out Office Suite	SPACE PLAN
7221	118	±1,573	Built-out Office Suite	SPACE PLAN

BUILDING 7221
SUITE 115



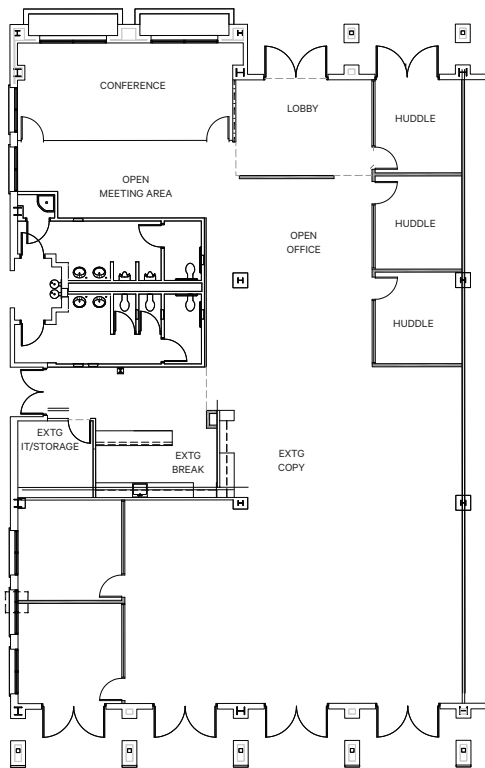
BUILDING 7221
SUITE 118



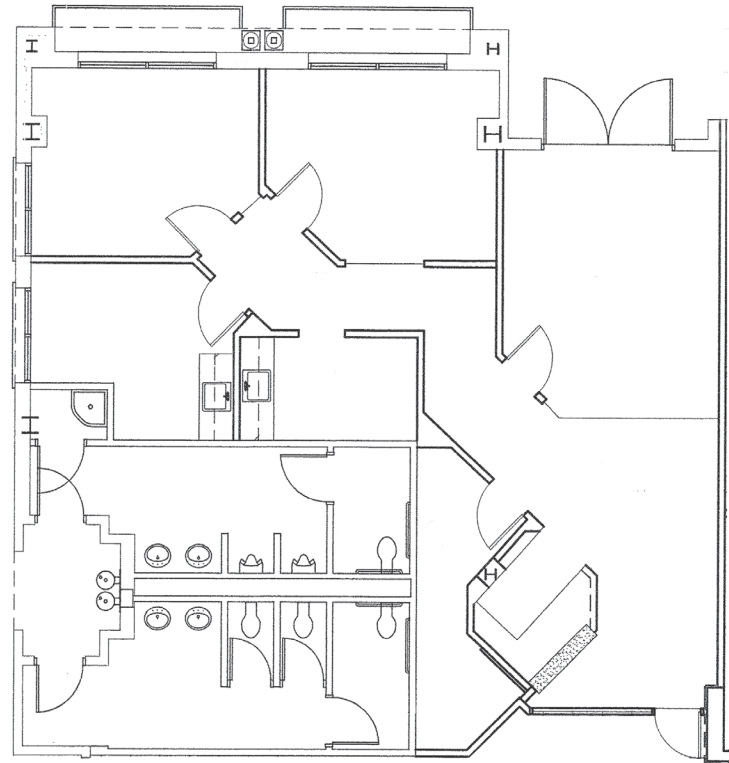
CURRENT AVAILABILITY

BUILDING	SUITE	SF	CONDITION	LINKS
7231	102	±4,869	Built-out Office Suite	SPACE PLAN
7231	202	±1,509	Built-out Office Suite	SPACE PLAN
7231	208	±1,196	Built-out Office Suite	SPACE PLAN

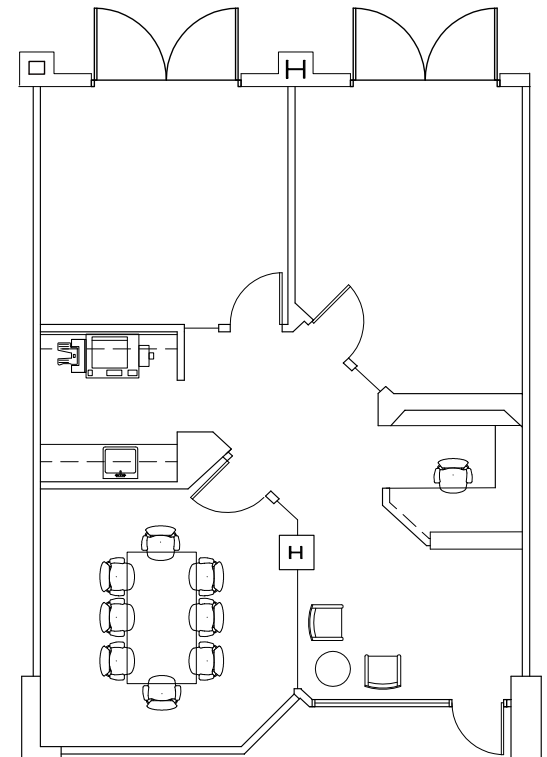
**BUILDING 7231
SUITE 102**



**BUILDING 7231
SUITE 202**



**BUILDING 7231
SUITE 208**





AREA OVERVIEW

TRAFFIC COUNTS

±56,856

vehicles per day on
N Scottsdale Rd

±2,598

vehicles per day on
E Princess Blvd

SOURCE: ADOT 2025

LOCATION HIGHLIGHTS



Situated within minutes of HonorHealth Scottsdale Thompson Peak Medical Center, Mayo Clinic and Scottsdale Shea Medical Center



Exceptional North Scottsdale location near Loop 101, offering easy regional connectivity



Surrounded by established residential communities, retail amenities and complementary medical users, driving strong referral and patient accessibility



DEMOGRAPHICS

POPULATION		MEDIAN HOUSEHOLD INCOME	
WITHIN 2 MILES	26,869	WITHIN 2 MILES	\$161,315
WITHIN 5 MILES	184,976	WITHIN 5 MILES	\$186,963
WITHIN 10 MILES	527,882	WITHIN 10 MILES	\$173,321

SOURCE: ESRI





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LEASING CONTACTS

CBRE

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