

90 Mountain View
9977 N 90th St Scottsdale, AZ 85258



Kathleen Morgan

Senior Vice President
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Kevin Smigiel

Vice President
1 602 550 9295
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New Ownership

**Ideal for Medical Users
Class A Office Space Available**

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**

Office Rental Rate: **\$32.00 FS**



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TRANSWESTERN

REAL ESTATE
SERVICES

90 Mountain View

9977 N 90th St | Scottsdale, AZ 85258

±91,082 SF Total

FIRST FLOOR

Medical Spec Suites (Available Q1 2025)

- **Suite 160:** ±2,162 RSF
- **Suite 162:** ±3,080 RSF
- **Suite 170:** ±1,389 RSF

SECOND FLOOR

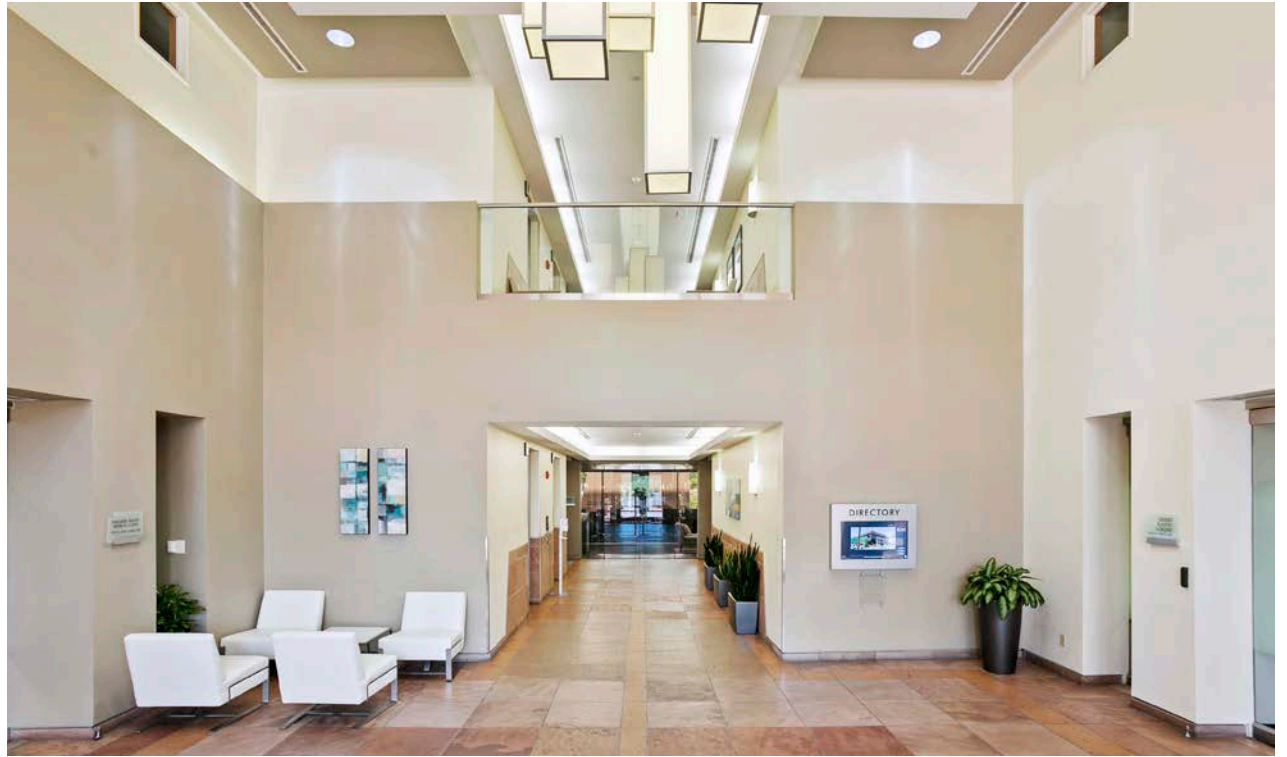
Contiguous up to ±1,797 - ±12,670 SF

- **Suite 200:** ±5,843 RSF
- **Suite 210:** ±5,030 RSF
- **Suite 230:** ±1,797 RSF

THIRD FLOOR

Contiguous up to ±26,865 RSF

- **Suite 300:** ±13,402 RSF
- **Suite 320:** ±2,325 RSF
- **Suite 350:** ±10,838 RSF



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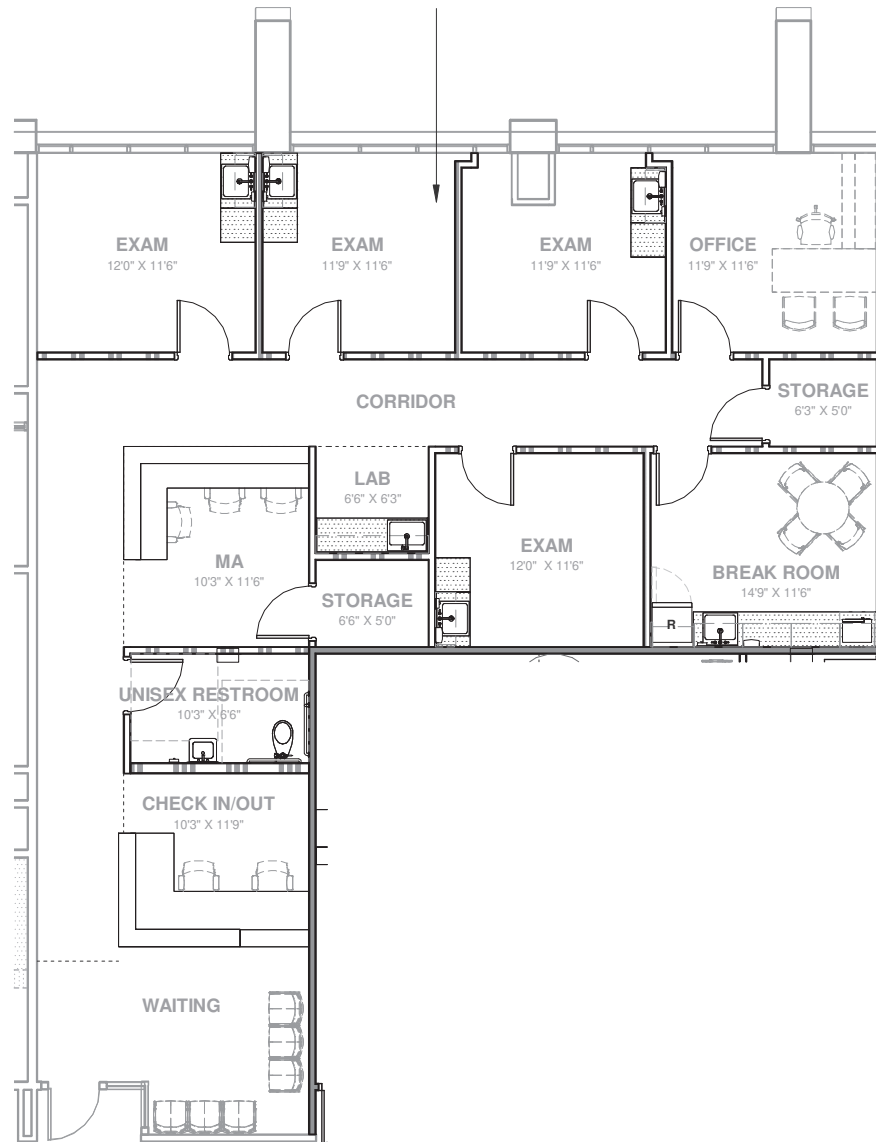
TRANSWESTERN

REAL ESTATE
SERVICES

1st Floor

Suite 160: ±2,162 RSF

Medical Spec Suite - Available Q1 2025



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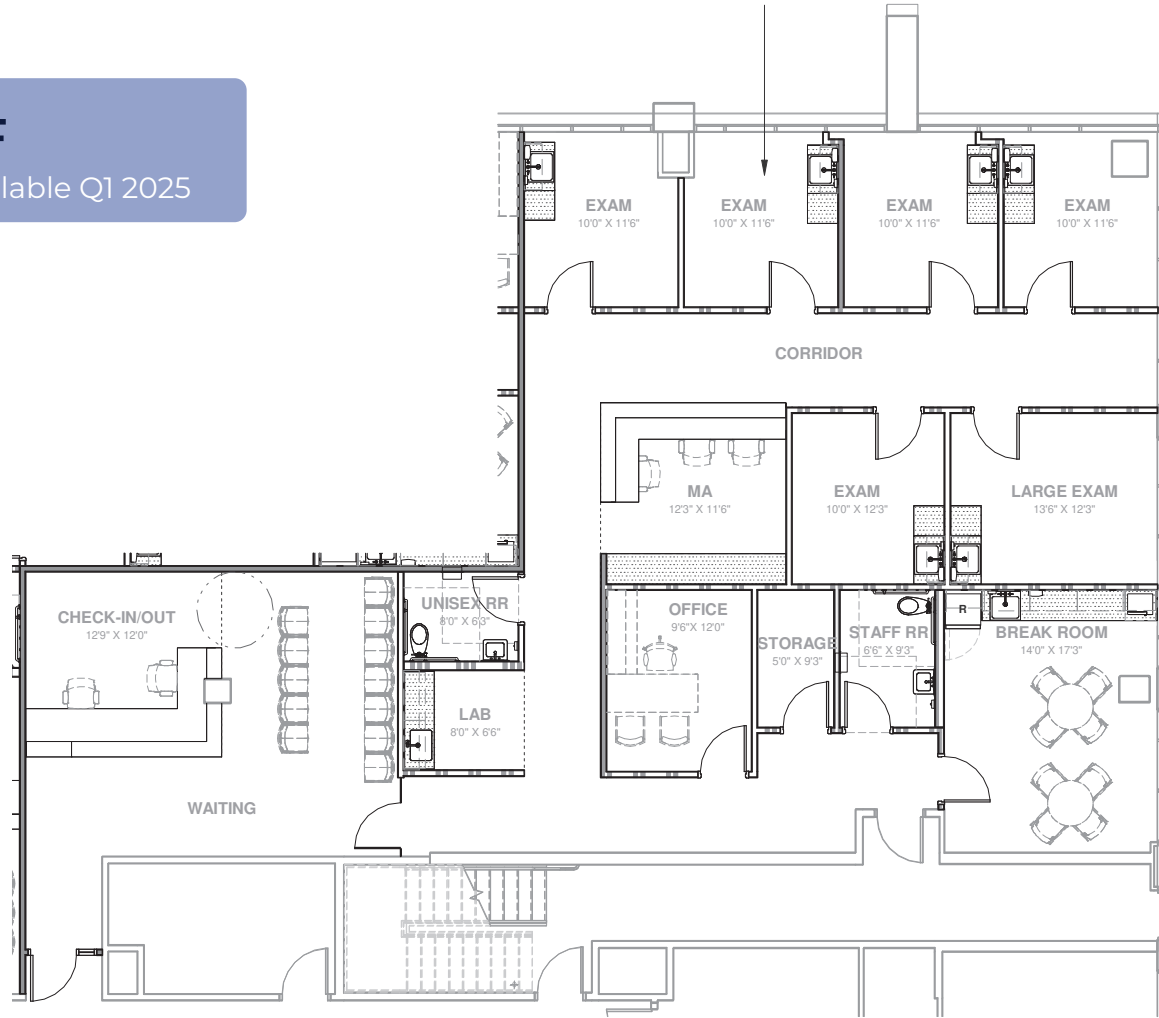
TRANSWESTERN

REAL ESTATE
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1st Floor

Suite 162: ±3,080 RSF

Medical Spec Suite - Available Q1 2025



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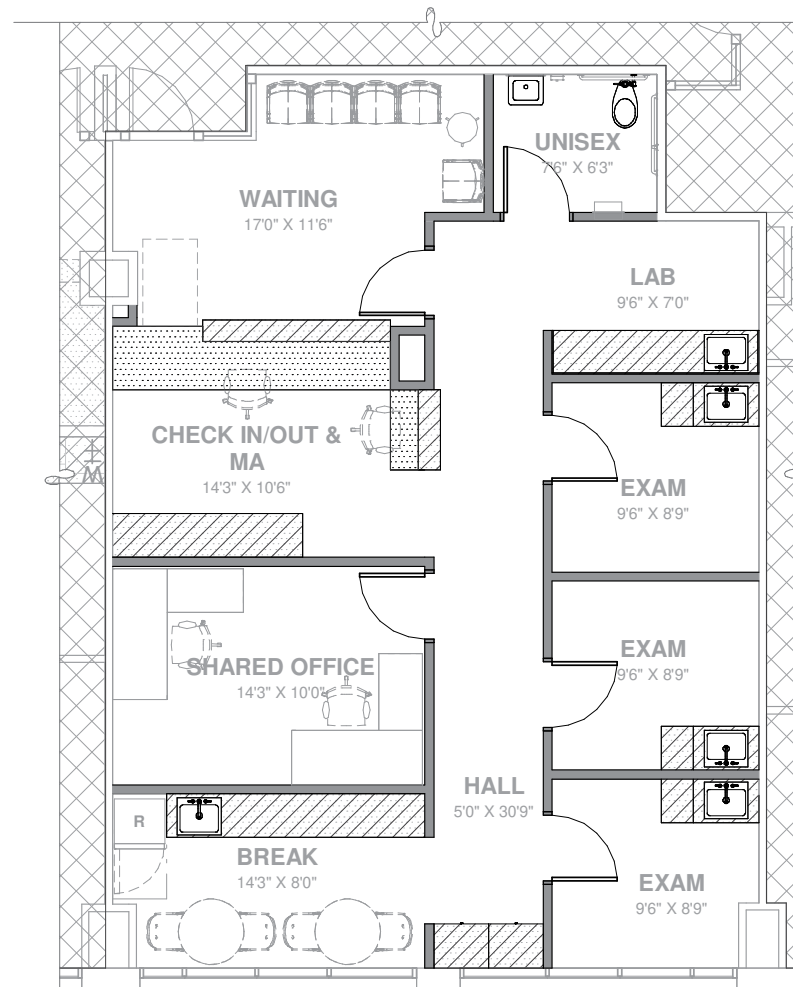
TRANSWESTERN

REAL ESTATE
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1st Floor

Suite 170: ±1,389 RSF

Medical Spec Suite - Available Q1 2025



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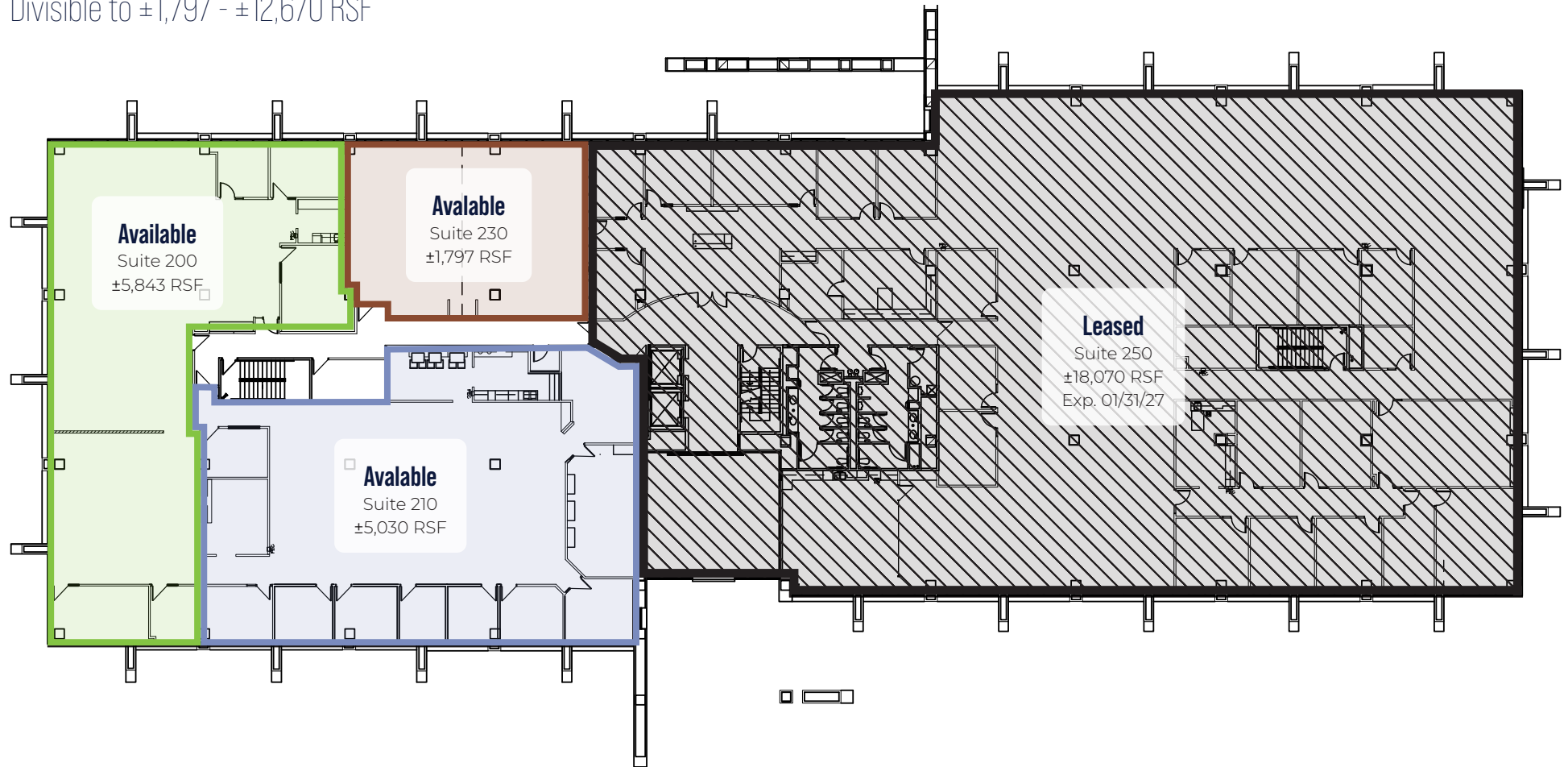


TRANSWESTERN

REAL ESTATE
SERVICES

2nd Floor - ±12,670 RSF Available

Divisible to ±1,797 - ±12,670 RSF



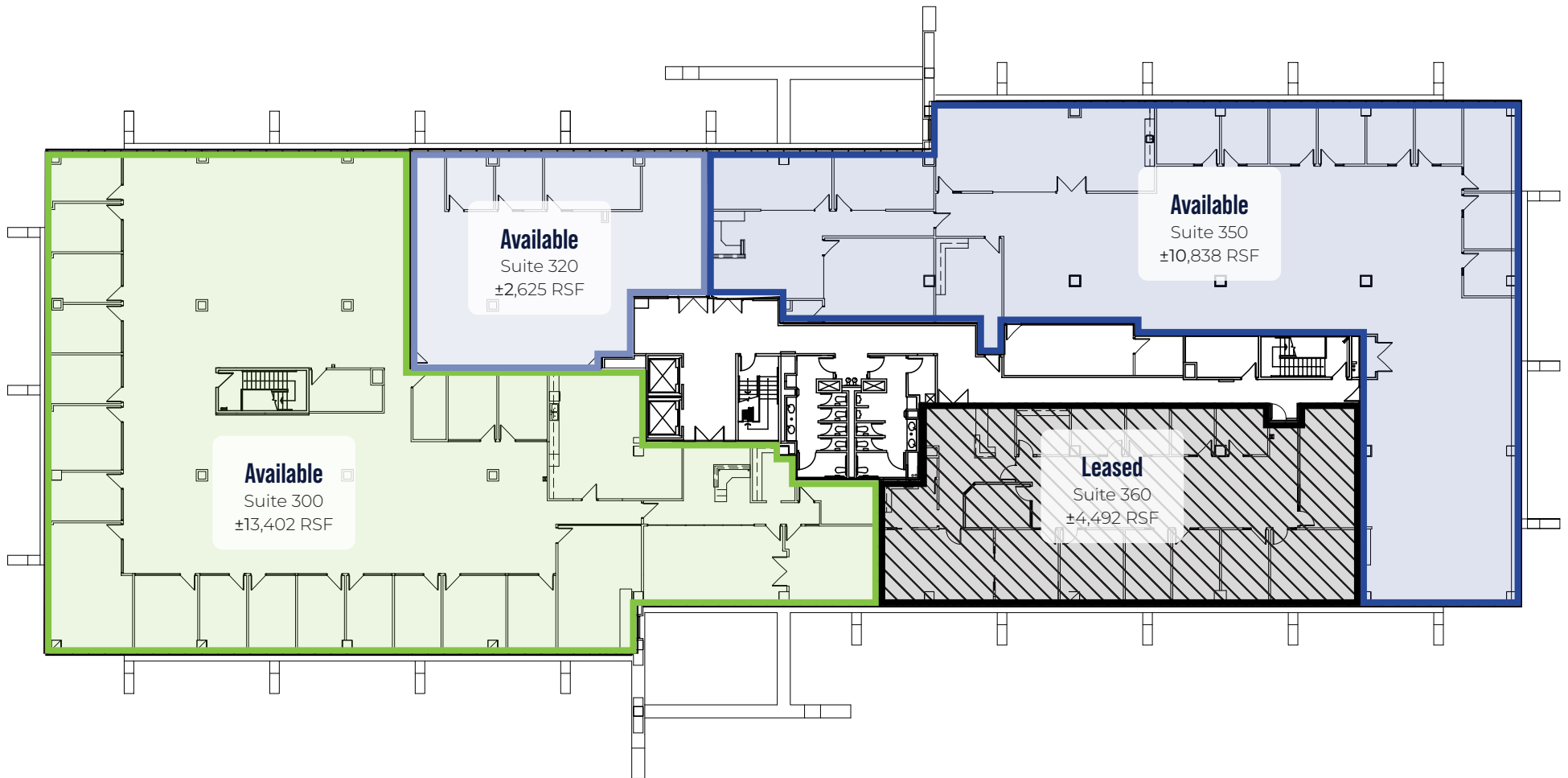
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3rd Floor



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Site Plan



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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
- Schlottzsky's
- Whataburger
- Popeyes
- IHOP



Courtyard Shops

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



- 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
- 3Round Kickboxing
- Emmi D SalonSpa
- Ling & Louie's



Shea Boulevard

101

HONORHEALTH[®]
Scottsdale Shea Medical Center



90 MOUNTAIN VIEW

HONORHEALTH[®]

Mountain View Road

90th Street

92nd Street

McDowell Mountains



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