

MEDICAL OFFICE | FOR LEASE



North Scottsdale Corporate Center

6950 E Chauncey Ln | Phoenix, AZ 85054

CBRE

Property Summary

- + Strategically located in the North Scottsdale / Loop 101 corridor, the property offers immediate access to Scottsdale Road, Loop 101, and SR-51, providing seamless connectivity throughout North Phoenix, Scottsdale, and the greater metro area for patients and employees.
- + Positioned within a highly amenitized corridor, the property is in close proximity to Scottsdale 101 Shopping Center, Scottsdale Quarter, and the Promenade, offering premier retail, dining, and entertainment options that drive strong daily traffic and convenience.
- + Surrounded by a strong mix of medical office, corporate users, and affluent residential communities, including Desert Ridge and Grayhawk, the area supports a high-income demographic and a dense daytime population ideal for medical and professional services.
- + Featuring ±7,844 RSF available on the first floor, the property offers efficient layout potential, modern building appeal, and a solar-powered infrastructure, including covered solar parking, delivering both convenience and operational efficiency for medical and professional users.



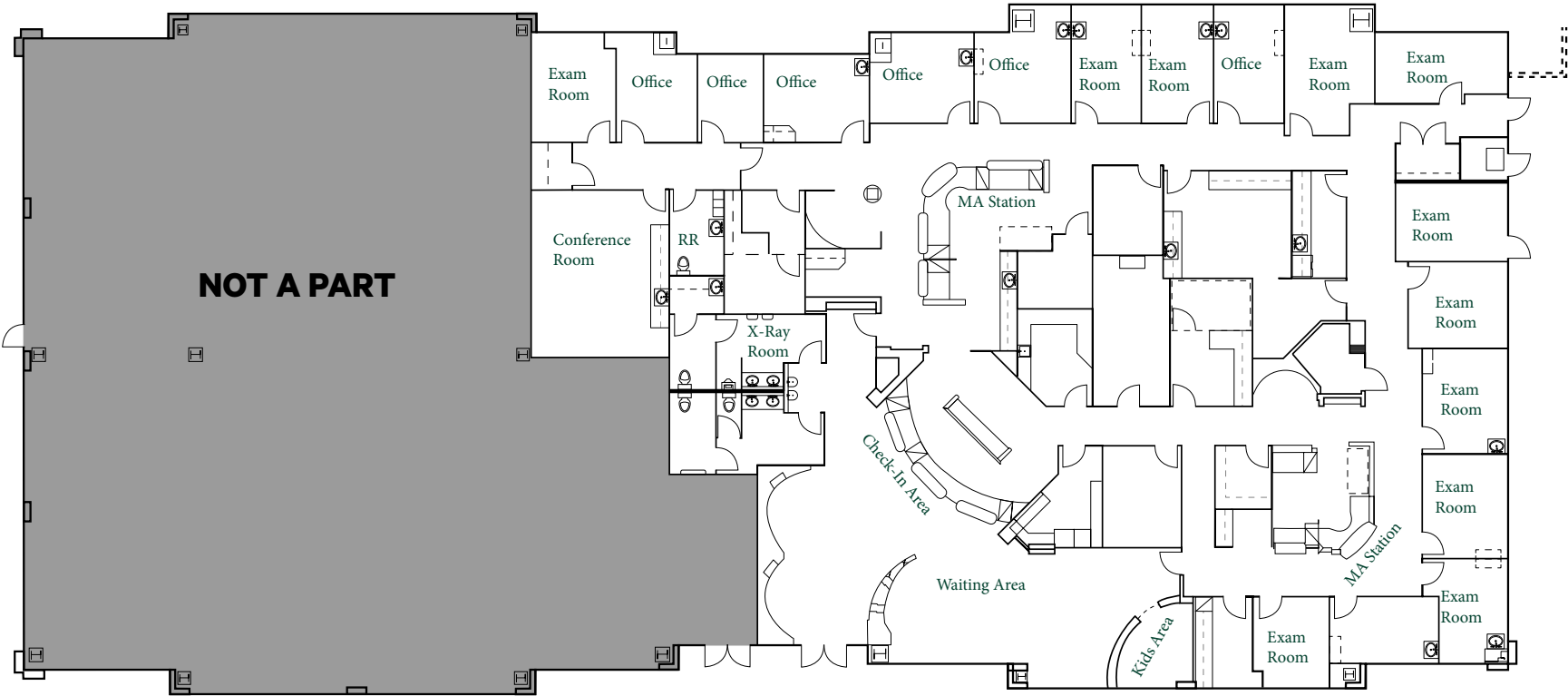
Property Highlights

Property Details

Type	Medical Office
Building SF	±13,500 RSF
Available SF	±7,844 RSF
Suite	100
Listing Type	Lease
Lease Rate	\$29.00/SF NNN
Year Built	2006
Zoning	C-2
Stories	1
Parking Ratio	4.50/1000 SF
Signage	Building, Suite Entry
Power	Upgraded Phase 3 Power Installed

- + First-floor professional/medical office space totaling ±7,844 RSF, offering efficient layouts and a patient- and client-friendly environment well suited for outpatient healthcare, wellness, and professional service users
- + Located in close proximity to major healthcare providers including Mayo Clinic Hospital and HonorHealth Scottsdale Thompson Peak, the property benefits from strong referral potential and positioning within an established North Scottsdale medical network.
- + The building features a strong concentration of medical users, creating meaningful on-site synergy and natural cross-referral opportunities within an established healthcare environment.
- + Situated within the highly desirable North Scottsdale corridor, the property is supported by an affluent residential base and strong daytime employment, providing a consistent and high-quality patient and client demographic.
- + Ample on-site parking, including covered solar parking, delivering a shaded, comfortable experience for patients and staff while supporting efficient daily operations and modern building functionality.

Suite 100 - ±7,844 SF





Common Area Lobby



Exam Room



MA Station



Check-in/Check-Out



Conference Room



X-Ray Room

Demographics

Radius	Estimated Population	Average Household Income
2 miles	34,218	\$134,295
5 miles	196,957	\$148,254
10 miles	556,110	\$139,171

Source: ESRI 2026

Traffic Counts

±71,346 vehicles per day
at N Scottsdale Rd & Mayo Blvd

Source: ADOT 2025



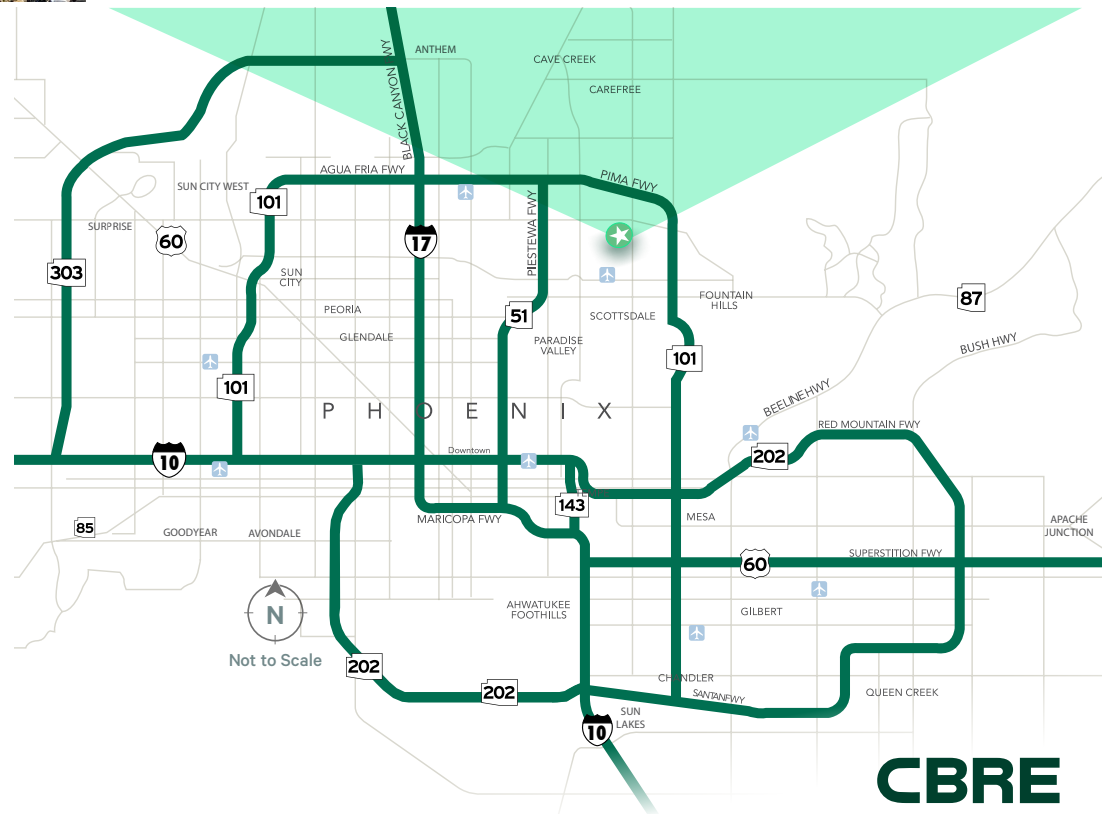
Area Amenities





Area Overview

- + Strategically positioned in vibrant North Scottsdale, steps from a wide range of amenities including shopping centers, entertainment, various dining experiences, fitness facilities and neighborhood services, enhancing convenience and appeal for employees, clients, and visitors.
- + Surrounding by a mix of professional services, office users, and medical providers that support steady daytime demand and long term stability.
- + Just a mile away from the Scottsdale Airport with easy access to Loop 101 freeway providing efficient connectivity throughout North Scottsdale, North Phoenix, and the greater Phoenix metro area.
- + Unparalleled convenience to major hospitals including Mayo Clinic, Abrazo Hospital and Honor Health.
- + Surrounded by well established, high income residential neighborhoods, creating a reliable workforce base and sustained demand for office, medical, and professional uses.



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