

For lease

# North Scottsdale Corporate Ctr.



Turn-Key Medical Office for Lease

6950 E Chauncey Lane, Phoenix, AZ 85054

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# Property Overview

This prime office condo is perfectly positioned in the vibrant North Scottsdale submarket, merely minutes from The Promenade, which boasts exceptional shopping, entertainment, and dining experiences. With the property just a mile away from the Scottsdale Airport and easy access to the 101 Freeway, this location offers unparalleled convenience for travel.

- Great neighboring medical tenant mix
- Chauncey Ranch and Scottsdale Road location south of Loop-101 Freeway
- Close to hospitals in the surrounding area: Mayo Clinic Hospital, HonorHealth Scottsdale Thompson Peak, HonorHealth Scottsdale Shea, Abrazo Scottsdale Campus
- Across from Scottsdale 101 Shopping Center

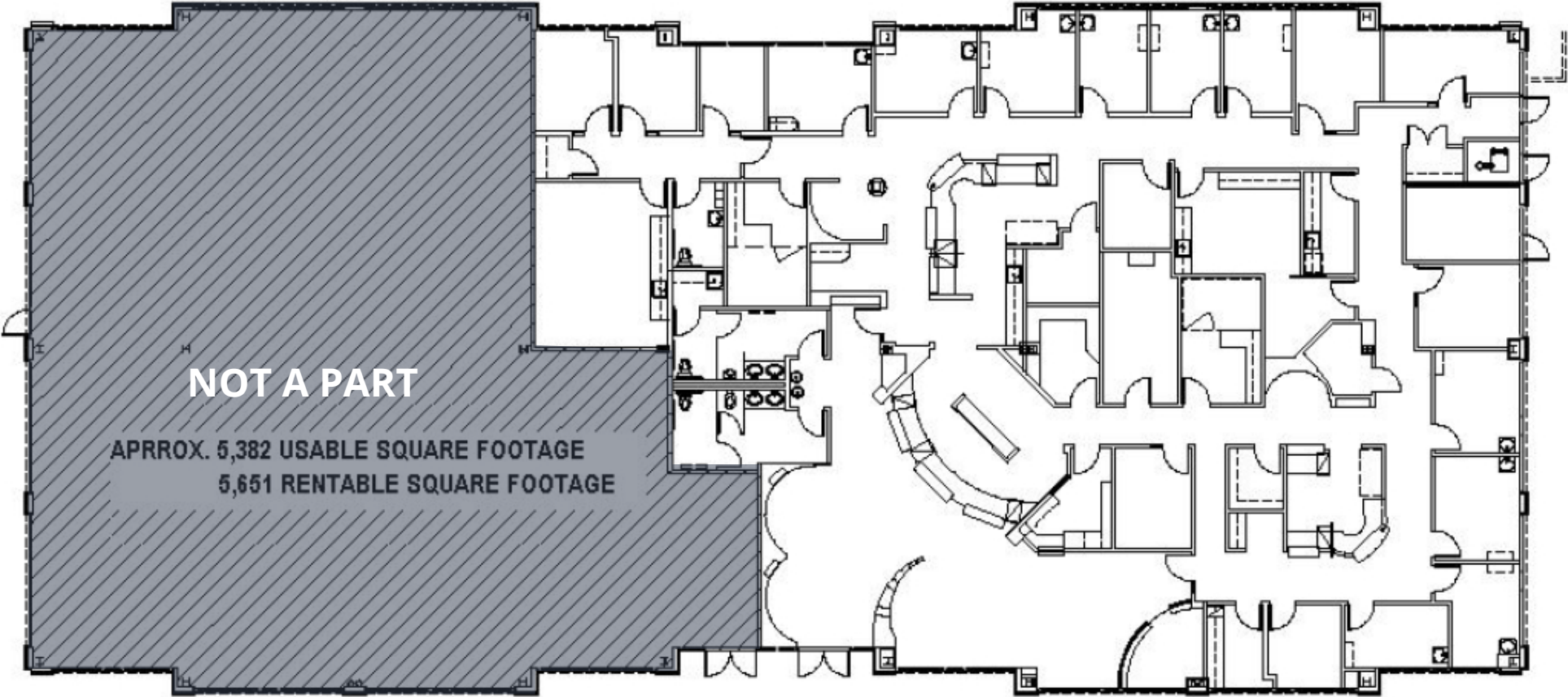
## Lease Summary

|             |                 |
|-------------|-----------------|
| Suite 100   | 7,844 sf        |
| Term:       | 5+ years        |
| Lease Rate: | \$29.00/sf, NNN |

**Solar powered property**



# Floor Plan

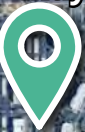


# Aerials



PGA TOUR SUPERSTORE  
 EoS FITNESS  
 HOGGY LOBBY  
 DICK'S SPORTING GOODS  
 Freddy's STEAKBURGERS  
 Ashley HOMESTORE  
 Orangetheory  
 Chick-fil-A  
 SUBWAY  
 Harkins Theatres  
 Carlos O'Brien's  
 Bowlero

Mayo Blvd



Chauncey Ln

STARBUCKS COFFEE  
 DESSERT  
 WILD BEANS CEREAL  
 BOTTLED WATER

LOOP 101

Trade area

PET SMART  
 ROAD RUNNER SPORTS  
 INGO'S TASTY FOOD ALL DAY  
 WHOLE FOODS MARKET  
 BUCK & RIDER  
 PROTEINHOUSE HEALTHY EAT RESTAURANT  
 MATTRESS FIRM  
 The Container Store  
 PADDY O' furniture

AMERICANO RESTAURANT  
 CHAUNCEY SOCIAL  
 Lou Malzatti's PIZZERIA  
 oeb Breakfast Co.

Hayden Rd

Bell Rd

Scottsdale Rd

PAINTED TREE BOUTIQUES  
 UrbanExchange LUXURY RESALE  
 Michael's  
 OLD NAVY  
 BENIHANA  
 IN-N-OUT BURGER  
 FIRST WATCH  
 BUFFALO WILD WINGS  
 SKECHERS  
 WORLD MARKET  
 PET SMART  
 LIVING SPACES  
 ULTA BEAUTY  
 NORDSTROM rack  
 five BELOW

Paradise Ln

64th St

EVEREVE  
 POSTINO  
 STARBUCKS COFFEE  
 MISSION  
 UNTUCKit  
 Sur la table  
 Malbon Snooze SHADY RAYS  
 aLO P.F. CHANG'S ALLEN EDMONDS PORT WASHINGTON

PATIO The Art of Outdoor Living  
 FABLETICS  
 SEPHORA  
 west elm  
 lululemon  
 URBAN OUTFITTERS  
 LIP.LAB  
 ALBION  
 POTTERY BARN  
 Apple



Greenway Pkwy

Greenway Pkwy

Hayden Rd

# Medical in area

Thompson Peak Medical Center

Chauncey Ln

Bell Rd

56th St

Scottsdale Rd

Hayden Rd

SimonMed See Tomorrow Today

64th St







Thunderbird Rd

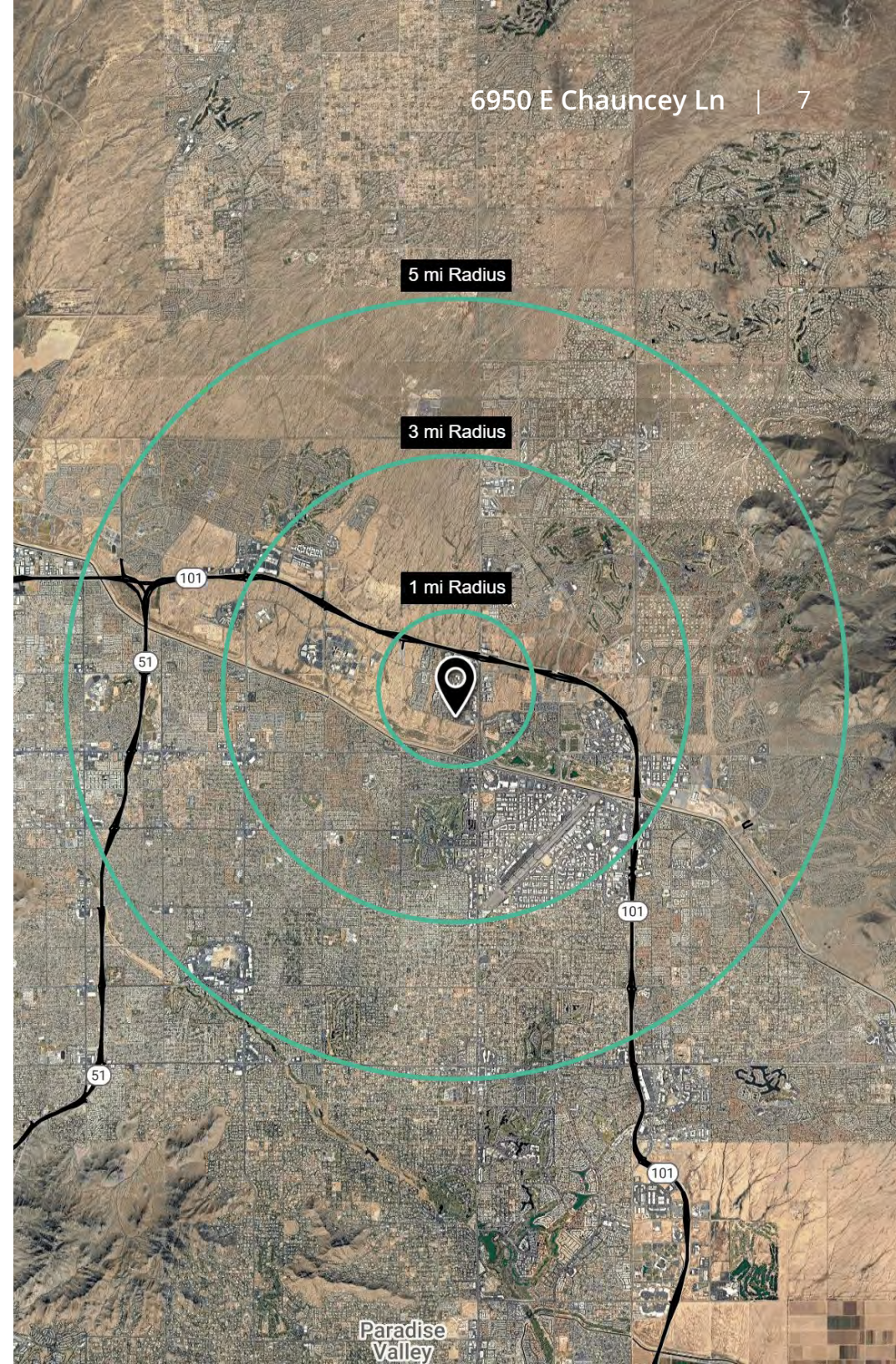
Pima Rd

LOOP 101

11

# Demographics

|   |                            |                             |                              |
|---|----------------------------|-----------------------------|------------------------------|
| <br>Population             | 1-mile<br><b>7,699</b>     | 3-miles<br><b>66,620</b>    | 10-miles<br><b>190,840</b>   |
| <br>Median age             | 1-mile<br><b>35.2</b>      | 3-miles<br><b>43.1</b>      | 10-miles<br><b>43.4</b>      |
| <br>Daytime employment     | 1-mile<br><b>4,712</b>     | 3-miles<br><b>91,724</b>    | 10-miles<br><b>148,609</b>   |
| <br>Avg. HH income         | 1-mile<br><b>\$139,348</b> | 3-miles<br><b>\$168,575</b> | 10-miles<br><b>\$177,102</b> |
| <br>HH units             | 1-mile<br><b>4,971</b>     | 3-miles<br><b>35,677</b>    | 10-miles<br><b>94,362</b>    |
| <br>Avg. minutes to work | 1-mile<br><b>19.5</b>      | 3-miles<br><b>20.3</b>      | 10-miles<br><b>20.6</b>      |





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