



TATUM RIDGE

11209 - 11211 North Tatum Blvd | Phoenix, AZ

±101,402 SF
Medical/Office Building



CUSHMAN &
WAKEFIELD



Property Highlights



Tatum Ridge is a **101,402 SF medical office** complex offering premium office and medical suites in a highly desirable Phoenix location. With golf course views, private balcony access, and a tenant amenity lounge, the building provides a refined, functional environment designed to meet the needs of today's medical and professional users.



± 101,402 SF Building



Golf Course Views



Tenant Amenity Lounge



Energy Star, BOMA 360 & LEED Certified Since 2016



Close proximity to the SR-51 Freeway

HIGHLIGHTS

Local Amenities

45+

EATERY

- Blanco Reserva Cocina + Cantina
- Cala (Coming Soon)
- Federal Pizza
- Frost Gelato
- Flower Child
- Hawaiian Bros Island Grill
- The Melt
- The Vig (Coming Soon)
- Trevors
- Velvet Taco (Coming Soon)
- Wren House Brewing

25+

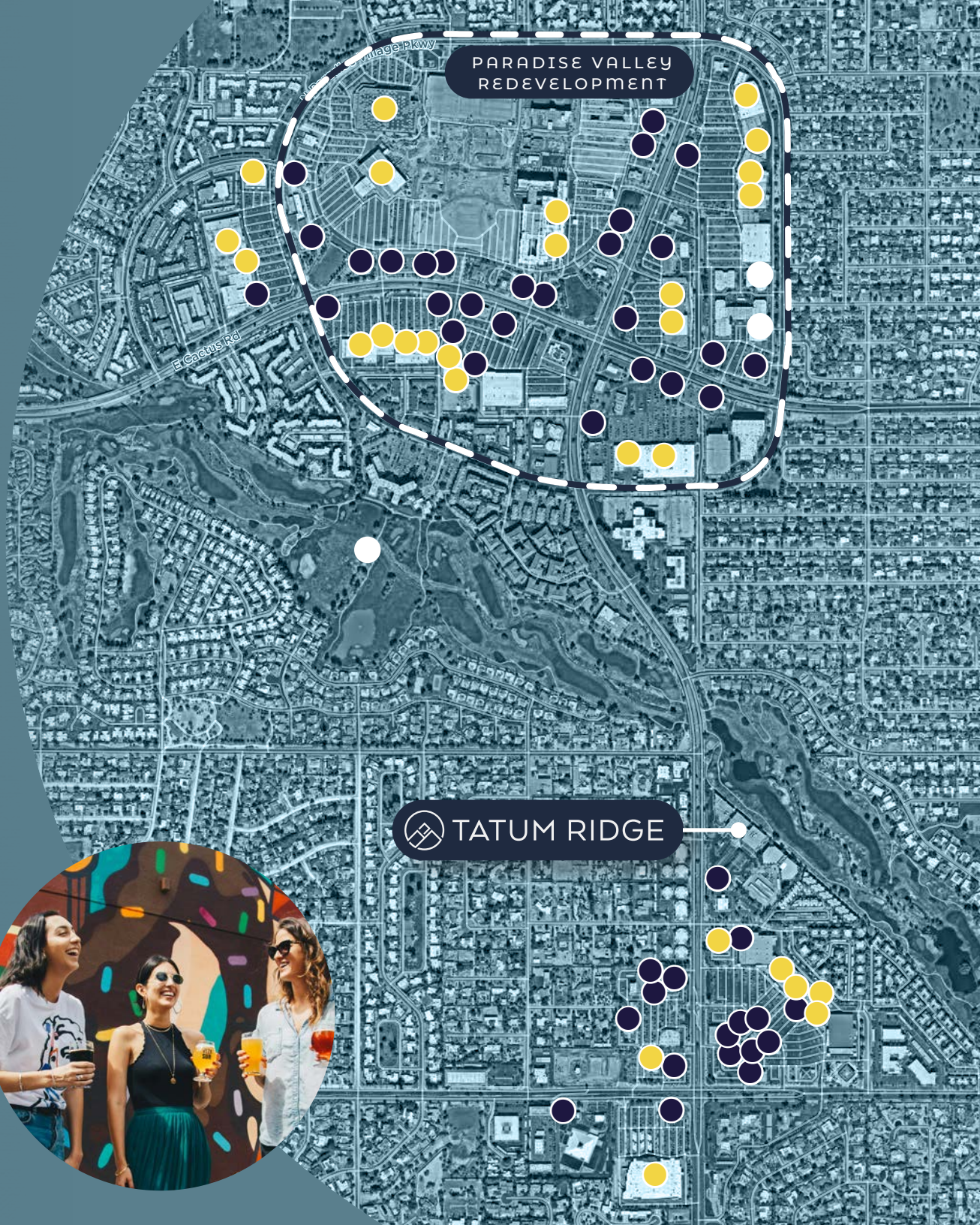
RETAIL

- Walgreens
- Ross Dress for Less
- PetSmart
- Sun & Ski Sports
- Penzeys Spices
- Fry's Marketplace
- Trader Joe's
- Walmart Supercenter
- Michaels
- Plato's Closet
- Whole Foods Market
- Sephora
- Skin Spirit
- Costco

3+

ENTERTAINMENT

- Stonecreek Golf Club
- Activate Scottsdale
- The Theatre Artists Studio



PARADISE VALLEY REDEVELOPMENT

TATUM RIDGE

Positioned at the Gateway to Paradise Valley

Tatum Ridge Medical/Office complex is strategically positioned along North Tatum Boulevard at the gateway to the prestigious Paradise Valley area in Phoenix, Arizona. This location offers **exceptional accessibility**, with immediate connections to major freeways including SR-51, Loop 101, Tatum and Shea Boulevards, ensuring convenient regional access for employees, patients, and visitors alike. The property benefits from high vehicle traffic and broad market reach, with a significant portion of the Greater Phoenix population within a short drive. Tatum Ridge is an **off campus location with no use restrictions**.

DEMO- GRAPHICS

TOTAL POPULATION

9,019 1 mile
 79,393 3 mile
 215,825 5 mile

TOTAL HOUSING UNITS

4,981 1 mi.
 36,226 3 mi.
 104,025 5mi.

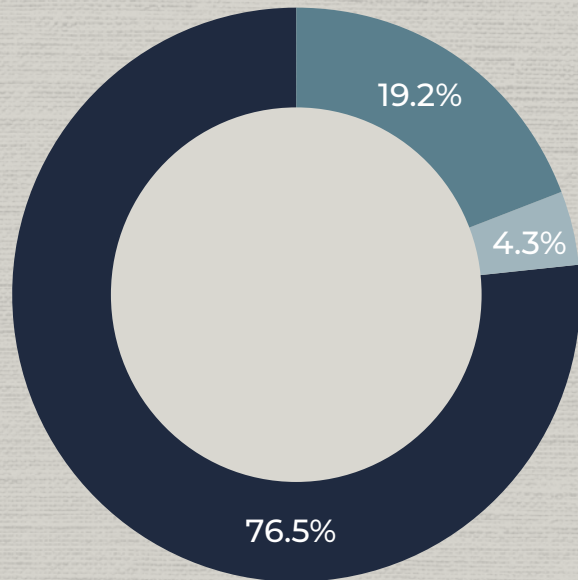
MEDIAN HOUSEHOLD INCOME

\$103,098 1 mi.
 \$112,745 3 mi.
 \$108,374 5mi.



Healthcare Statistics at a Glance

PAYOR MIX

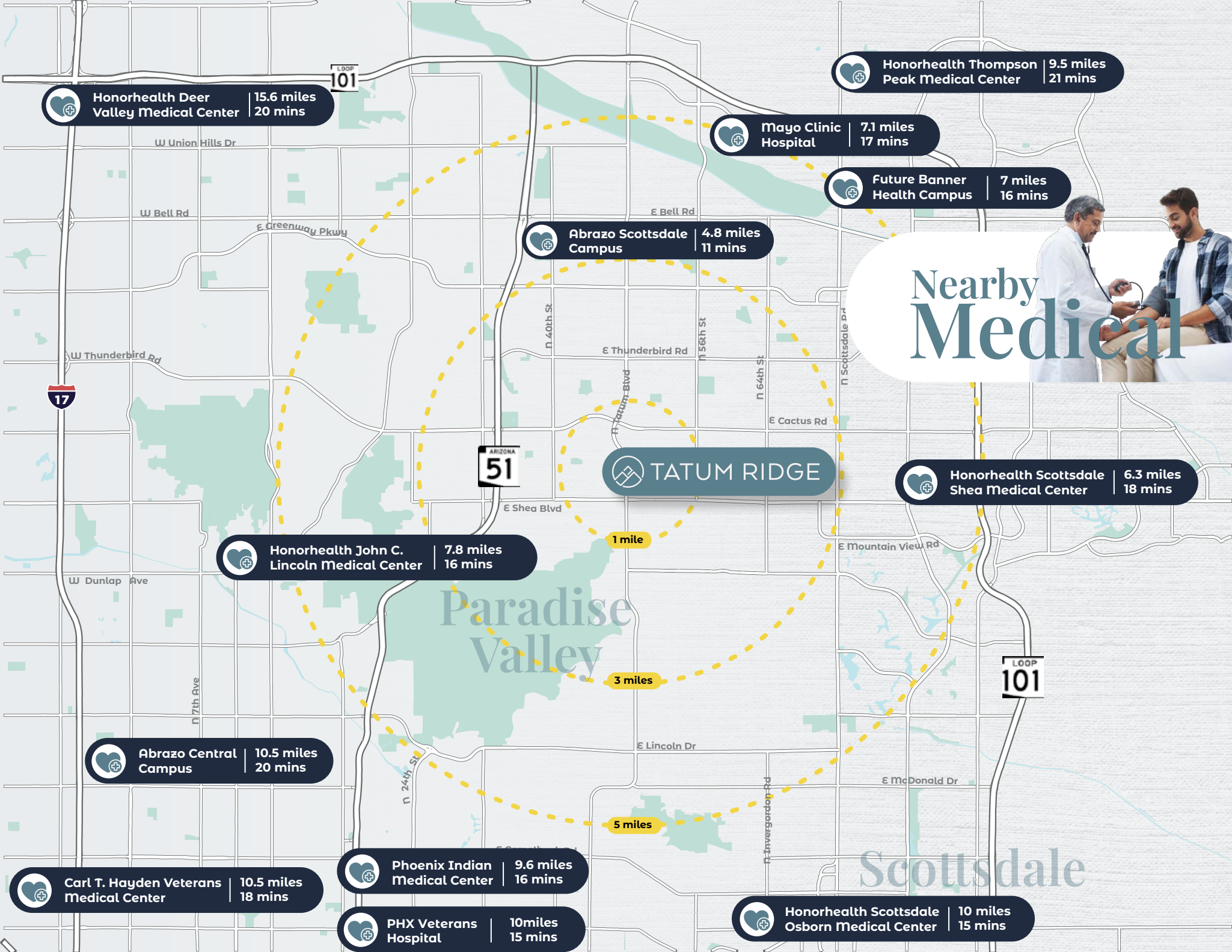


- Private/Self Pay/Other
- Medicare
- Medicaid



OUTPATIENT SERVICE LINE GROWTH

Service Line	10 Year Annual Growth
Endocrinology	33.9%
Physical Therapy/Rehabilitation	25.8%
Psychiatry	21.6%
Spine	15.8%
ENT	14.8%
Cardiology	14.5%
Miscellaneous Services	13.9%
Orthopedics	13.1%
Vascular	13.0%
Lab	11.0%
Ophthalmology	9.8%
Pain Management	9.4%
Neurosurgery	9.0%



Honorhealth Deer Valley Medical Center | 15.6 miles | 20 mins

Honorhealth Thompson Peak Medical Center | 9.5 miles | 21 mins

Mayo Clinic Hospital | 7.1 miles | 17 mins

Future Banner Health Campus | 7 miles | 16 mins

Abrazo Scottsdale Campus | 4.8 miles | 11 mins



Nearby Medical

TATUM RIDGE

Honorhealth Scottsdale Shea Medical Center | 6.3 miles | 18 mins

Honorhealth John C. Lincoln Medical Center | 7.8 miles | 16 mins

1 mile

Honorhealth Scottsdale Shea Medical Center | 6.3 miles | 18 mins

3 miles

Abrazo Central Campus | 10.5 miles | 20 mins

5 miles

Carl T. Hayden Veterans Medical Center | 10.5 miles | 18 mins

Phoenix Indian Medical Center | 9.6 miles | 16 mins

PHX Veterans Hospital | 10 miles | 15 mins

Honorhealth Scottsdale Osborn Medical Center | 10 miles | 15 mins

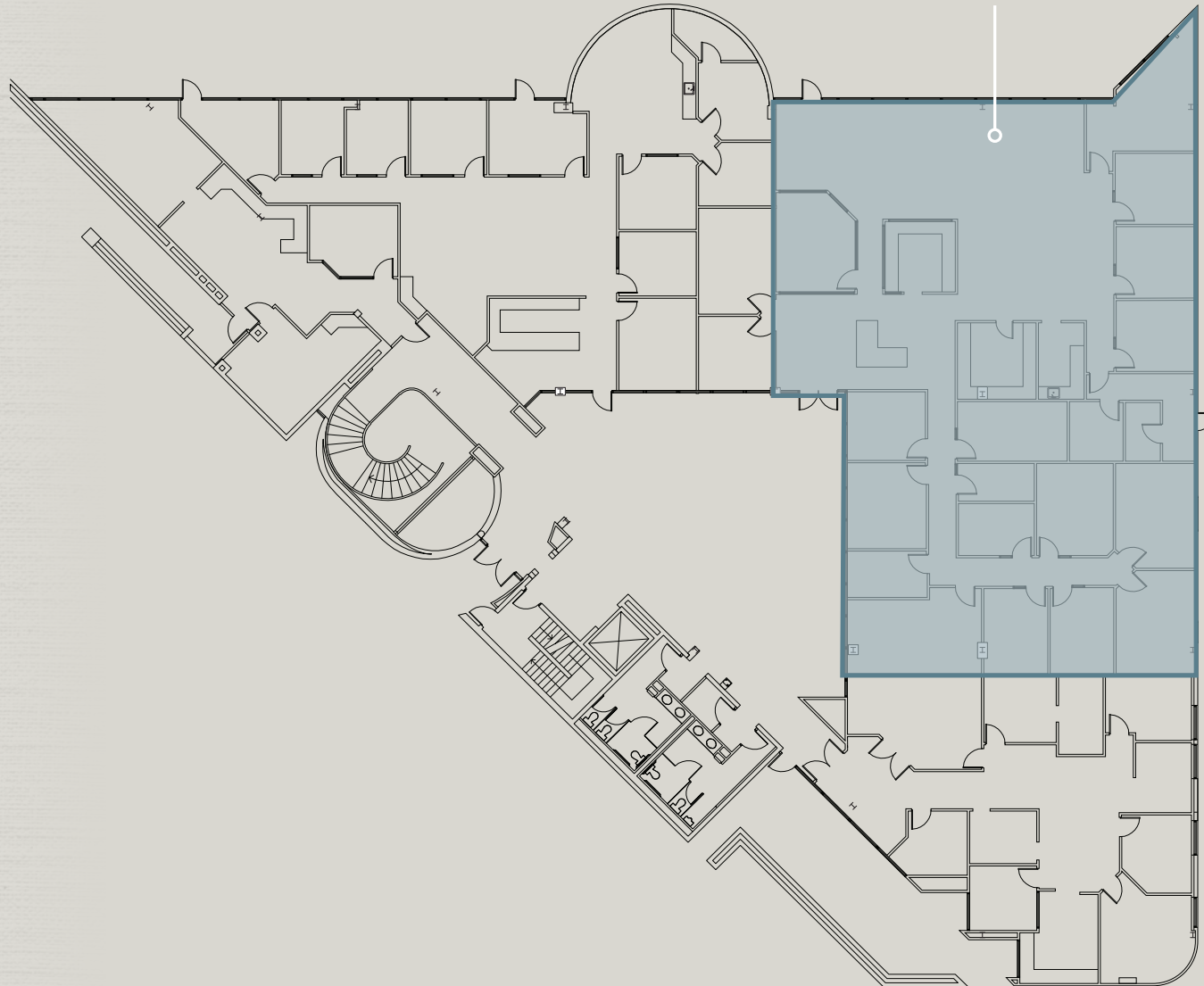
Paradise Valley

Scottsdale

Building A Availabilities

11211 N TATUM BLVD
FIRST FLOOR

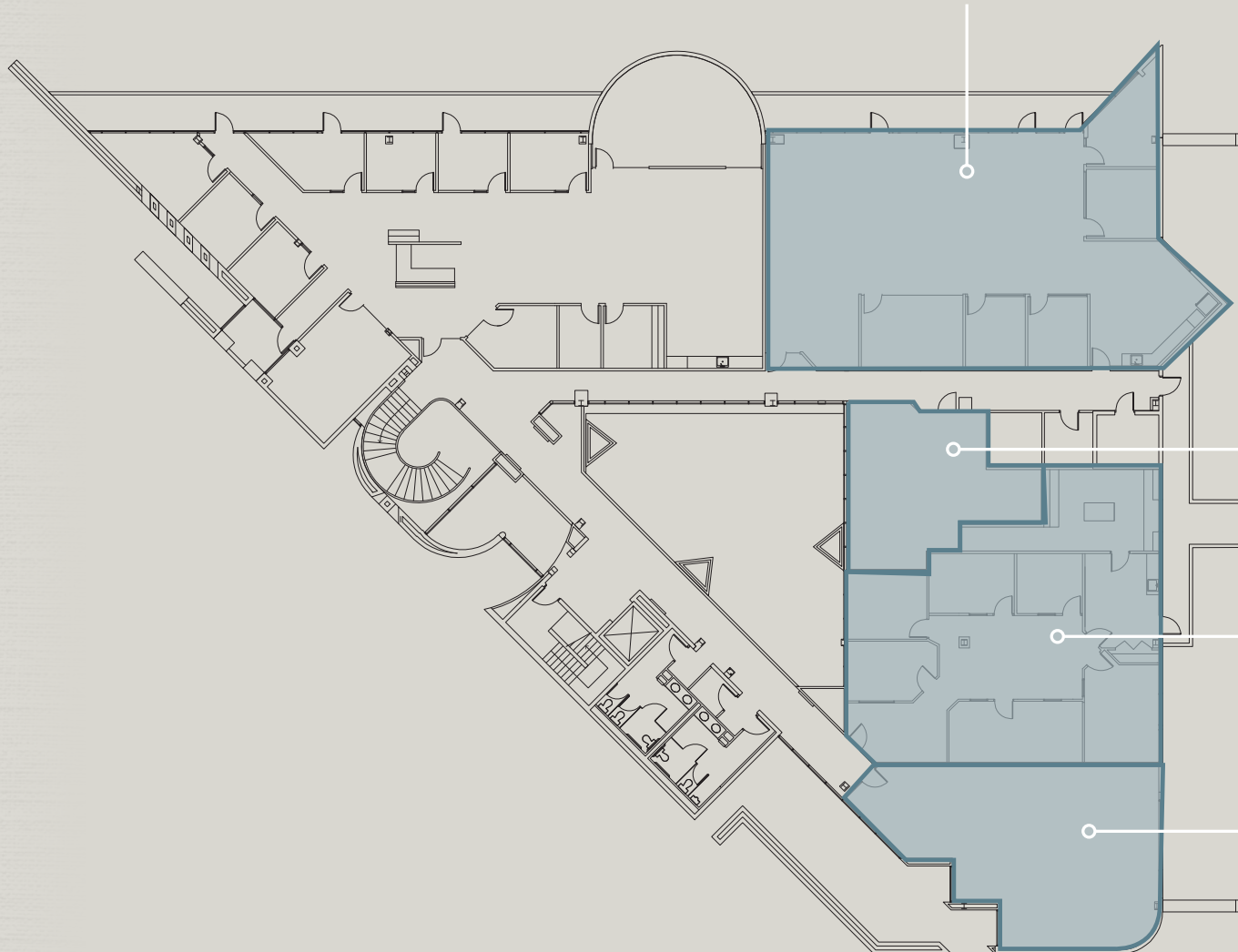
SUITE A-130
7,263 RSF



Building A Availabilities

11211 N TATUM BLVD
SECOND FLOOR

SUITE A-210
3,776 RSF



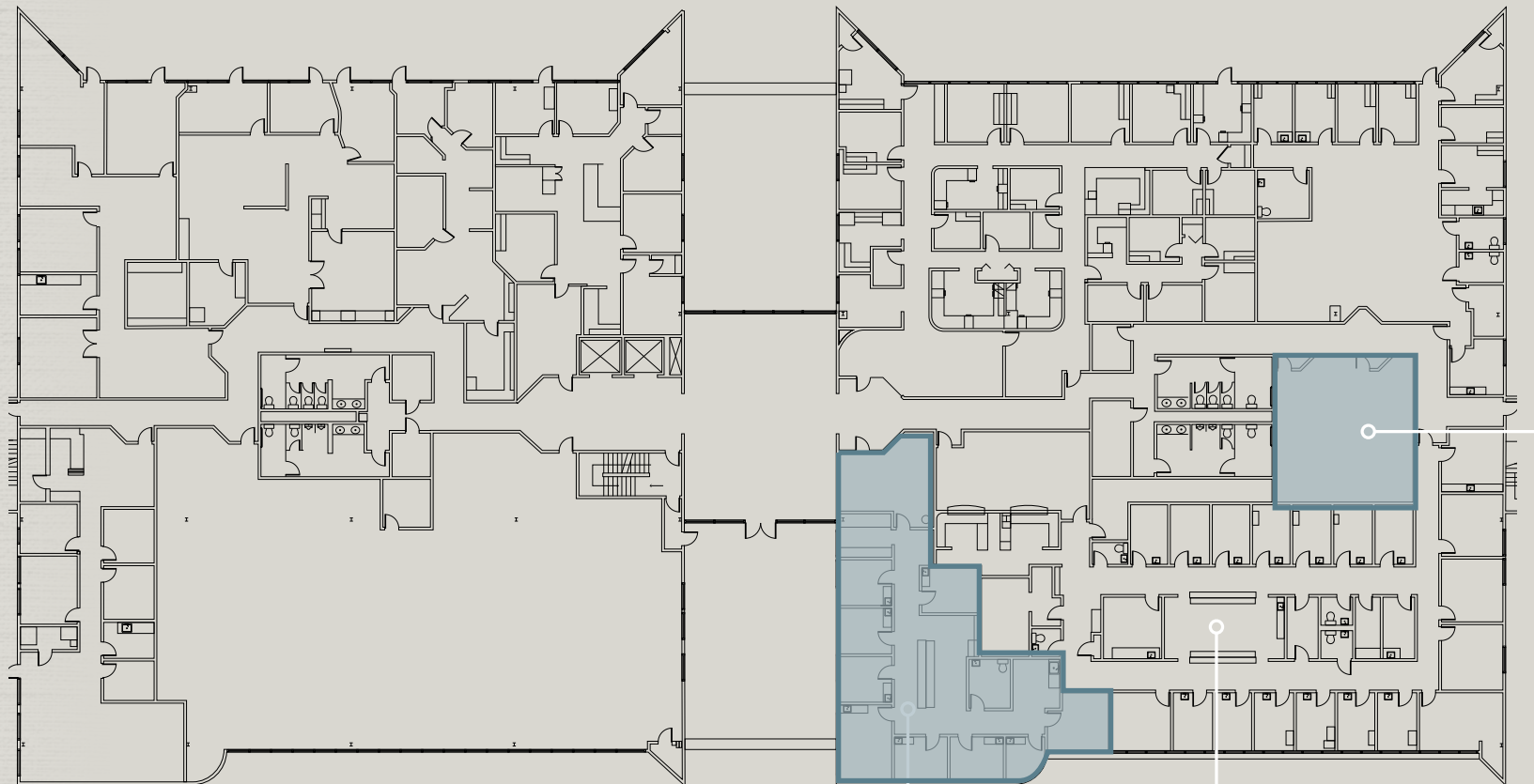
SUITE A-215
946 RSF

SUITE A-220
2,891 RSF

SUITE A-250
1,699 RSF

Building B Availabilities

11209 N TATUM BLVD
FIRST FLOOR

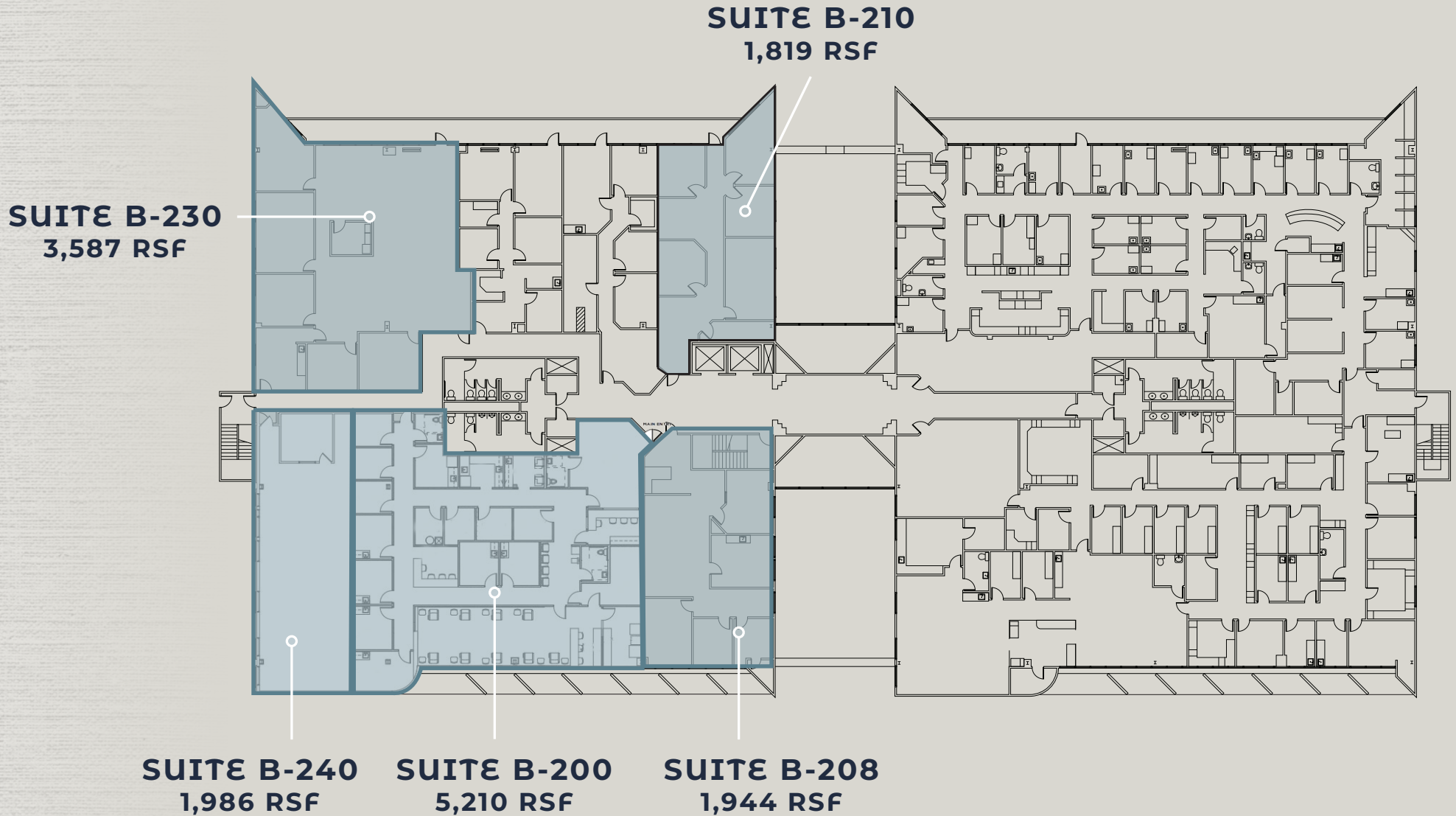


SUITE B-170
2,452 RSF

SUITE B-190
754 RSF

Building B Availabilities

11209 N TATUM BLVD
SECOND FLOOR



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