

*Medical Spec Suite
Newly Completed
Exceptional Location for Medical Professionals*



LAST SPEC SUITE REMAINING

**8322 EAST HARTFORD DRIVE
SCOTTSDALE, AZ 85255**



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

Located in the heart of North Scottsdale, this premium medical office space offers the perfect environment for your practice to thrive. Situated just minutes from the 101 Freeway, your patients will enjoy easy access to top-tier healthcare services in a highly desirable, high-traffic area.

One spec suite remains-designed with sleek, all-glass offices, sliding doors, and modern, high-end finishes. Most exam rooms are pre-plumbed for a true turnkey, move-in ready solution-no TI, permitting, or delays. Adjacent to a pediatric eye doctor, making it ideal for med spas, dermatology, and other medical or wellness users.

BUILDING SPECIFICATIONS

Address	8322 E. Hartford Drive, Scottsdale AZ
Building Size	22,409 SF
Year Built	2002
Parking Ratio	3.57/1,000 SF
Available Suite	Suite 202: 6,023 SF medical spec suite
Rate	\$31.50 PSF NNN

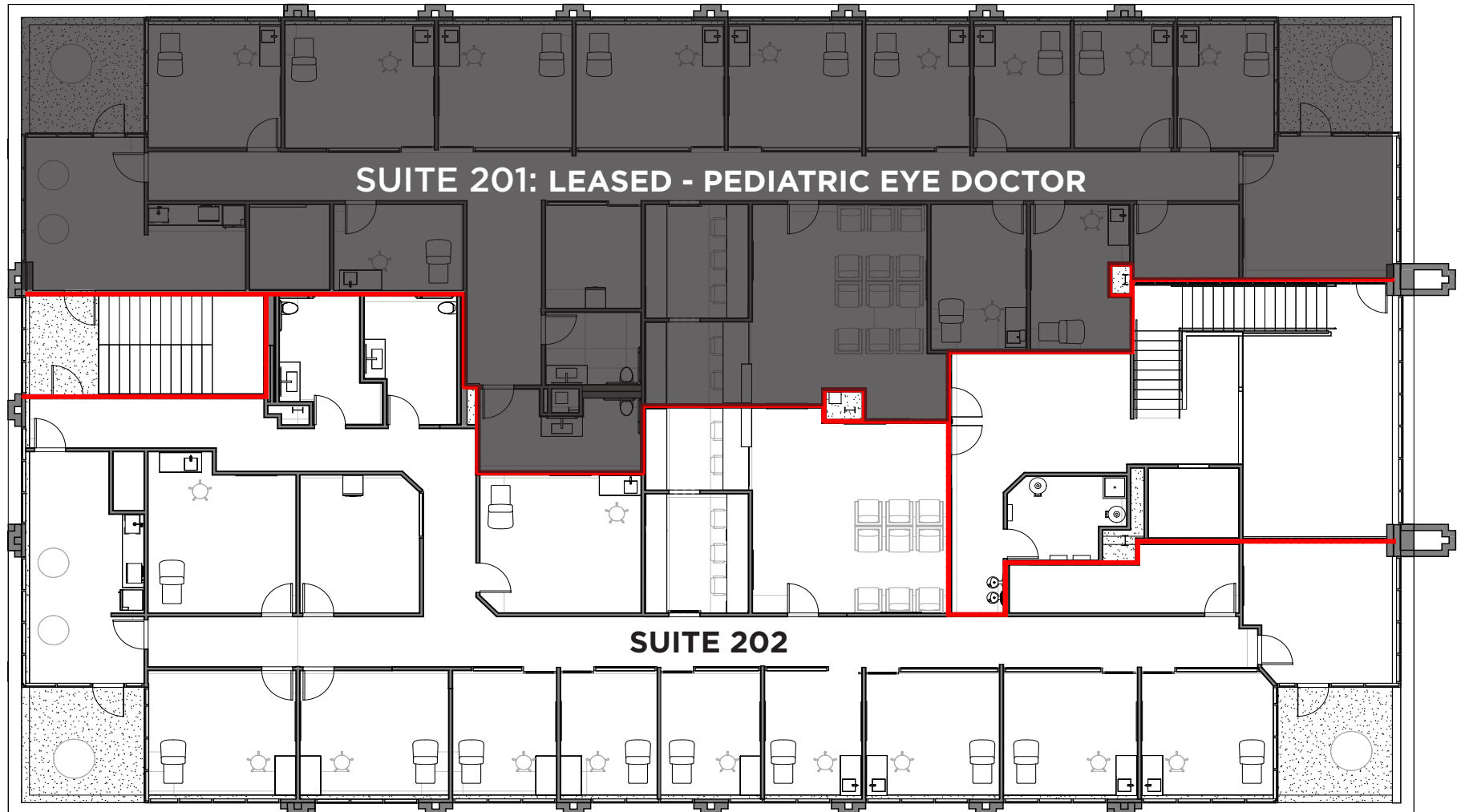


PROPERTY PHOTOS

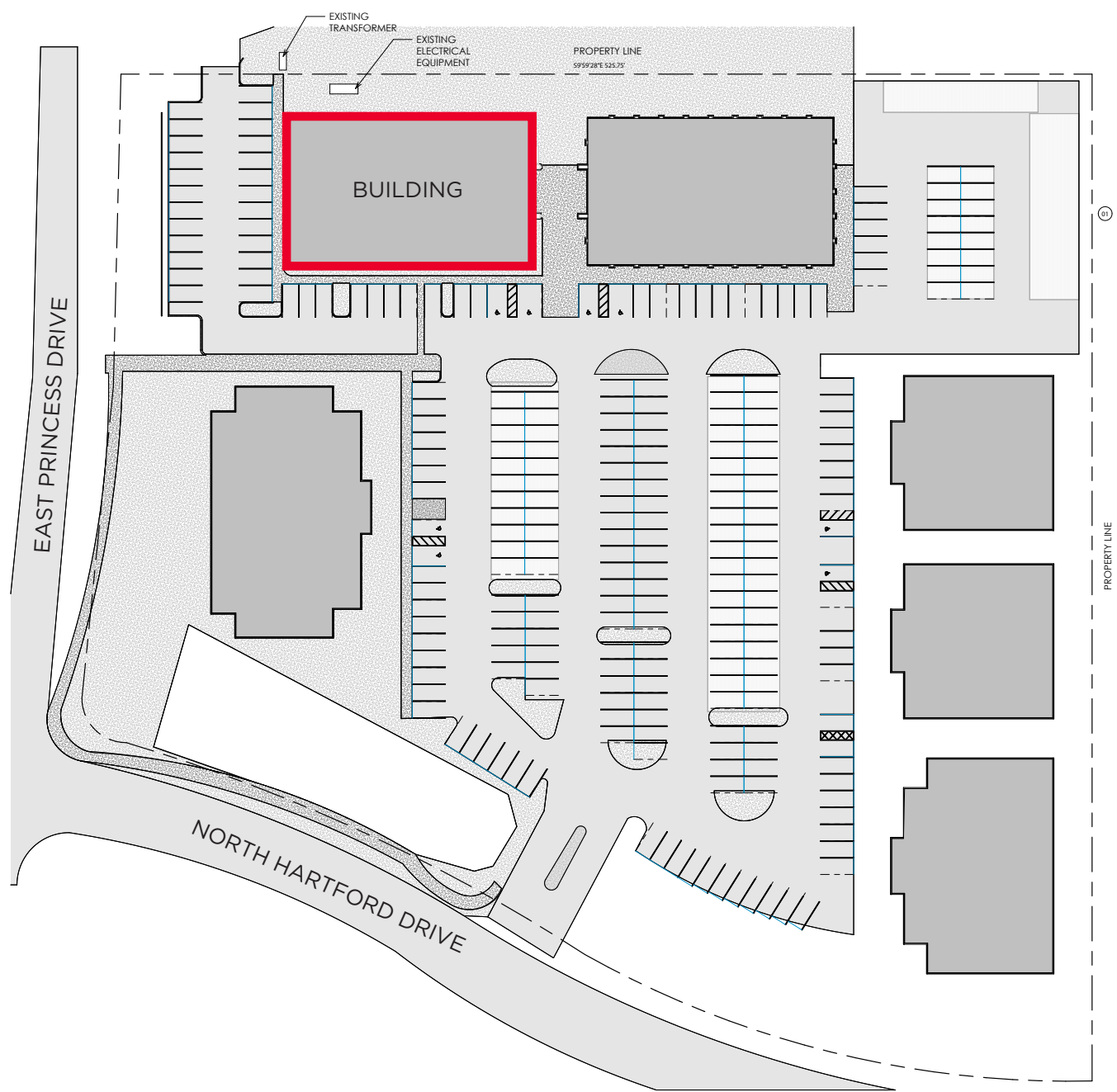


FLOOR PLAN

Suite 202: Virtual Tour



SITE PLAN



LOCATION OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	66,160	153,806	482,110
MEDIAN AGE	45	46.5	46
MEDIAN HOUSEHOLD INCOME	\$118,860	\$123,840	\$109,847



LOOP
101

VPD: 117,000+

8322 EAST
HARTFORD DRIVE

EAST PRINCESS DRIVE
VPD: 11,500+

NORTH PERIMETER DRIVE



TEAM CONTACTS:

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