

ASK ABOUT OUR MOVING INCENTIVE!



THE PINNACLE  
AT DESERT  
COVE

9097 E DESERT COVE AVE | SCOTTSDALE, AZ 85260

FOR LEASE | MEDICAL | UP TO ±15,699 SF

# Premier Lease Opportunity in the Highly Sought-After Scottsdale/ Shea Submarket

Featuring a fully built-out dental/medical suite, **The Pinnacle at Desert Cove** provides tenants with a true turnkey solution, ideal for dental and other healthcare users looking to minimize upfront costs and begin operations quickly. Designed for medical functionality and professional appeal, the building combines visibility, accessibility, and a high-quality environment to support long-term practice success.



Turnkey dental buildout with improvements in place, minimizing start-up time and expenses



Flexible suite layout designed to accommodate additional medical or healthcare specialties



Ample surface & garage parking with convenient access for patients, staff, and visitors



Professional medical setting with modern finishes and ADA-compliant access throughout





# Property Summary

**TYPE**  
Medical Office

**PROJECT SF**  
±31,509 SF

**AVAILABLE SF  
SECOND FLOOR**  
±3,051 - ±15,699 SF

**RATE**  
\$26.00/NNN

**OPERATING EXPENSES**  
Base Year

**TENANT IMPROVEMENT**  
Generous TIs Available

**YEAR BUILT**  
2003

**YEAR RENOVATED**  
2005

**SIZE AREA**  
±2.06 AC

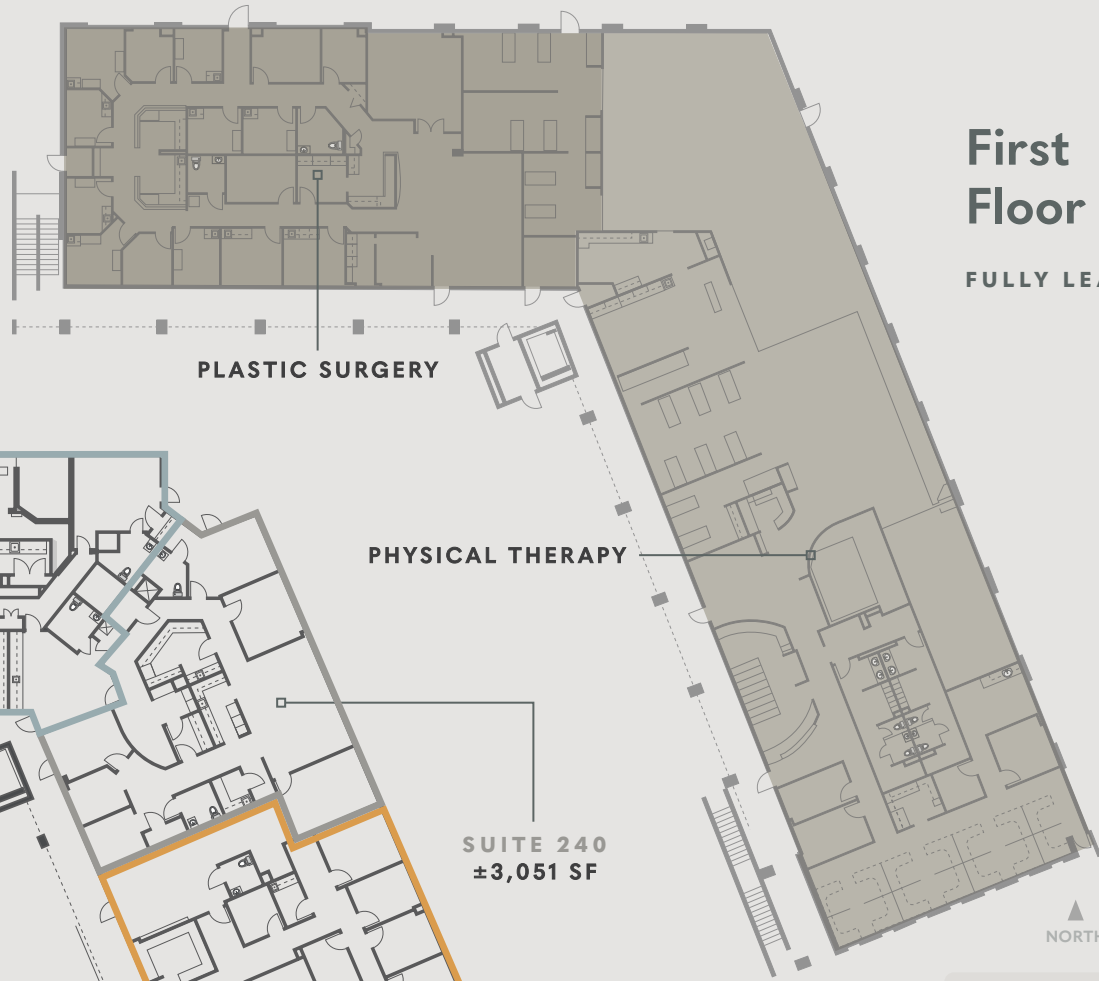
**ZONING**  
I-P, City of Scottsdale

**NO. OF STORIES**  
2-Story

**PARKING RATIO**  
4.64:1,000 SF

**SIGNAGE**  
Monument & Entrance

# Floor Plans



## First Floor

FULLY LEASED

PLASTIC SURGERY

PHYSICAL THERAPY



SUITE 200  
±3,549 SF

SUITE 230  
±2,495 SF

SUITE 240  
±3,051 SF

SUITE 250/260  
AVAILABLE  
±6,204SF

## Second Floor



# Location Highlights



Situated in a prime Scottsdale medical corridor with proximity to established healthcare practices and wellness services



Convenient access to the Loop 101 and Shea Boulevard, connecting to North Scottsdale, Paradise Valley, and the greater Phoenix metro area



Strong referral potential from surrounding residential neighborhoods, retail centers, and senior living communities



Within minutes of HonorHealth Scottsdale Shea Medical Center and other regional healthcare anchors, ensuring access to a robust patient base

# Demographics (2025)



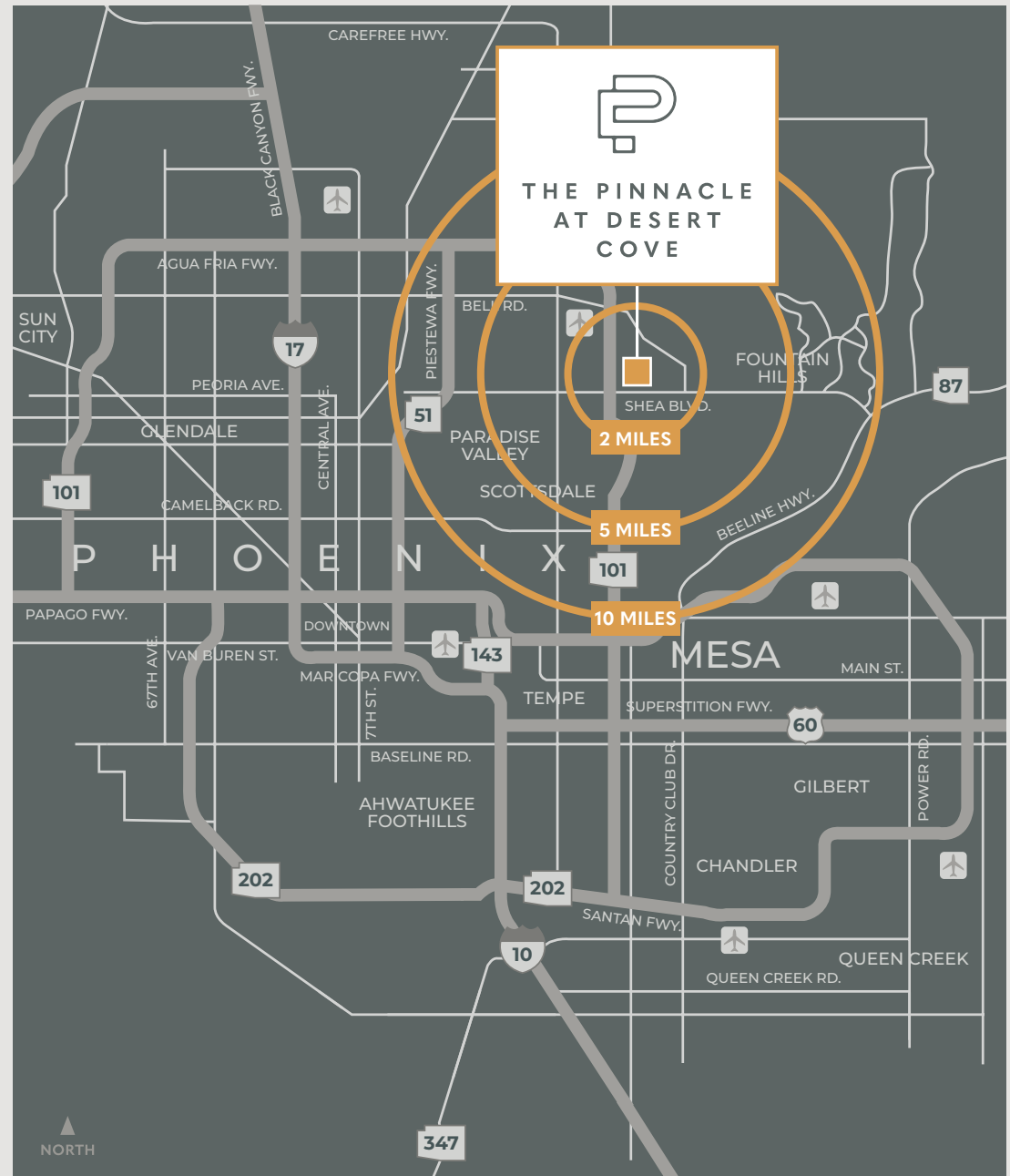
## Population

2 MILES	5 MILES	10 MILES
34,449	147,645	555,618



## Median Household Income

2 MILES	5 MILES	10 MILES
\$132,715	\$130,429	\$110,764





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**Leasing  
Contacts**

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