

ASK ABOUT OUR MOVING INCENTIVE!



THE PINNACLE AT DESERT COVE

9097 E DESERT COVE AVE | SCOTTSDALE, AZ 85260

FOR LEASE | MEDICAL | UP TO ±15,299 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
±2,495 - ±15,299 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

NORTH

SUITE 200
AVAILABLE
±3,549 SF

SUITE 230
AVAILABLE
±2,495 SF

SUITE 240
AVAILABLE
±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)



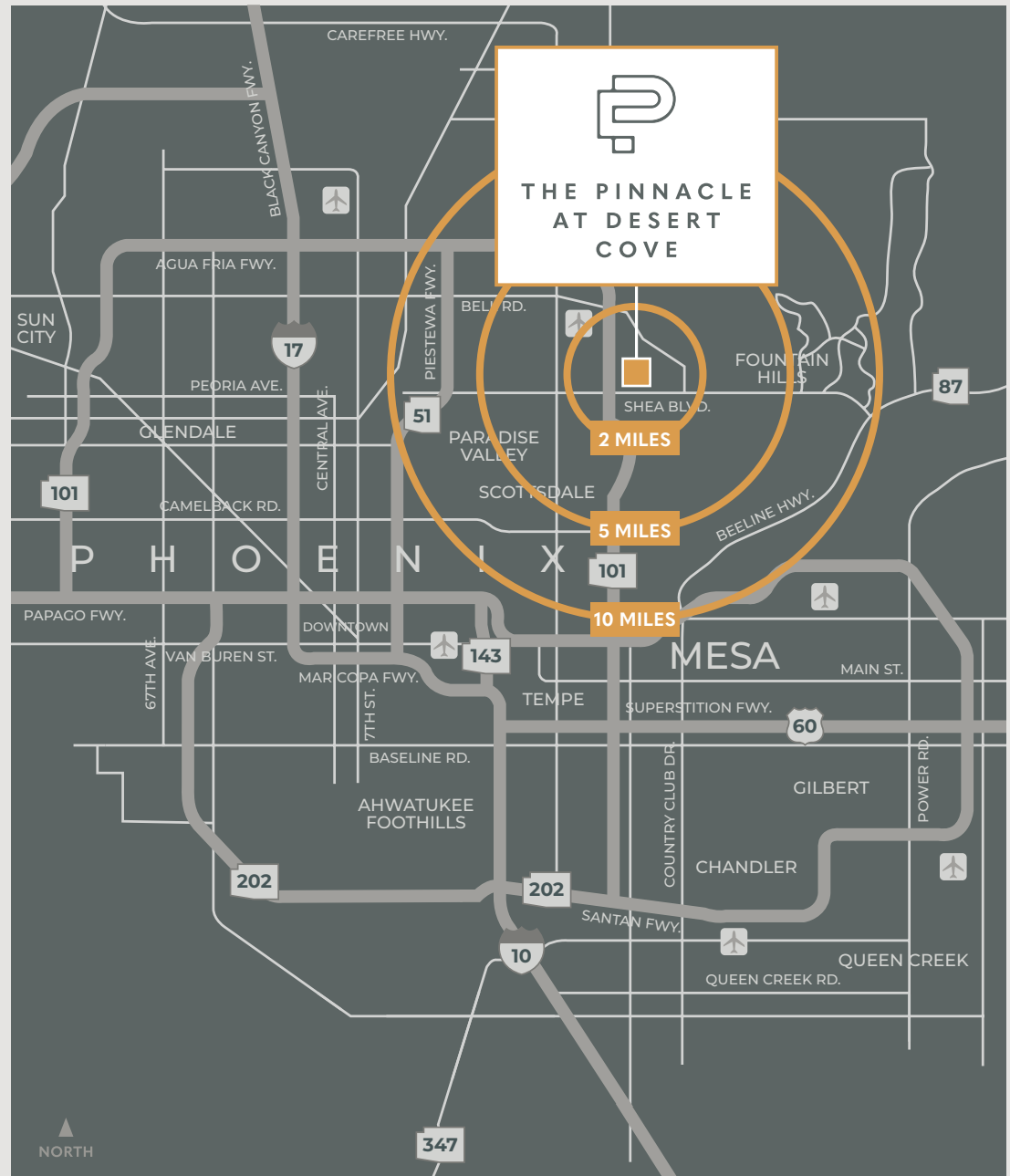
Population

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





THE PINNACLE AT DESERT COVE



Leasing Contacts

PHILIP WURTH
+1 602 369 9261
philip.wurth@cbre.com

ETHAN DIEDRICHSEN
+1 402 689 3895
ethan.diedrichsen@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.