

90 Mountain View

9977 N 90th St Scottsdale, AZ 85258



NEW OWNERSHIP | IDEAL FOR MEDICAL USERS | CLASS A OFFICE SPACE AVAILABLE



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Property Highlights

- Under new ownership
- Located in the Scottsdale Medical Corridor within walking distance to the 427-bed HonorHealth Scottsdale Shea Medical Center
- Generous TI packages available to convert existing office space to medical
- Class A office space available
- Ideal access via the full diamond interchange at the Loop 101 and Shea Boulevard
- Building signage available

Medical Rental Rate:

\$40.00 FS

+ Net of Janitorial

Office Rental Rate:

\$32.00 FS

90

Mountain View

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91,082 SF Total

Second Floor Medical Spec Suites - Immediate Occupancy

- Contiguous up to ±7,948 RSF
 - Suite 200: ±2,876 RSF
 - Suite 210: ±2,196 RSF
 - Suite 215: ±2,876 RSF
- Suite 225: ±2,238 RSF



Second Floor General Office Suite

- Suite 250: ±18,070 RSF

Third Floor

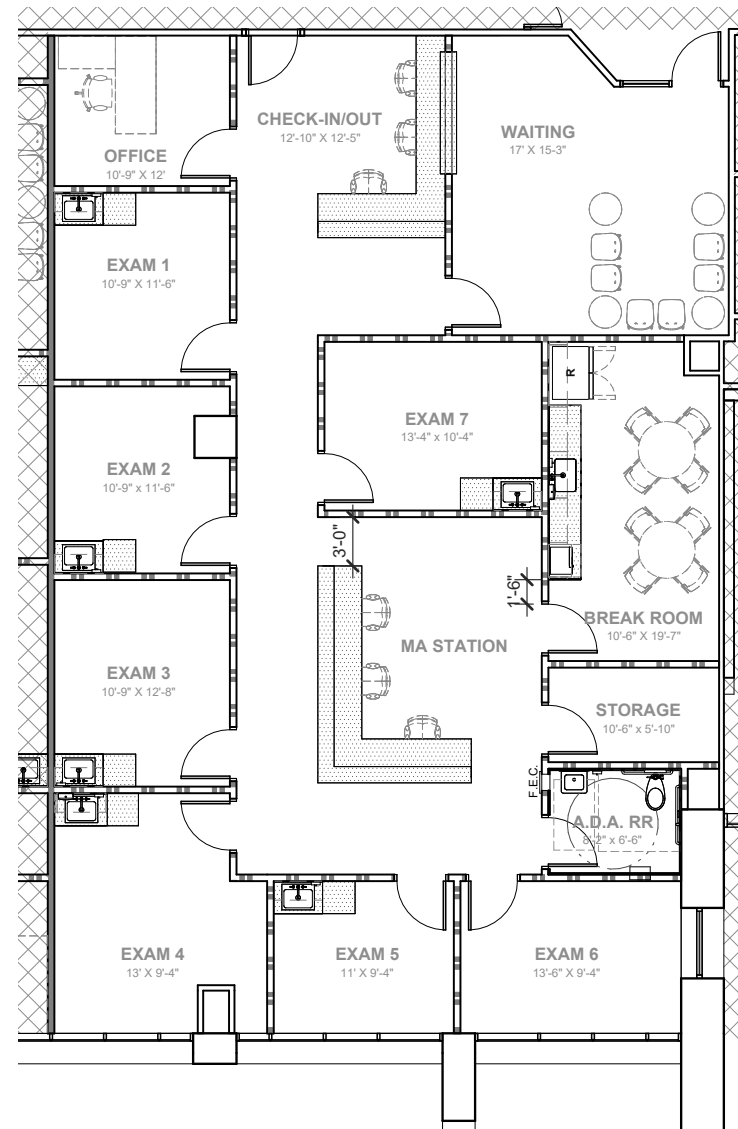
- Suite 300: ±11,527 RSF
- Suite 350: ±10,947 RSF



2nd Floor

Suite 200: ±2,876 RSF

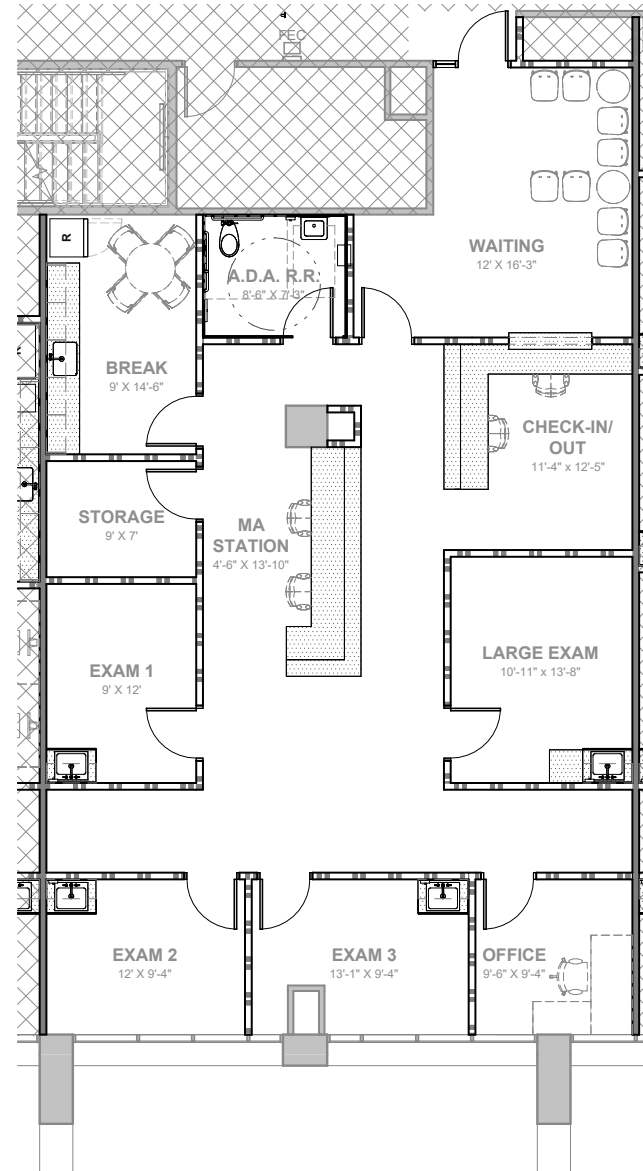
Contiguous up to ±7,948 RSF | Medical Spec
Suites - Immediate Occupancy



2nd Floor

Suite 210: ±2,196 RSF

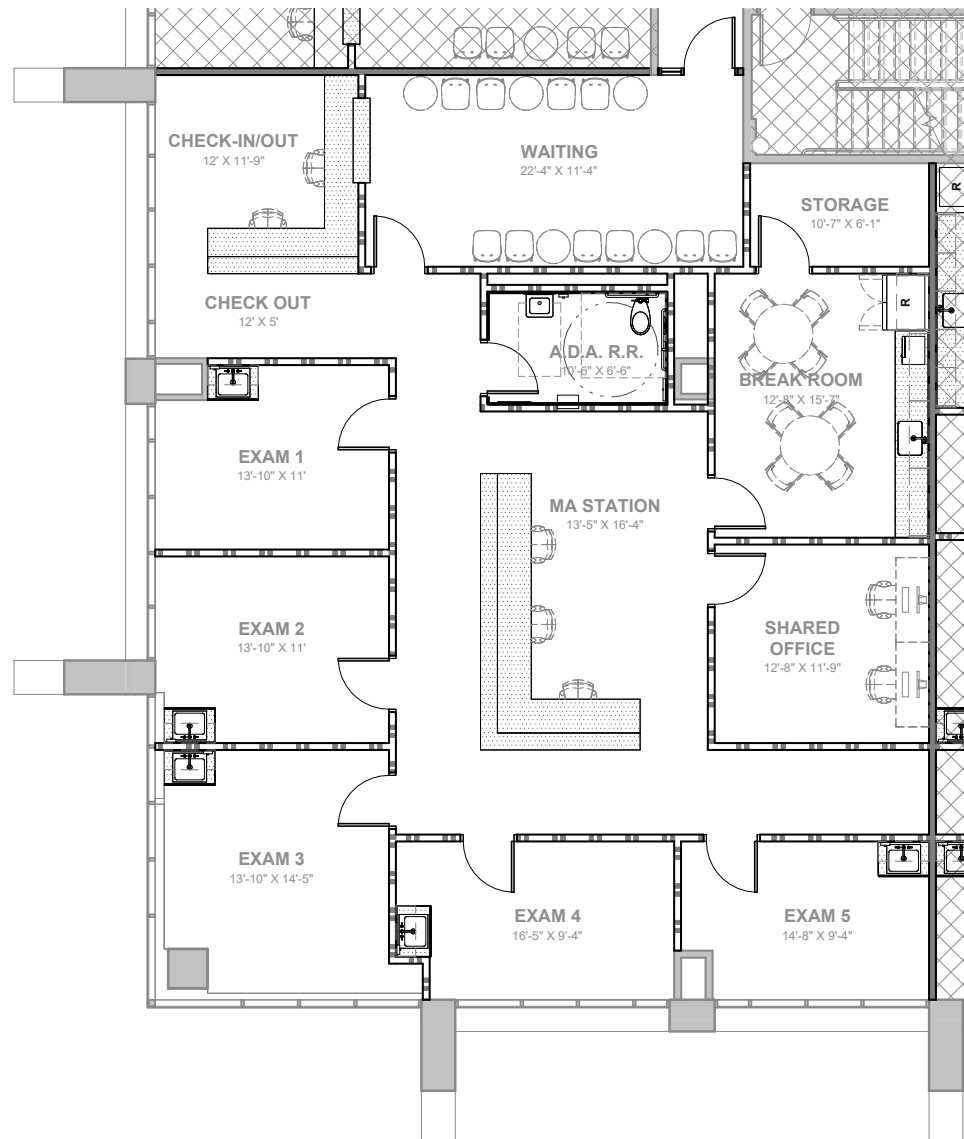
Contiguous up to ±7,948 RSF | Medical Spec
Suites - Immediate Occupancy



2nd Floor

Suite 215: ±2,876 RSF

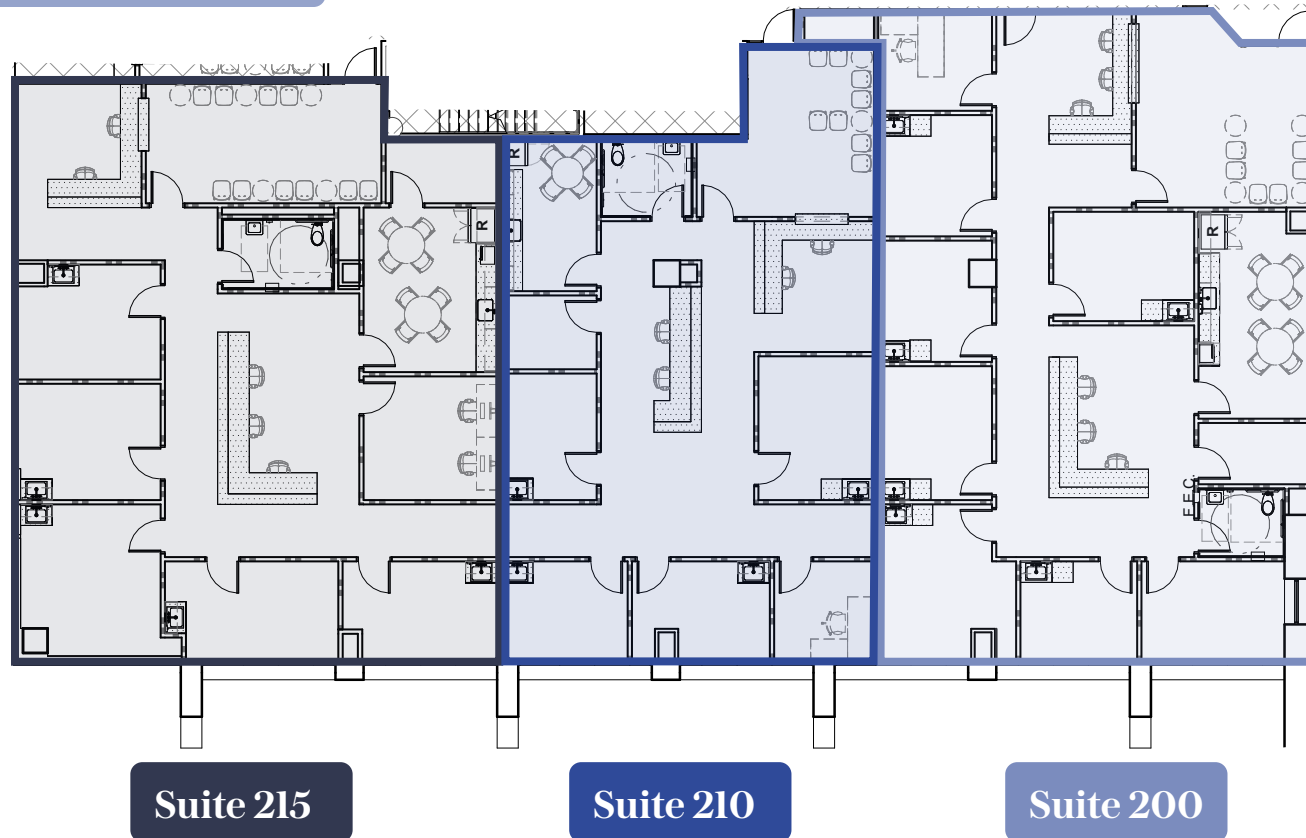
Contiguous up to ±7,948 RSF | Medical Spec
Suites - Immediate Occupancy



2nd Floor

Suites 200 - 215

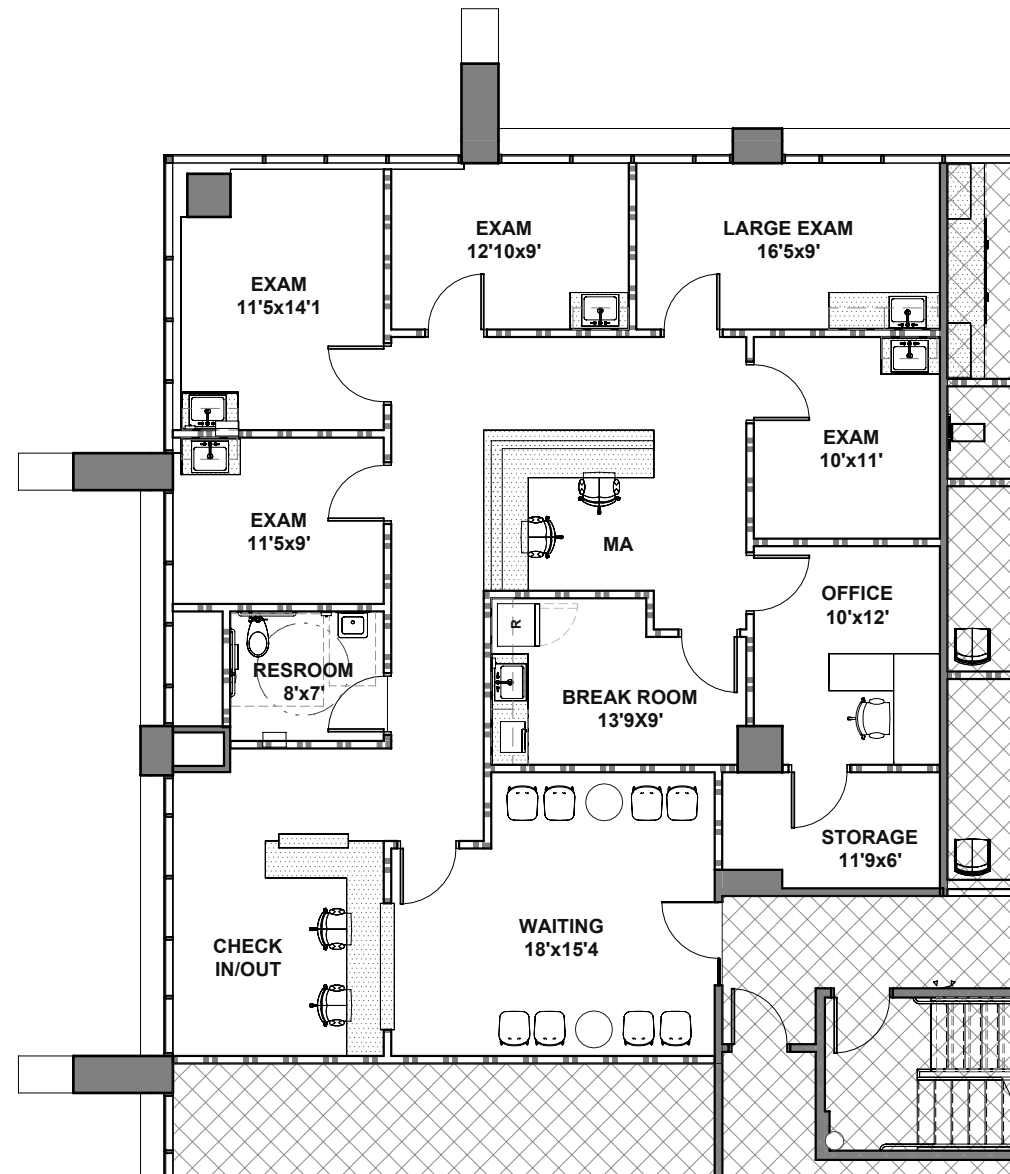
Contiguous up to ±7,948 RSF | Medical Spec
Suites - Immediate Occupancy



2nd Floor

Suite 225: ±2,238 RSF

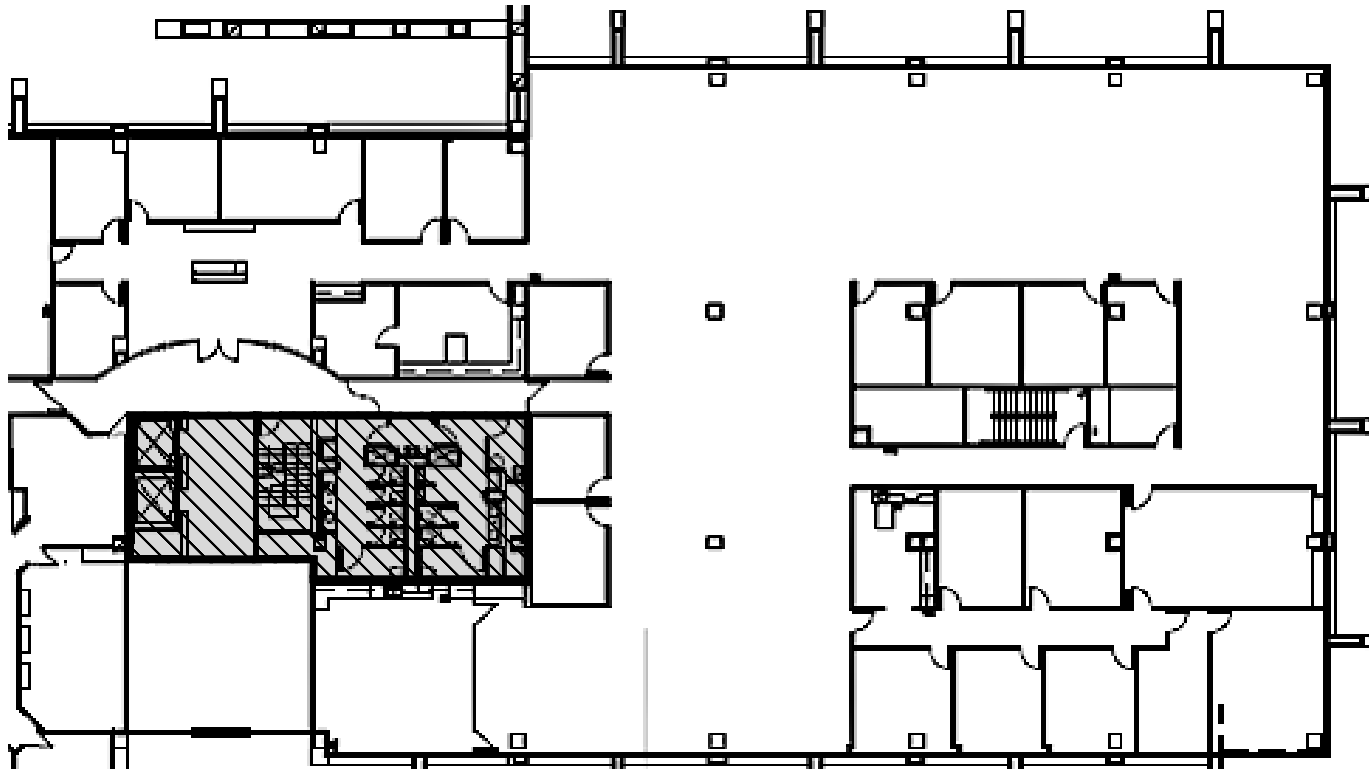
Medical Spec Suite - Immediate Occupancy



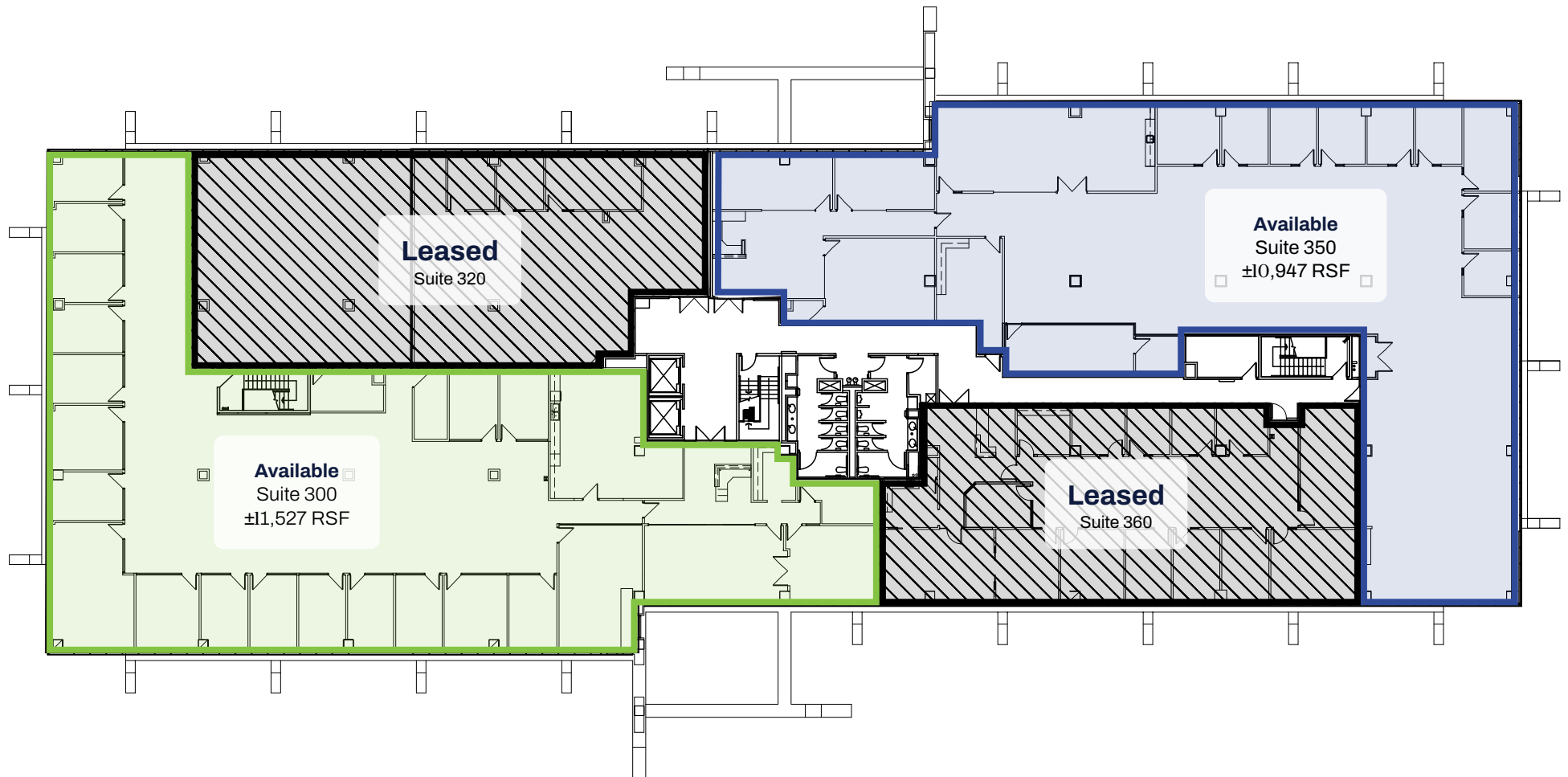
2nd Floor

Suite 250: ±18,070 RSF

General Office Suite - Available 02/01/2027



3rd Floor



Pima Crossing



Fight Ready MMA & Fitness Gym
Behind The Mask Hockey Shops
Lacquer Nails & Spa
HOTWORX
The Fetching Dog
Just Roughin' It Adventure Company
Phoenix Wine
Macayo's
J&P Cycles

Snooze
Cold Beers & Cheeseburgers
Culver's
Starbucks
Sherwin-Williams
The Beauty District Salon
Massage Envy
See the Trainer
AmTrust Bank
Bead World
T-Mobile
Edible Arrangements

Scottsdale Fiesta Shopping Center



Portillo's
Chase Bank
Flower Child
Einstein Bros.
Bagels
NakedQ BBQ
Cabinets 4 Less

Dunkin'
Verizon
Taco Bell
Schlotzsky's
Whataburger
Popeyes
IHOP



Courtyard Shops

92 Drinks + Eats
Thai Ballnose
Massage & Spa
Sweet Republic
Jade Palace
Bank of America

SPROUTS FARMERS MARKET

Liquor Vault
McDonald's
Stearns Bank
Chipotle
Chompie's
Vjordan Salon
Jersey Mike's
Gyros Express
Ahipoki
Orangetheory Fitness

94 Hundred Corporate Center

First Watch
S&V Urban
Salt and Lime
Modern Mexican Grill
Hart2Heart
J&F Trade Tools
Blo Blow Dry Bar
9Round
Kickboxing
Emmi D SalonSpa
Ling & Louie's

McDowell Mountains

Shea Boulevard

101

HONORHEALTH®
Scottsdale Shea
Medical Center



90 MOUNTAIN VIEW

HONORHEALTH®

Mountain View Road

90th Street

CVS pharmacy



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