

8454

North 90th St

SCOTTSDALE, AZ

 Circle
City ABA

AVAILABLE
FOR SUBLEASE

CBRE

PROPERTY OVERVIEW

The suite is located in Pima Collaborative Center, a corporate office park with three phases that features both single and two-story buildings. The property stands out with direct visibility and access from Loop 101, including a full diamond interchange at Via de Ventura. The area is a concentrated medical corridor. HonorHealth Scottsdale Shea Medical Center, just 1.5 miles away, serves as a key regional facility for primary care, internal medicine, and specialized surgery. Close by, HonorHealth Pima Center offers 100,000 square feet dedicated to sports medicine and physical therapy.

BUILDING SIZE

±21,481 SF

AVAILABLE

±10,222 SF

LEASE RATE

\$25.00/SF NNN

NNNS

\$6.85/SF NNN

LEASE EXPIRATION

10/31/2033

YEAR BUILT/RENOVATED

2005 / 2024-2025

ZONING

C-3

MEDICAL OFFICE

Class B

PROPERTY HIGHLIGHTS



Well-manicured grounds with outdoor seating



Rapidly expanding healthcare and wellness sector



Exterior improvements include painted concrete brick walls with metal framed glass windows and doors



Building signage available



Located within Pima Center



Site Access via egress/ingress from N 90th St



Proximity to Loop 101 Freeway



Adequate electrical and power for commercial and office uses including a natural-gas powered emergency generator system



Growing and affluent surrounding population

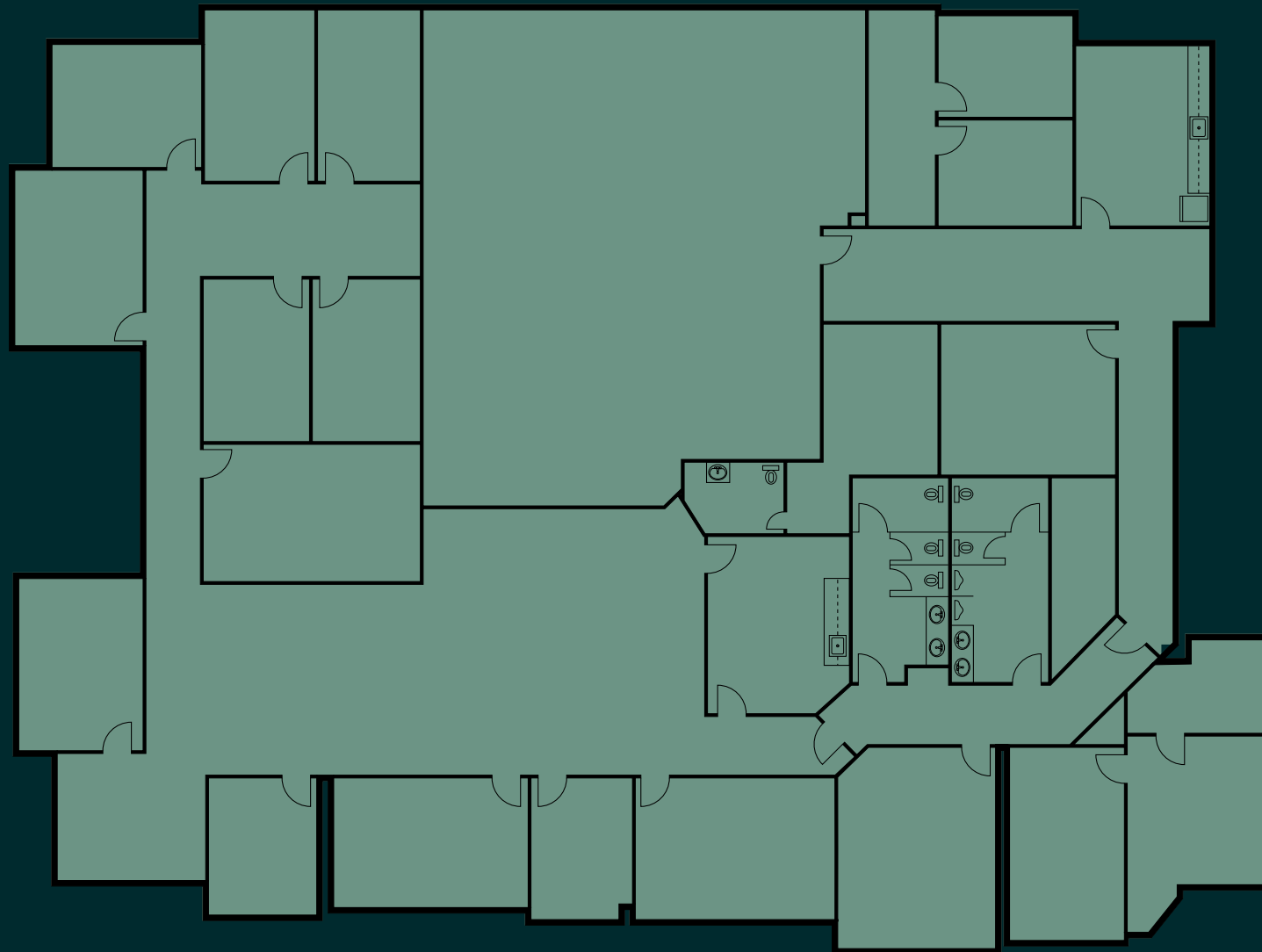


High-demand location with direct freeway access



FLOORPLAN/AVAILABILITY

Suite 110
±10,222 SF



Click Here For
Virtual Tour



NOT TO SCALE



 Envoy Data

 simplicity
LASER

8454
North 90th St

 Compel
USA
POWERED BY CLAY ENGINE

N 90TH ST

WITHIN 3 MILES



130

Restaurant, Cafes
and Bars



19

Fitness Facilities



10

Grocery Stores



25

Medical Treatment Centers



17

Hotels



20

Banking Locations

TRAFFIC COUNTS

Pima Rd & Via de Ventura:
EB 11,768; WB 5,885; N 4,814; S 5,865

Source: City of Scottsdale 2025



* This map was prepared for assessment purposes only. Map not to scale.

1

2

3

4



