

7221 - 7231 E PRINCESS BLVD
SCOTTSDALE, AZ 85255

SCOTTSDALE CENTER

MEDICAL | FOR LEASE



CBRE

PROPERTY HIGHLIGHTS



Prime medical office buildings including customizable suites and contemporary finishes



Ample parking and convenient access from major arterial roads



Generous tenant improvement allowances for medical buildouts available



Ideal for physicians, specialists and wellness providers seeking long-term stability and growth



ADA-compliant design with high-quality common areas and elevator access



Surrounded by prominent medical centers facilitating referrals and patient care coordination



PREMIER SPACE OPTIONS designed for healthcare providers seeking a high-end, functional environment in one of the Valley's most desirable medical hubs.

These two buildings feature modern architecture, abundant natural light, and flexible suite configurations to meet the operational needs of a wide range of medical users. Existing medical synergy onsite includes Athenix Plastic Surgery, Ahn Clinic Medical Acupuncture, and Spear Dental Education.

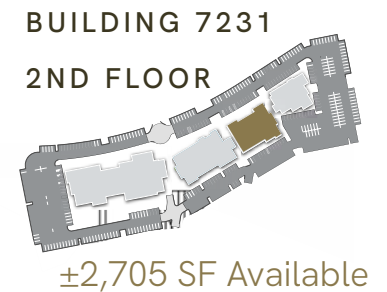
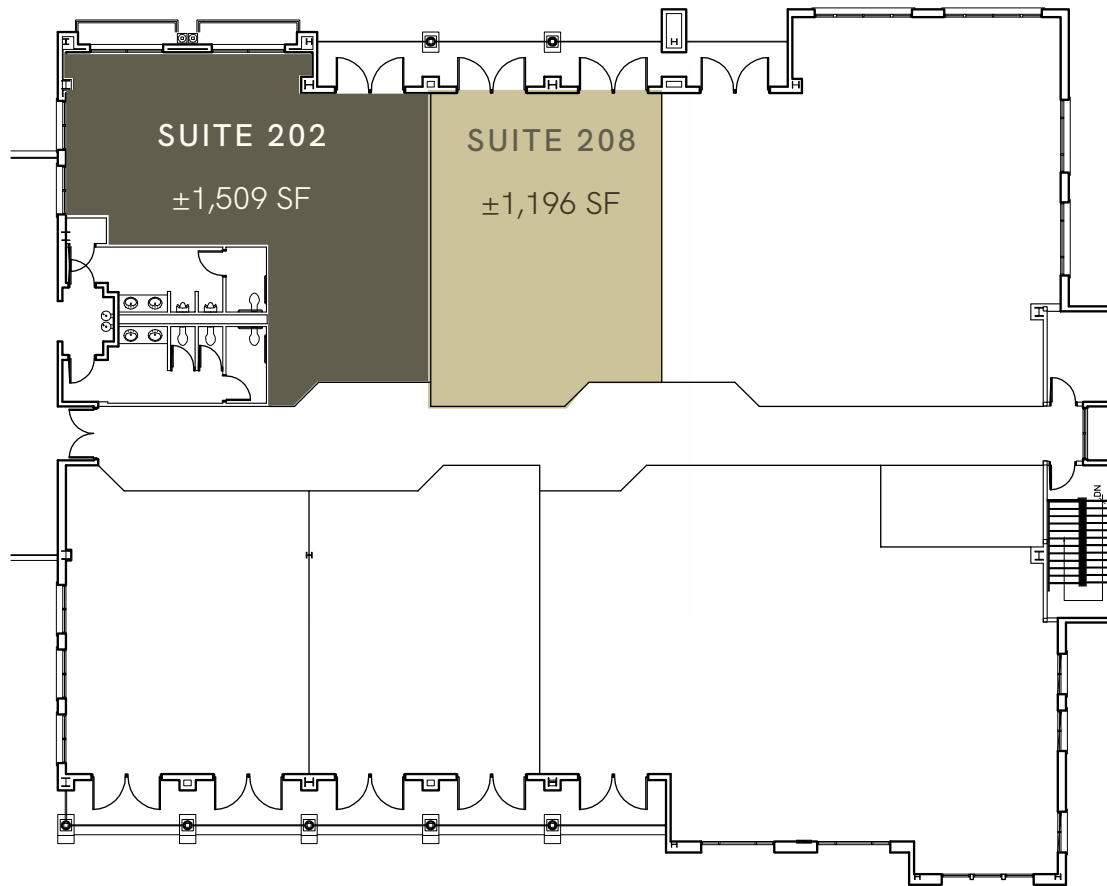
The property is strategically positioned near major hospital and specialty care facilities,

PROPERTY SUMMARY

TYPE	Medical Office
PROJECT SF	±68,000 SF
AVAILABLE SF	Suite 202 - ±1,509 SF Suite 208 - ±1,196 SF
RATE	\$29.00/NNN
NNN'S	\$9.18 SF/YR
TENANT IMPROVEMENT	Generous TI Allowance
YEAR BUILT	2007
SIZE AREA	±14.46 AC
ZONING	C-C, City of Scottsdale
STORIES	2-story
PARKING RATIO	5:1,000 SF Covered Parking Available
SIGNAGE	Directory, Suite Entry

CURRENT AVAILABILITY

BUILDING	SUITE	SF	CONDITION	LINKS
7231	202	±1,509	Built-out Office Suite	SPACE PLAN
7231	208	±1,196	Built-out Office Suite	SPACE PLAN





AREA OVERVIEW

TRAFFIC COUNTS

±56,856

vehicles per day on
N Scottsdale Rd

±2,598

vehicles per day on
E Princess Blvd

SOURCE: ADOT 2025

LOCATION HIGHLIGHTS



Situated within minutes of HonorHealth Scottsdale Thompson Peak Medical Center, Mayo Clinic and Scottsdale Shea Medical Center



Exceptional North Scottsdale location near Loop 101, offering easy regional connectivity



Surrounded by established residential communities, retail amenities and complementary medical users, driving strong referral and patient accessibility



DEMOGRAPHICS

POPULATION		MEDIAN HOUSEHOLD INCOME	
WITHIN 2 MILES	26,869	WITHIN 2 MILES	\$161,315
WITHIN 5 MILES	184,976	WITHIN 5 MILES	\$186,963
WITHIN 10 MILES	527,882	WITHIN 10 MILES	\$173,321

SOURCE: ESRI





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LEASING CONTACTS

CBRE

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