

BROKER BONUS!

5% Commission*

*Limited time offer on a 3 year term or longer. Subject to change at anytime.

NEW OWNERSHIP!

EDWARDS PROFESSIONAL PARK

OFFICE SUITES & MEDICAL SUITES

10752 N 89th Place, Scottsdale AZ 85260



SPEC SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY

Kathleen Morgan

Managing Director
602.952.3815
kmorgan@ngkf.com

Trisha Talbot

Managing Director
602.952.3880
ttalbot@ngkf.com



2398 E Camelback Rd, Suite 950 | Phoenix, Arizona 85016

EDWARDS PROFESSIONAL PARK

10752 N 89th Pl, Scottsdale AZ 85260

LEASE RATE: (FS, Net of Janitorial)

\$26.00 PSF OFFICE SPACE

\$28.00 PSF MEDICAL SPACE

(Medical Spec) **Suite A101/102 & 103: ±2,701** RSF

(Spec) **Suite A111: ±1,851** RSF

(Spec) **Suite A201: ±1,107** RSF*

(Spec) **Suite A202: ±1,396** RSF*

**Suites Contiguous to ±2,503 RSF*

(Spec) **Suite A207: ±763** RSF

(Spec) **Suite B118: ±2,822** RSF

Suite B122: ±1,053 RSF

Suite B212: ±1,272 RSF*

Suite B213: ±1,102 RSF*

**Suites Contiguous to ±2,374 RSF*

Suite B218: ±1,516 RSF

Suite B220: ±578 RSF

Suite C130: ±1,940 RSF

Suite C134: ±4,531 RSF

(Dental Space) **Suite C223: ±2,566** RSF

Suite C227: ±597 RSF

Suite C229: ±1,155 RSF

Suite C230: ±1,197 RSF

Suite C231: ±1,533 RSF

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PROFESSIONAL PARK**

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 **Newmark
Knight Frank**

2398 E Camelback Rd, Suite 950 | Phoenix, Arizona 85016



HONORHEALTH
 Scottsdale Shea
 Medical Center



**EDWARDS
 PROFESSIONAL PARK**
 10752 N 89th Place,
 Scottsdale AZ 85260

E DESERT COVE AVE

N 89TH PL.

E SHEA BLVD. - 61,400 VPD

PIMA FREEWAY - 17,878 VPD



- Just off Loop 101, north of Shea Blvd.
- ¼ Mile from HonorHealth Scottsdale Shea Hospital

- Excellent mix of medical, dental and office tenants
- In proximity to numerous restaurant and retail amenities

- New Ownership
- Strong traffic counts along Shea Blvd. & Pima Freeway

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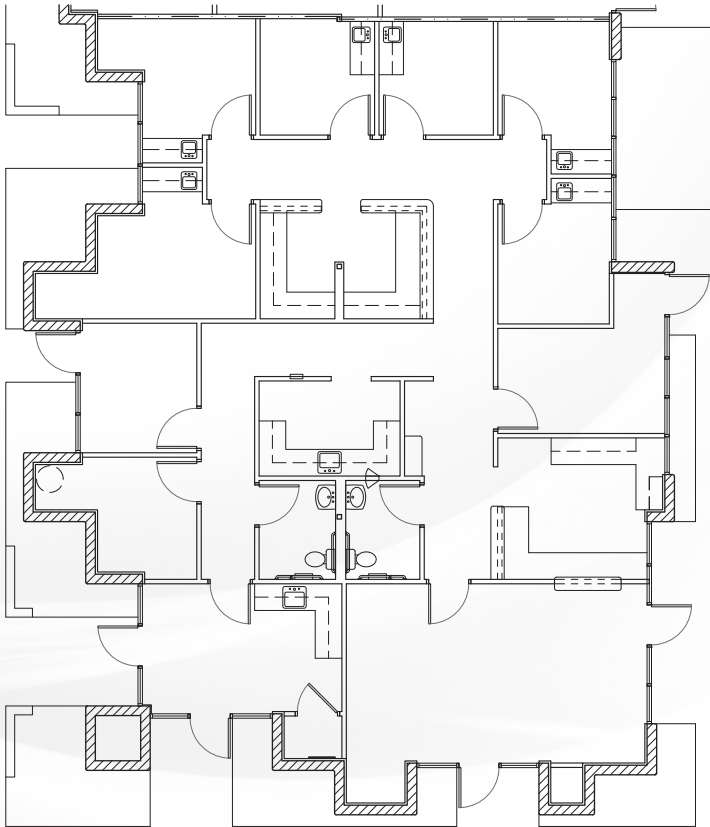
BUILDING A

LEASE RATE: (FS, Net of Janitorial)

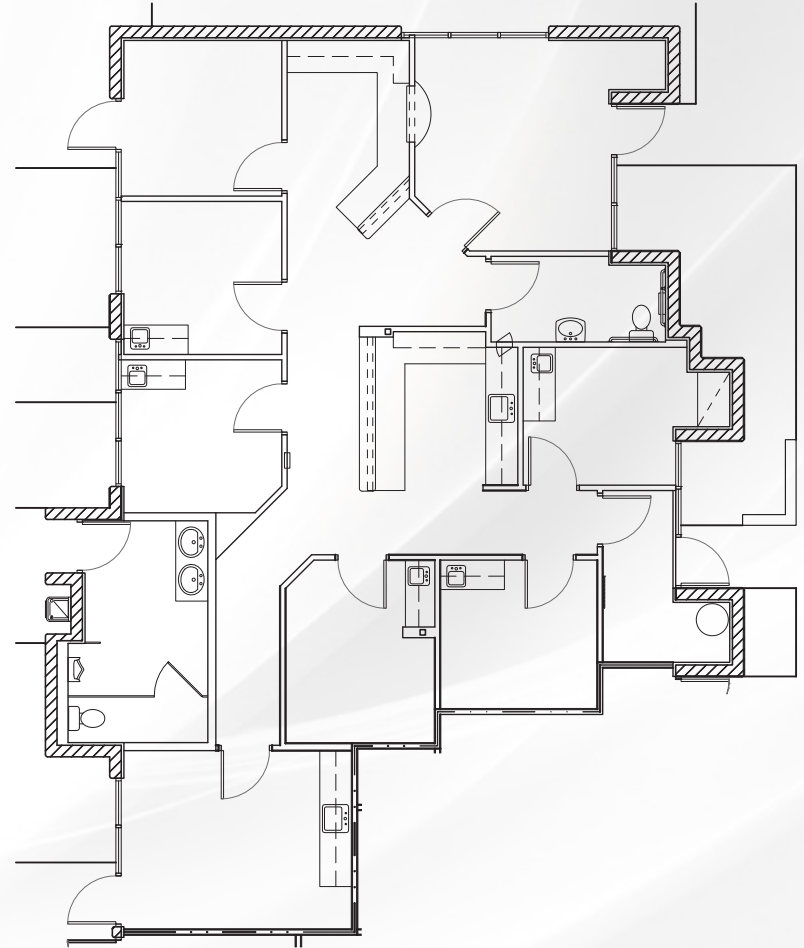
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\$28.00 PSF MEDICAL SPACE

MEDICAL SPEC SUITES A101/A102 & A103: ±2,701 RSF



SPEC SUITE A111: ±1,851 RSF



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BUILDING A

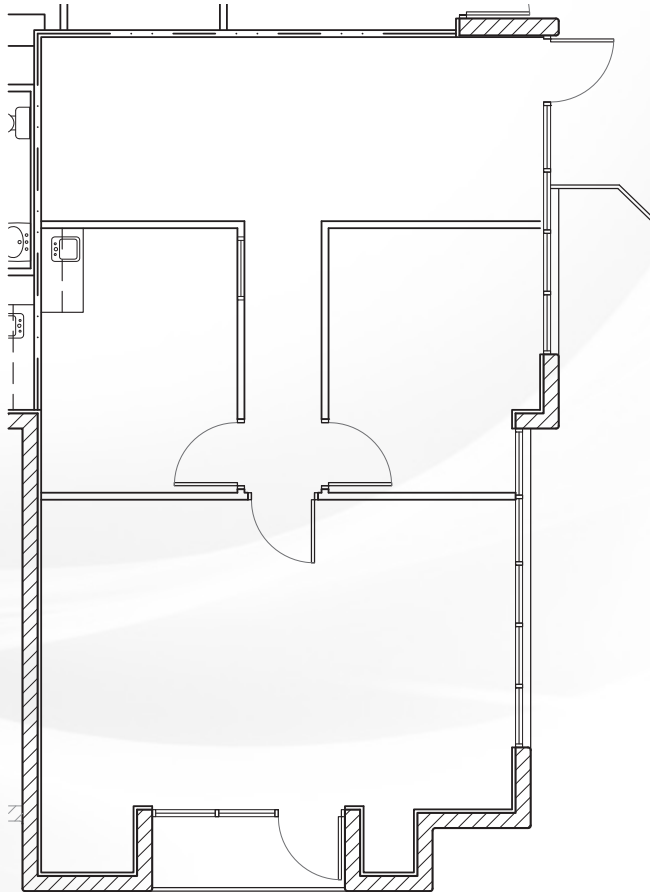
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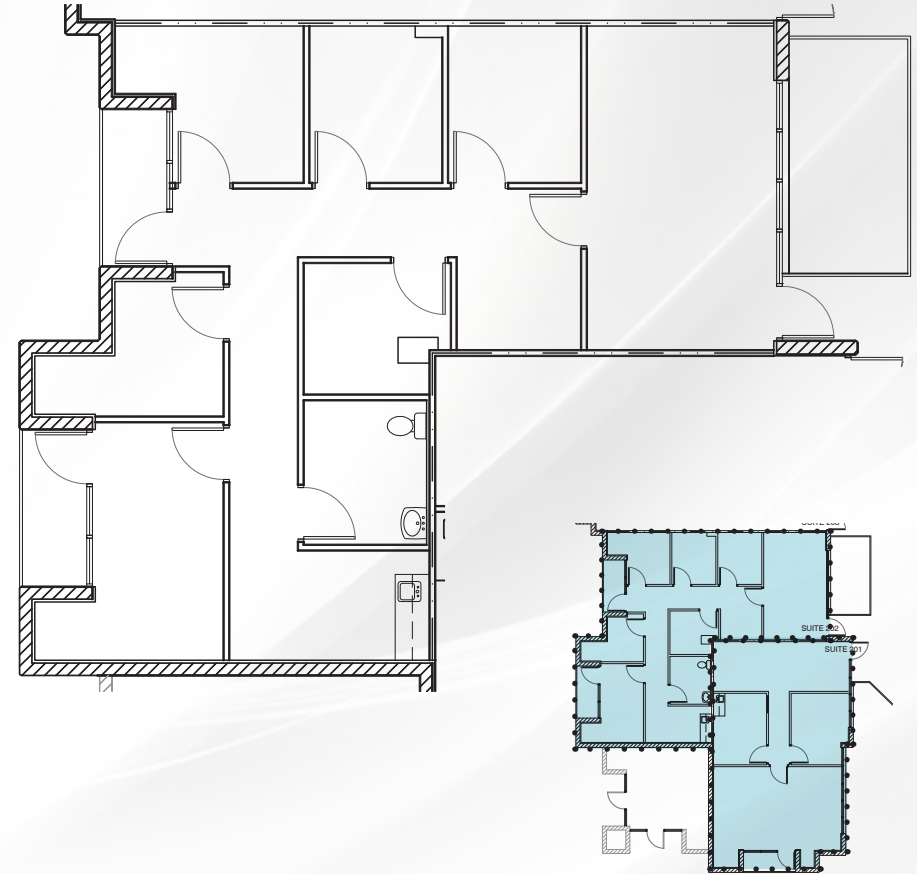
SPEC SUITE A201: ±1,107 RSF*

*With suite A202 Contiguous to ±2,503 RSF



SPEC SUITE A202: ±1,396 RSF*

*With suite A201 Contiguous to ±2,503 RSF



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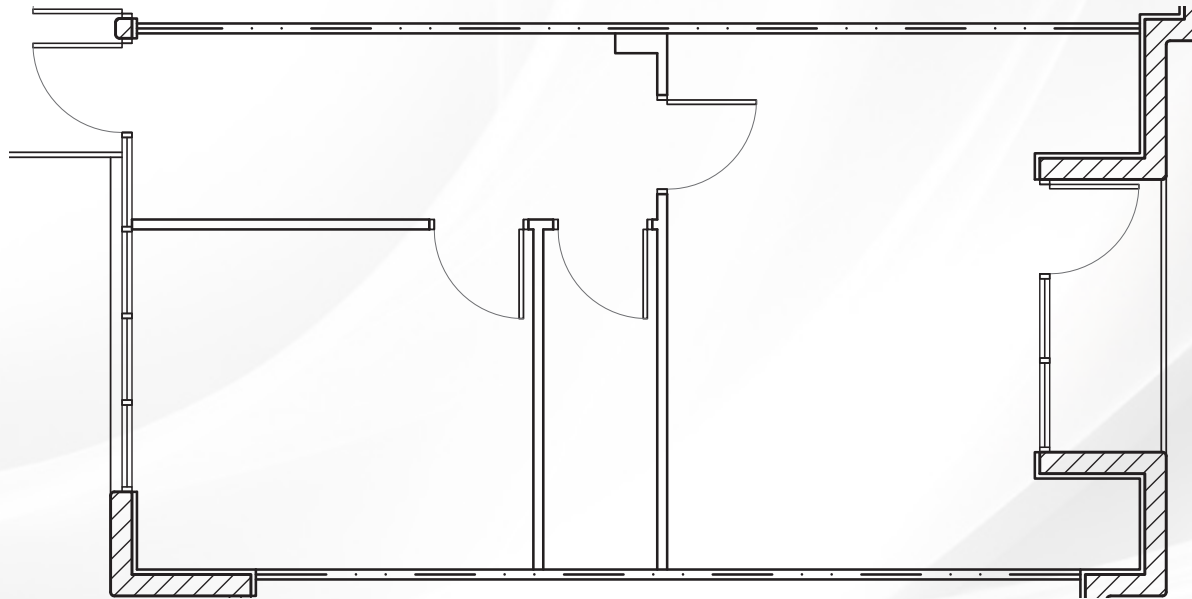
BUILDING A

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SPEC SUITE A207: ±763 RSF



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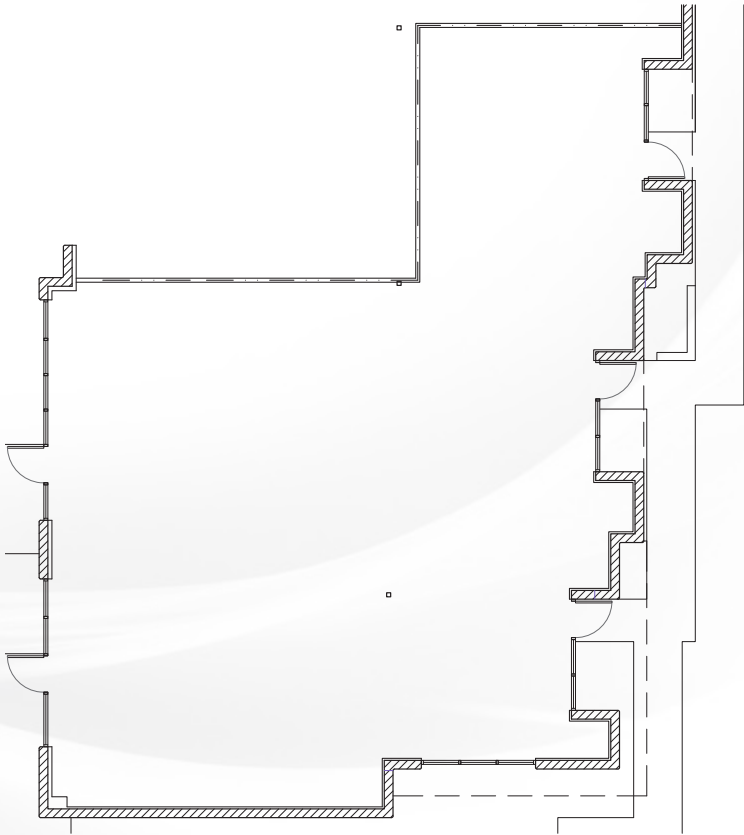
BUILDING B

LEASE RATE: (FS, Net of Janitorial)

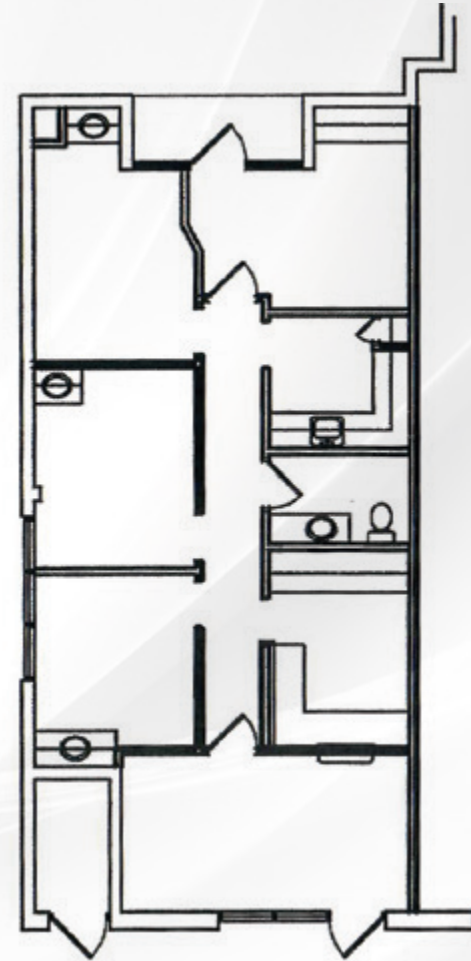
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SPEC SUITE B118: ±2,822 RSF



SPEC SUITE B122: ±1,053 RSF



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BUILDING B

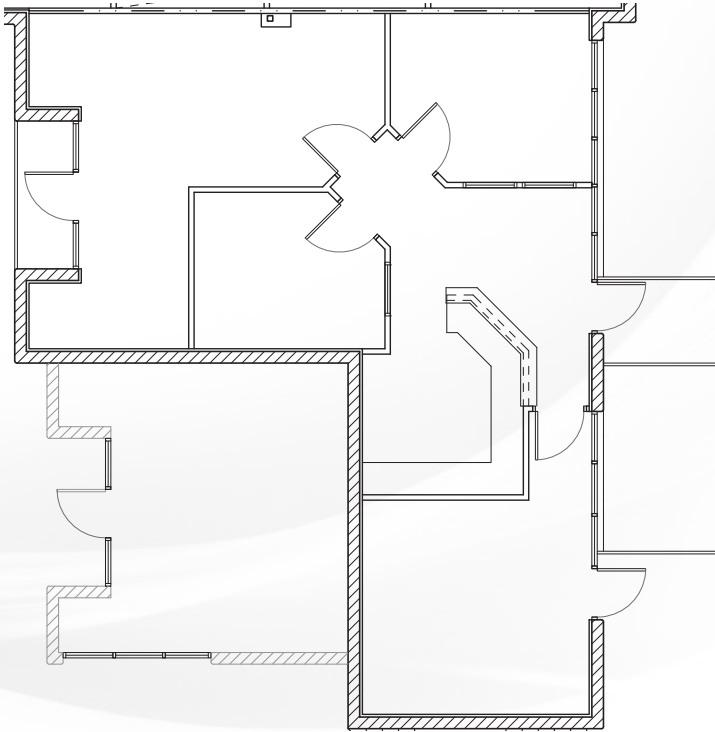
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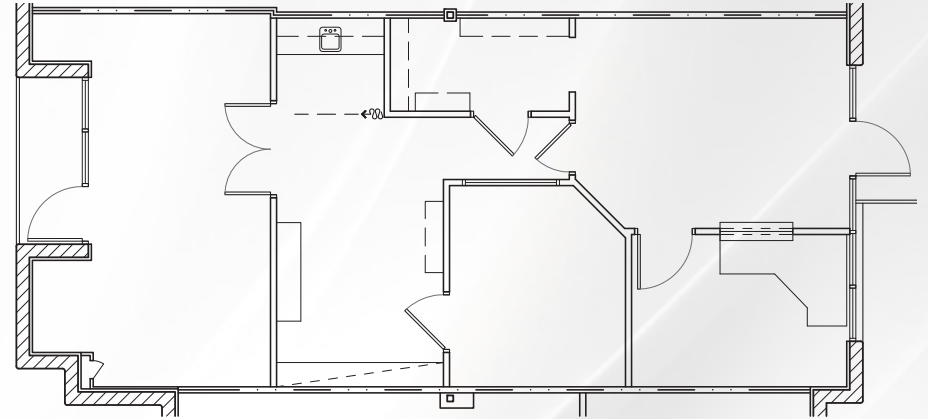
SUITE B212: ±1,272 RSF*

*With suite B213 Contiguous to ±2,374 RSF

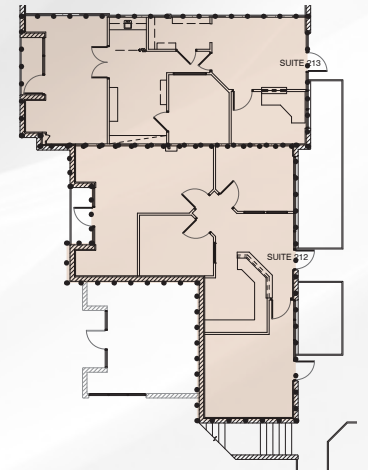


SUITE B213: ±1,102 RSF*

*With suite B212 Contiguous to ±2,374 RSF



*B212-B213
Contiguous to ±2,374 RSF



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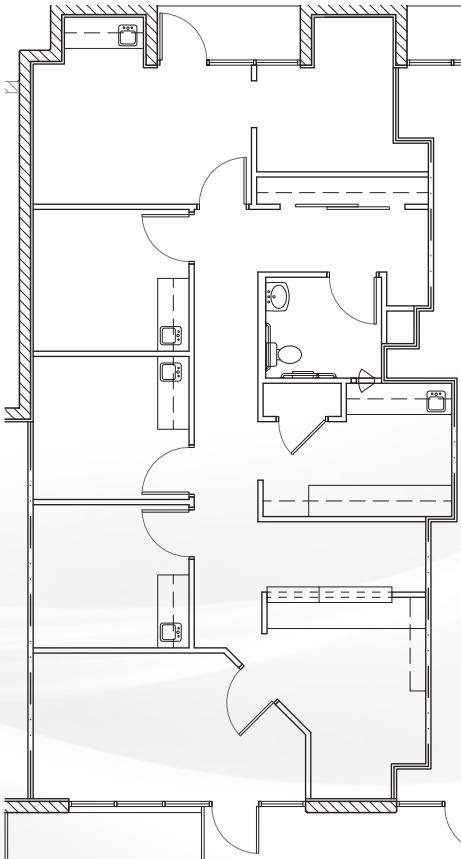
BUILDING B

LEASE RATE: (FS, Net of Janitorial)

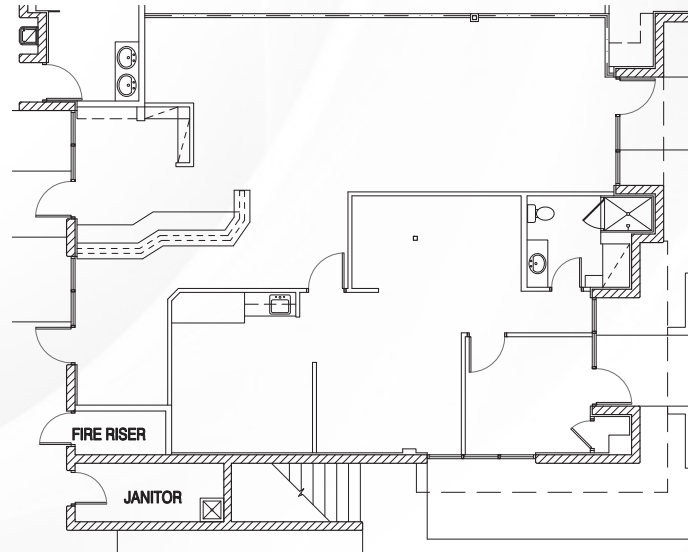
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\$28.00 PSF MEDICAL SPACE

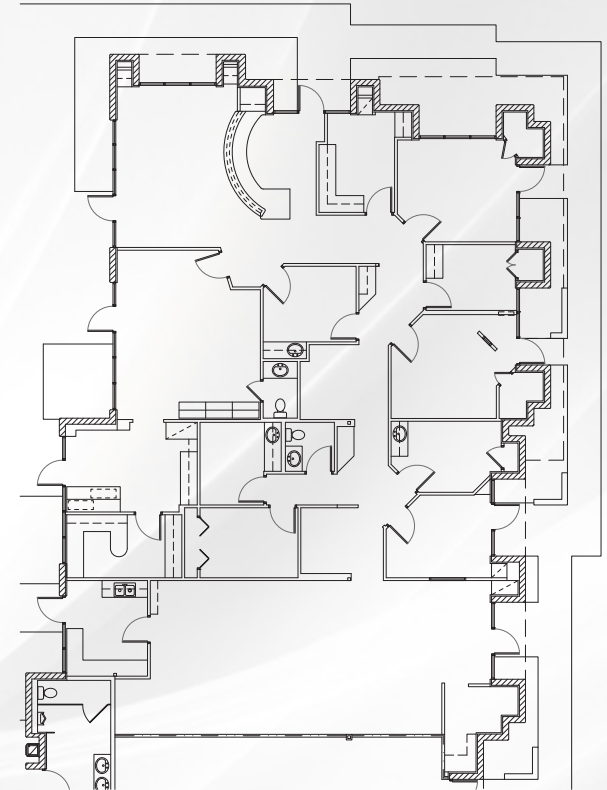
SUITE B218: ±1,516 RSF



SUITE C130: ±1,940 RSF



SUITE C134: ±4,531 RSF



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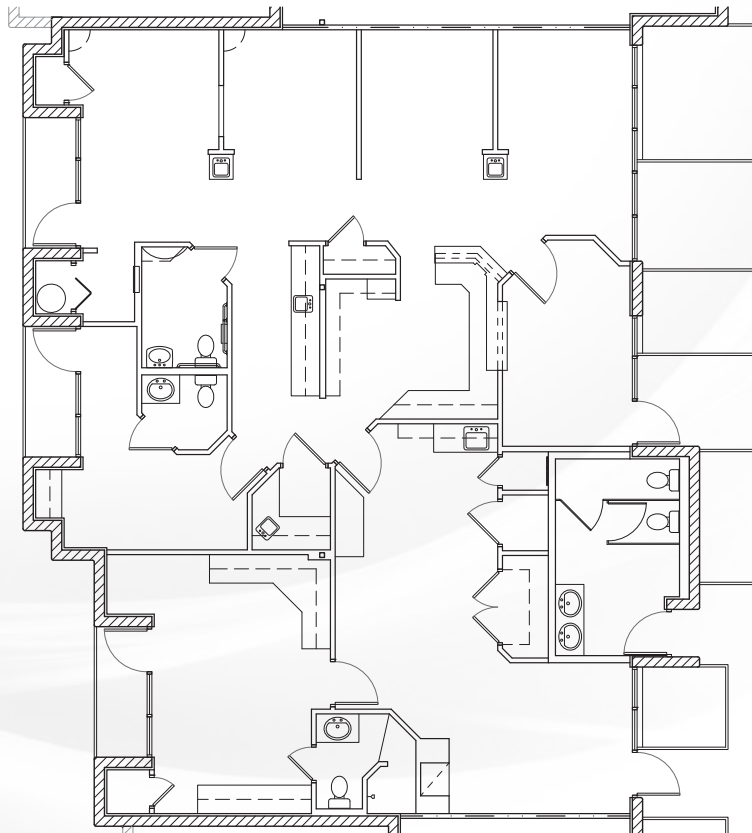
BUILDING C

LEASE RATE: (FS, Net of Janitorial)

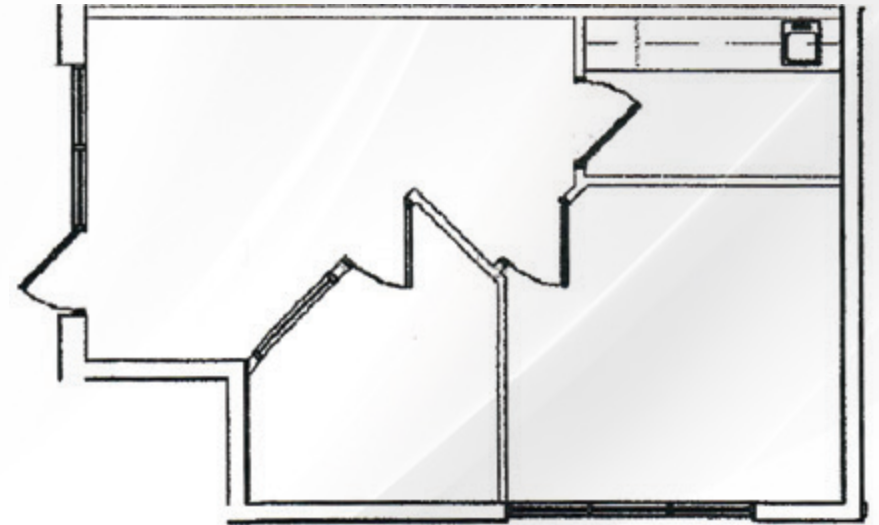
\$26.00 PSF OFFICE SPACE

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DENTAL SPACE SUITE C223: ±2,566 RSF



SUITE C227: ±597 RSF



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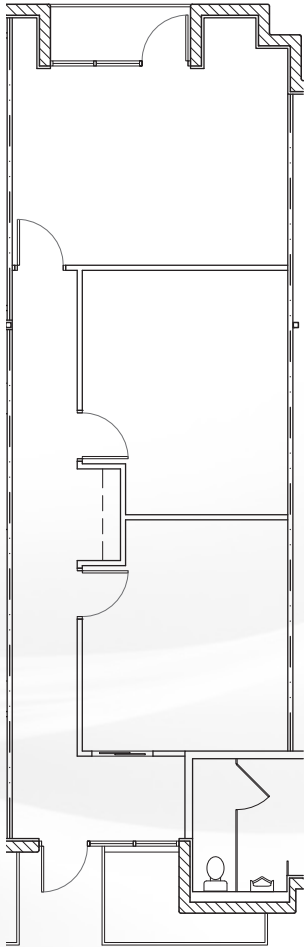
BUILDING C

LEASE RATE: (FS, Net of Janitorial)

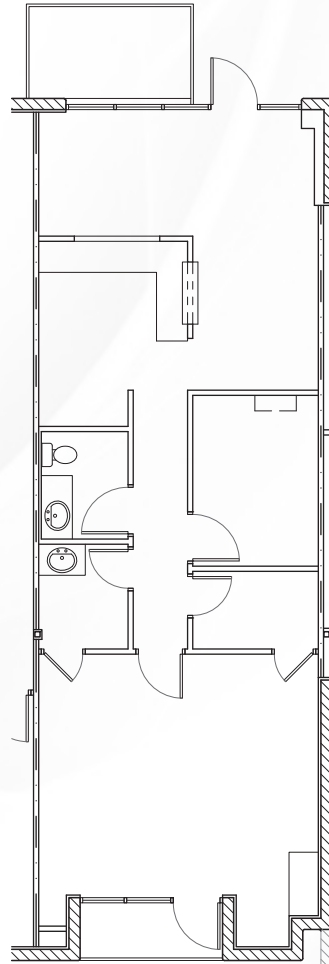
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\$28.00 PSF MEDICAL SPACE

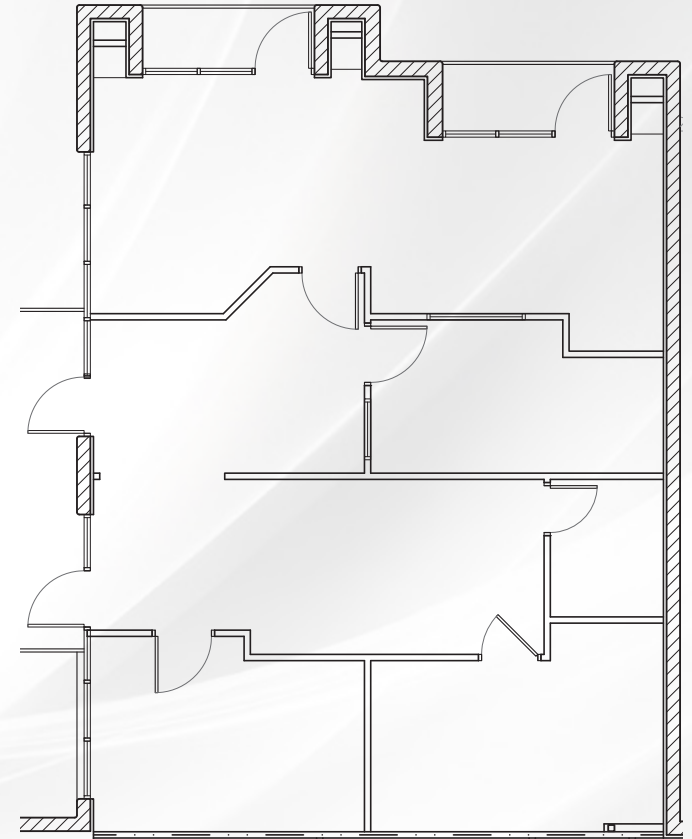
SUITE C229: ±1,155 RSF



SUITE C230: ±1,197 RSF



SUITE C231: ±1,533 RSF



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