

**AVISON  
YOUNG**



# EDWARDS PROFESSIONAL PARK I

10752 N 89TH PLACE | SCOTTSDALE, AZ 85260

**FOR LEASE**

Next to HonorHealth Shea Campus

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Many small and medium-sized suites available. The property is move-in ready with Tenant Improvement options available! Excellent synergy with several general office and medical/dental tenants. Edwards Professional Park I consists of three, two-story buildings totaling 51,457 SF.

Ideally located directly off of the Loop 101 just North of Shea Boulevard, there are many retail and restaurant amenities nearby and HonorHealth Scottsdale Shea Medical Center is only 0.4 miles away offering an excellent and convenient opportunity for all healthcare providers.



## PROJECT SIZE

Three (3), Two-Story Buildings



## BUILDING SIZE

±51,457 Square Feet



## LEASE RATE

\$22.00 MG, Net of Janitorial



## TENANT IMPROVEMENTS

Allowance Available



## PARKING RATIO

4.9:1,000 SF (Covered Reserved Available)

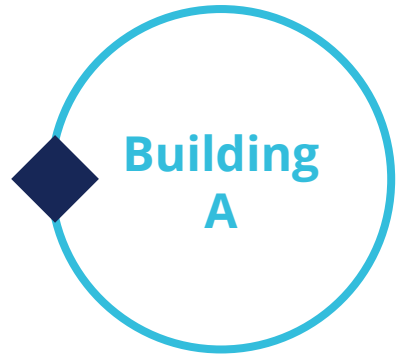


## ZONING

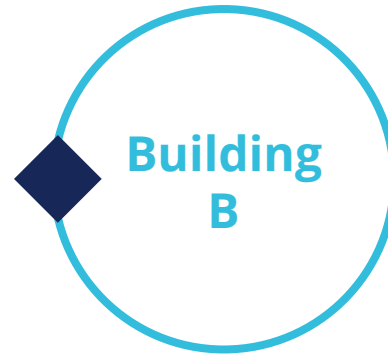
I-1, City of Scottsdale

## PROPERTY HIGHLIGHTS

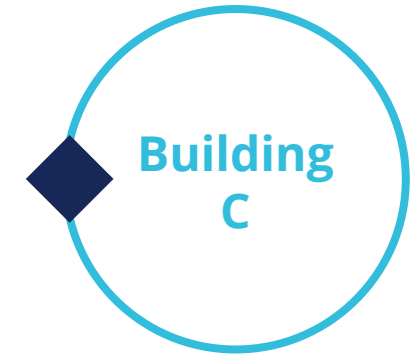
- 1/4 mile from HonorHealth Scottsdale Shea Medical Center
- Immediate access to Loop 101 (Pima Freeway)
- Many retail and restaurant amenities nearby



SUITE 101A	1,055 RSF	(Spec Suite)
SUITE 102A	700 RSF	
SUITE 103A	780 RSF	(Spec Suite)
<b>CONTIGUOUS</b>	<b>2,535 RSF</b>	
SUITE 106A	605 RSF	<i>Available 4/1/2019</i>
SUITE 111A	1,660 RSF	(Dental)
SUITE 201A	1,019 RSF	(Spec Suite)
SUITE 202A	1,125 RSF	(Spec Suite)
SUITE 203A	1,550 RSF	<i>Available 4/30/2019</i>
<b>CONTIGUOUS</b>	<b>3,694 RSF</b>	
SUITE 207A	628 RSF	(Spec Suite)
SUITE 210A	317 RSF	



SUITE 114B	1,749 RSF	
SUITE 118B	2,581 RSF	(Spec Suite)
SUITE 122B	965 RSF	
SUITE 212B	1,092 RSF	
SUITE 213B	938 RSF	
<b>CONTIGUOUS</b>	<b>2,030 RSF</b>	
SUITE 218B	1,379 RSF	



SUITE 130C	2,048 RSF	
SUITE 134C	4,135 RSF	
SUITE 223C	2,096 RSF	(Dental)
SUITE 229C	1,077 RSF	
SUITE 230C	998 RSF	
<b>CONTIGUOUS</b>	<b>2,075 RSF</b>	
SUITE 231/232C	1,285	



**Suite  
101A**

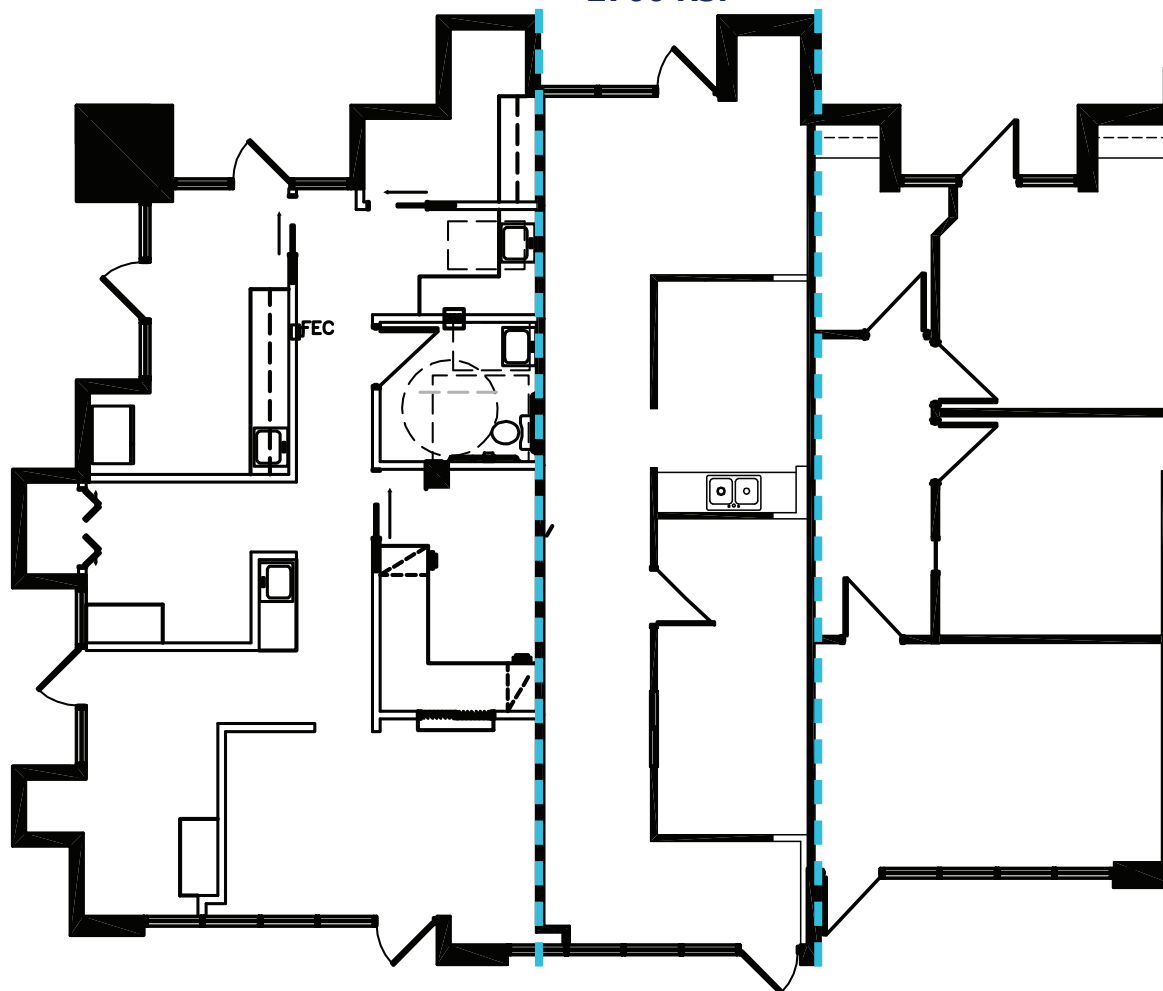
**±1,055 RSF**

**Suite  
102A**

**±700 RSF**

**Suite  
103A**

**±780 RSF**

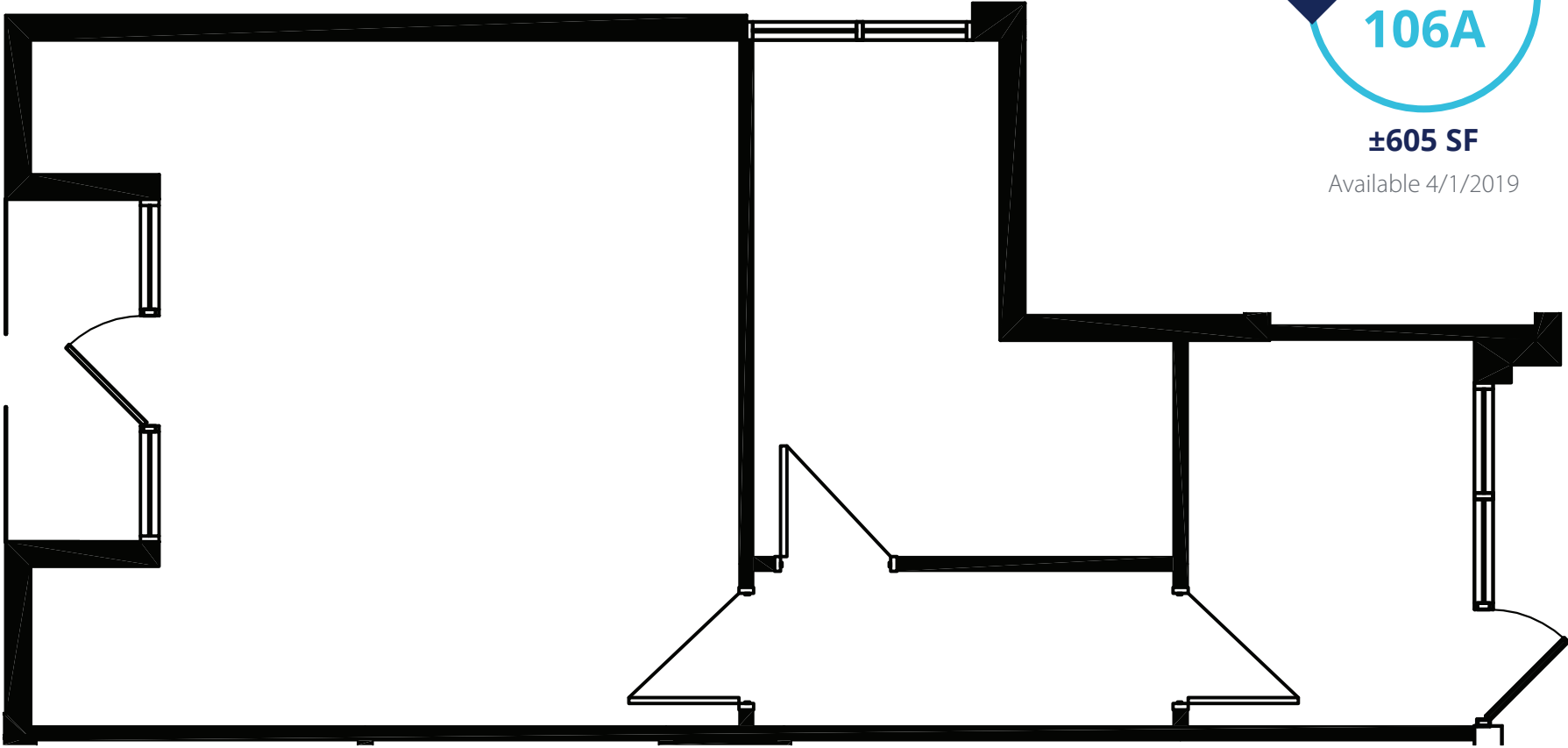


**Total Contiguous: 2,535 RSF**

**Suite  
106A**

**±605 SF**

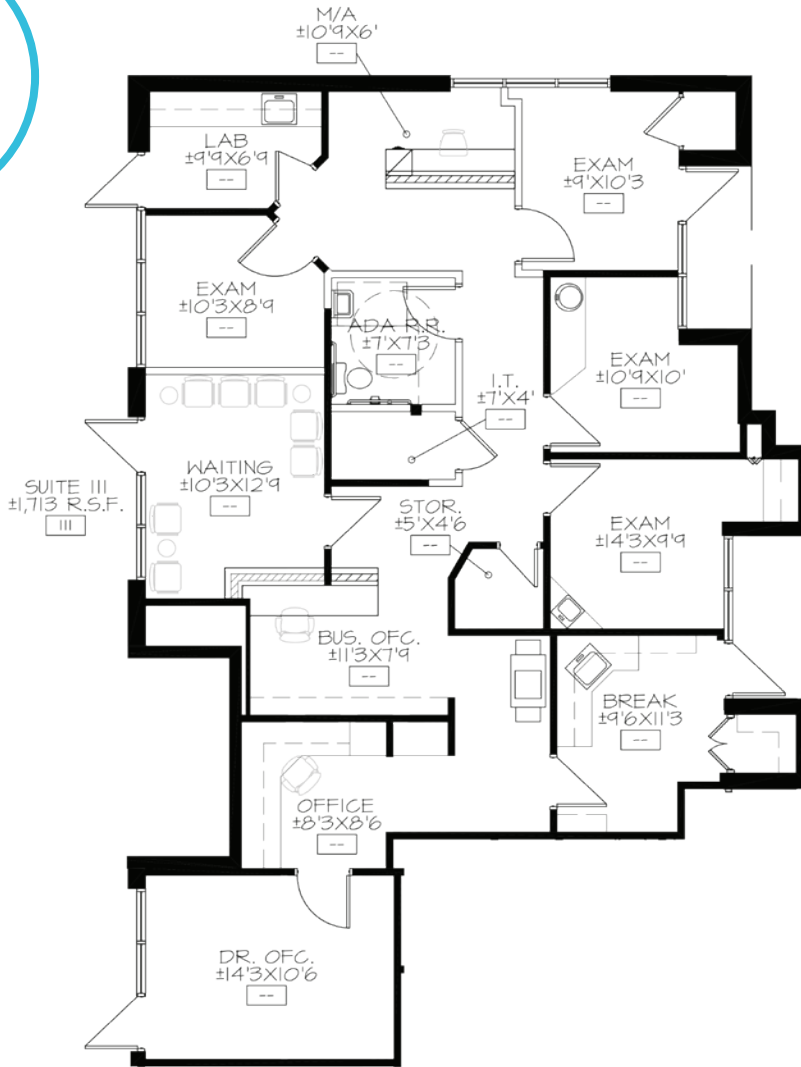
Available 4/1/2019



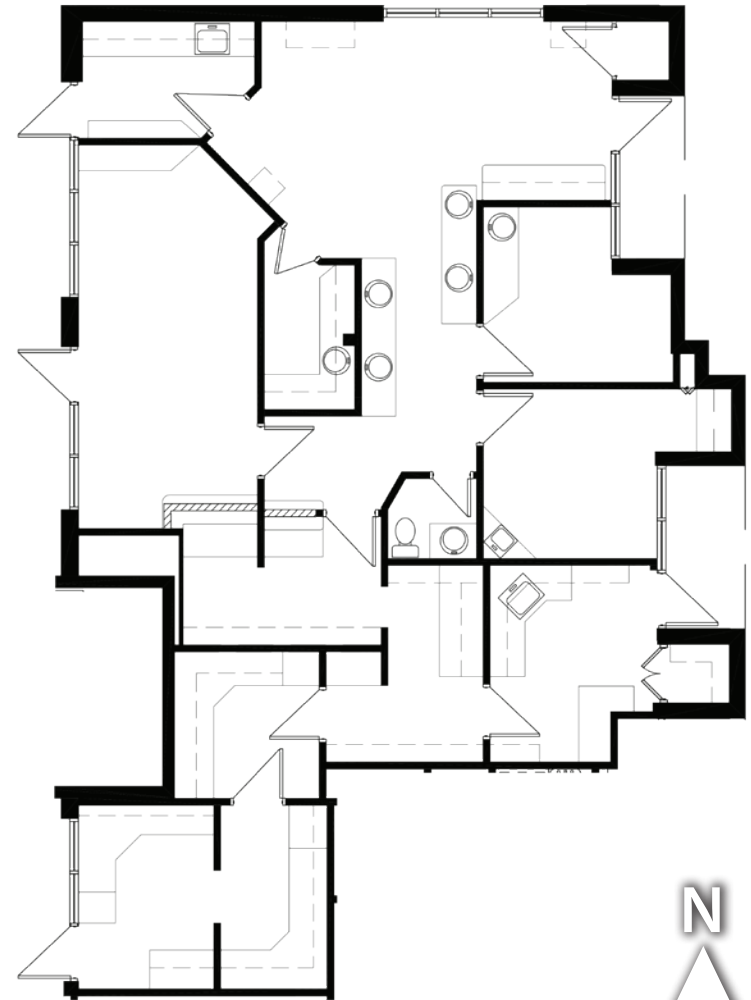
**Suite 111A**

**±1,660 RSF**

*Dental*

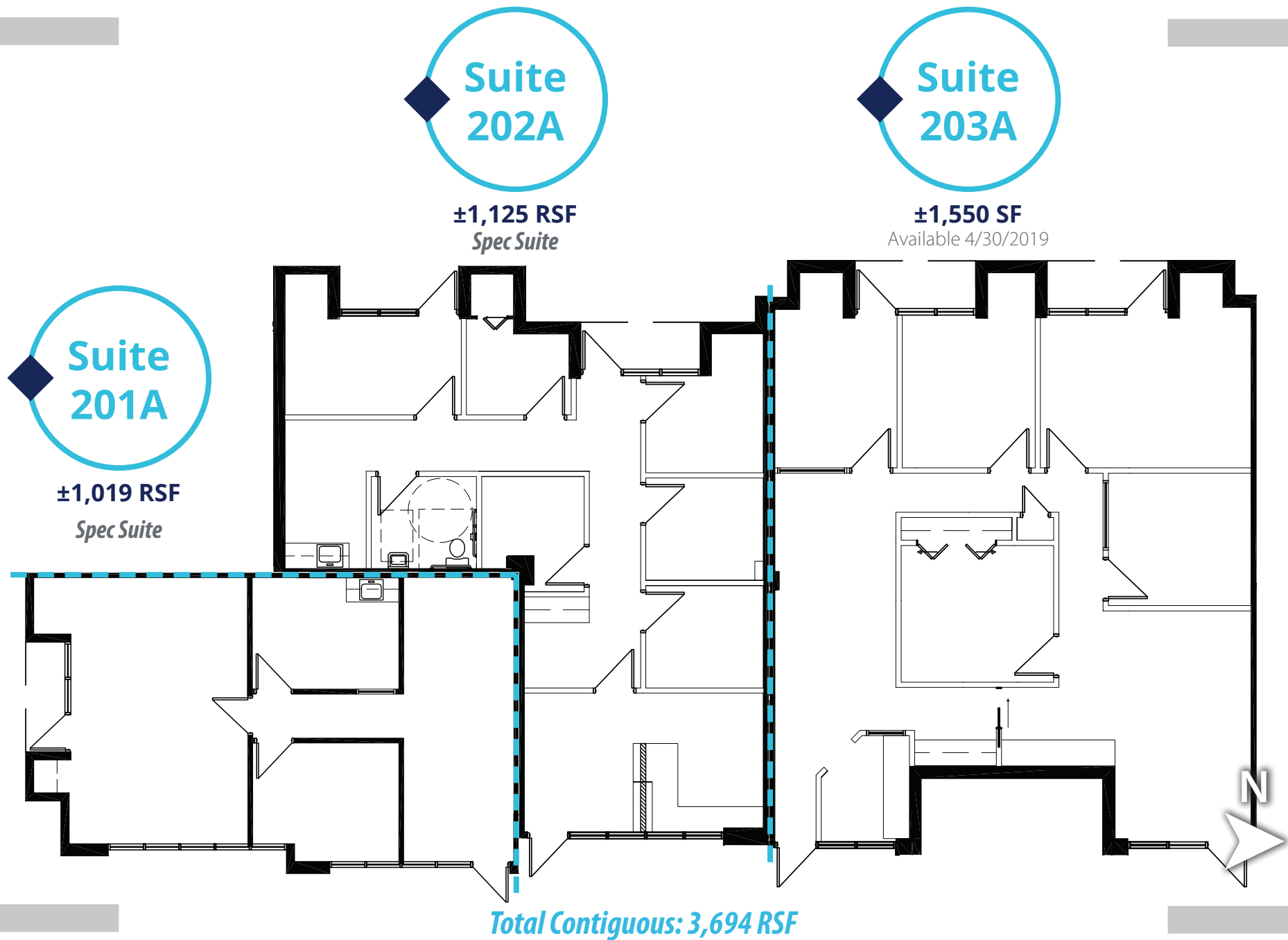


PROPOSED PLAN



AS-BUILT

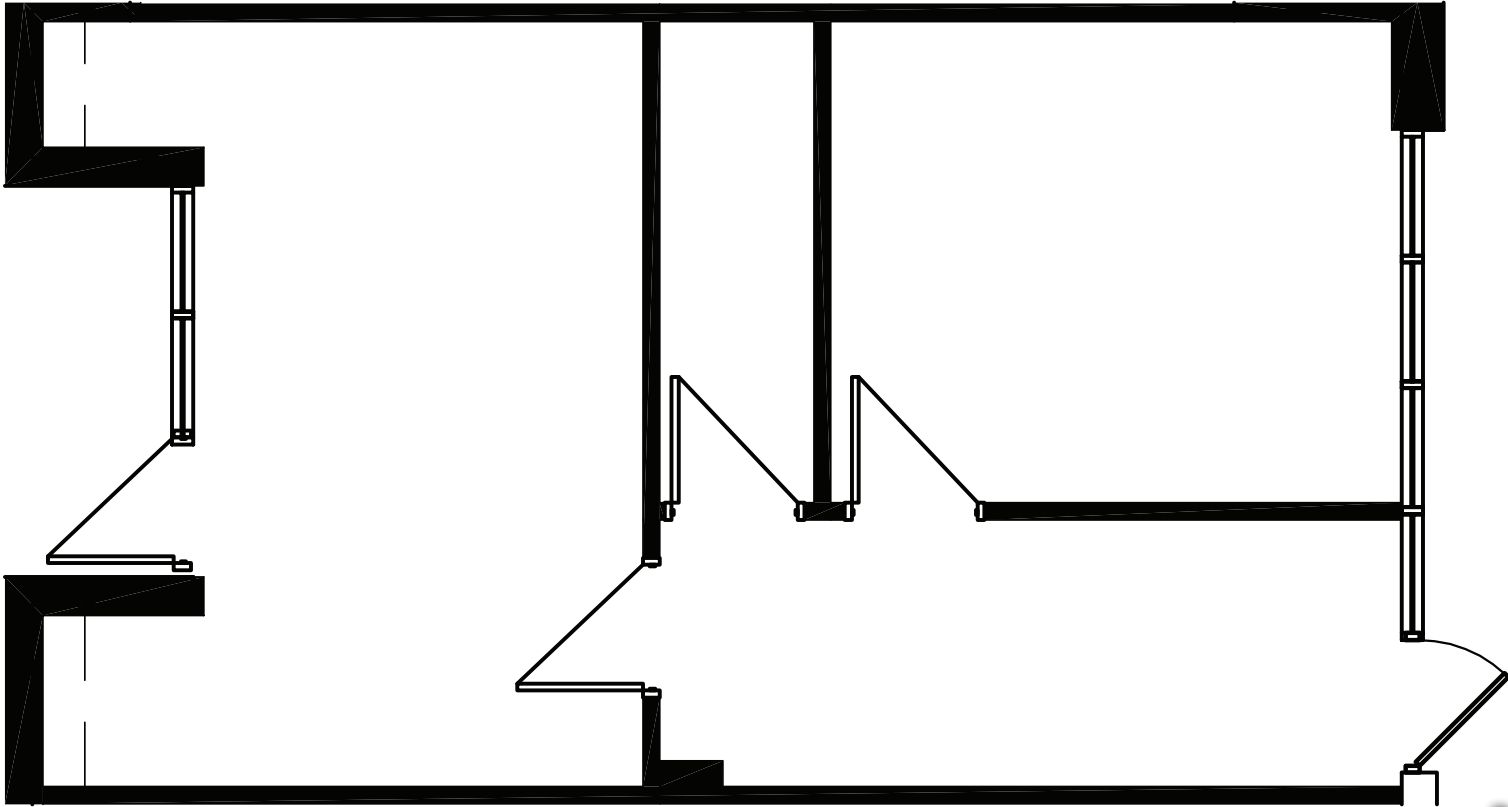






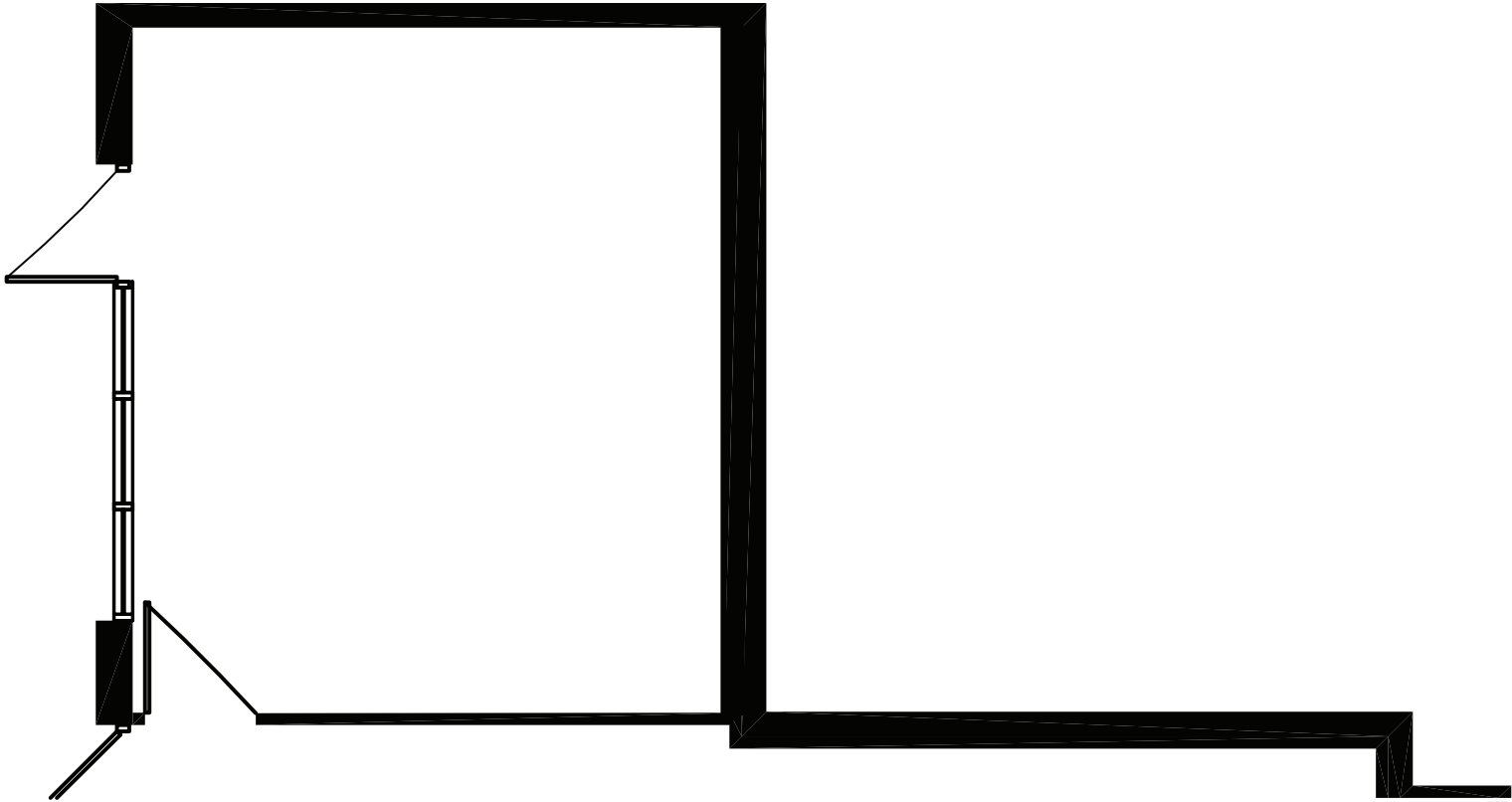
**Suite  
207A**

**±628 RSF**  
*Spec Suite*



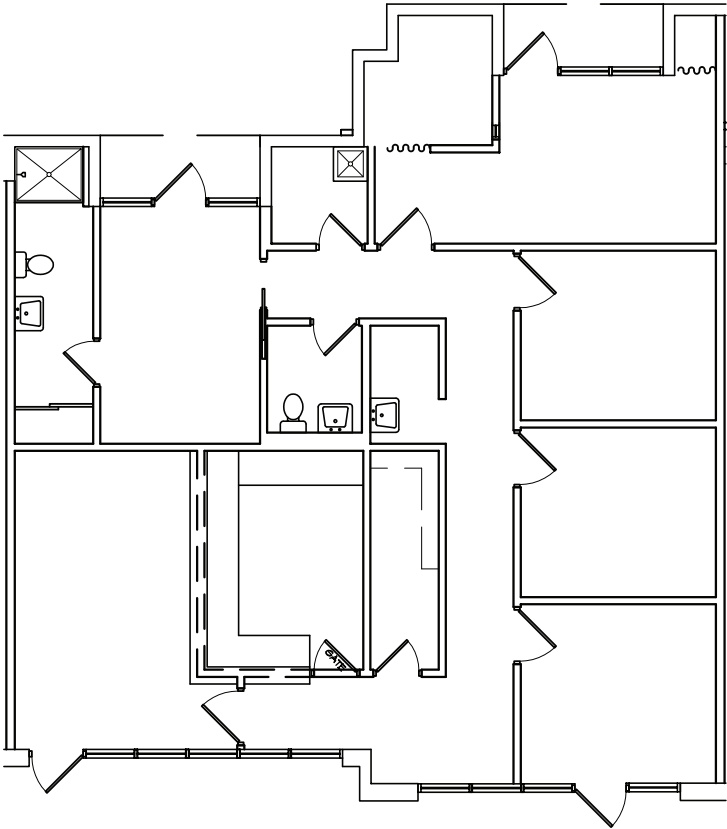
**Suite  
210A**

±317 RSF



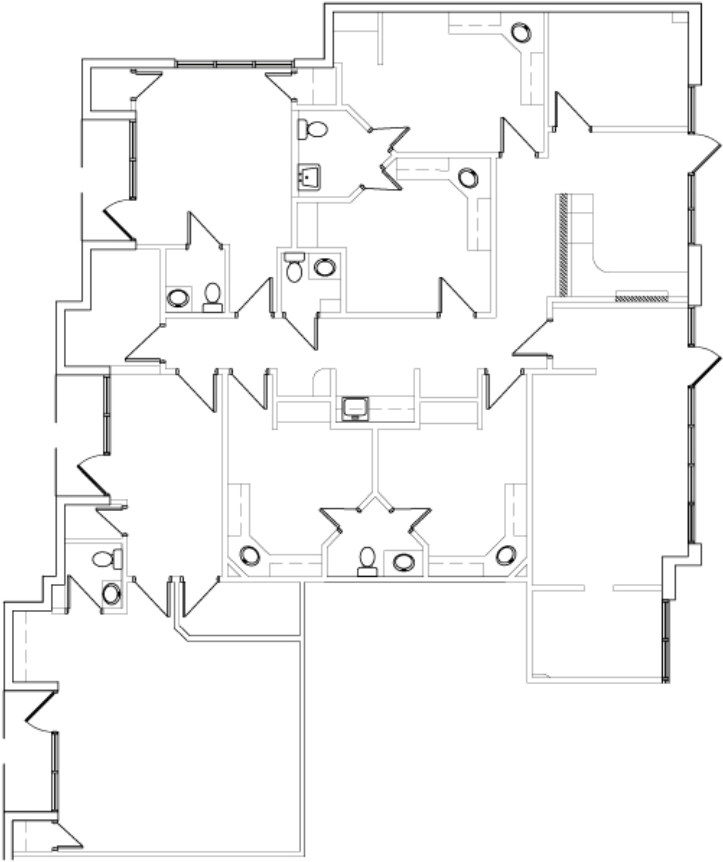
**Suite  
114B**

±1,749 RSF



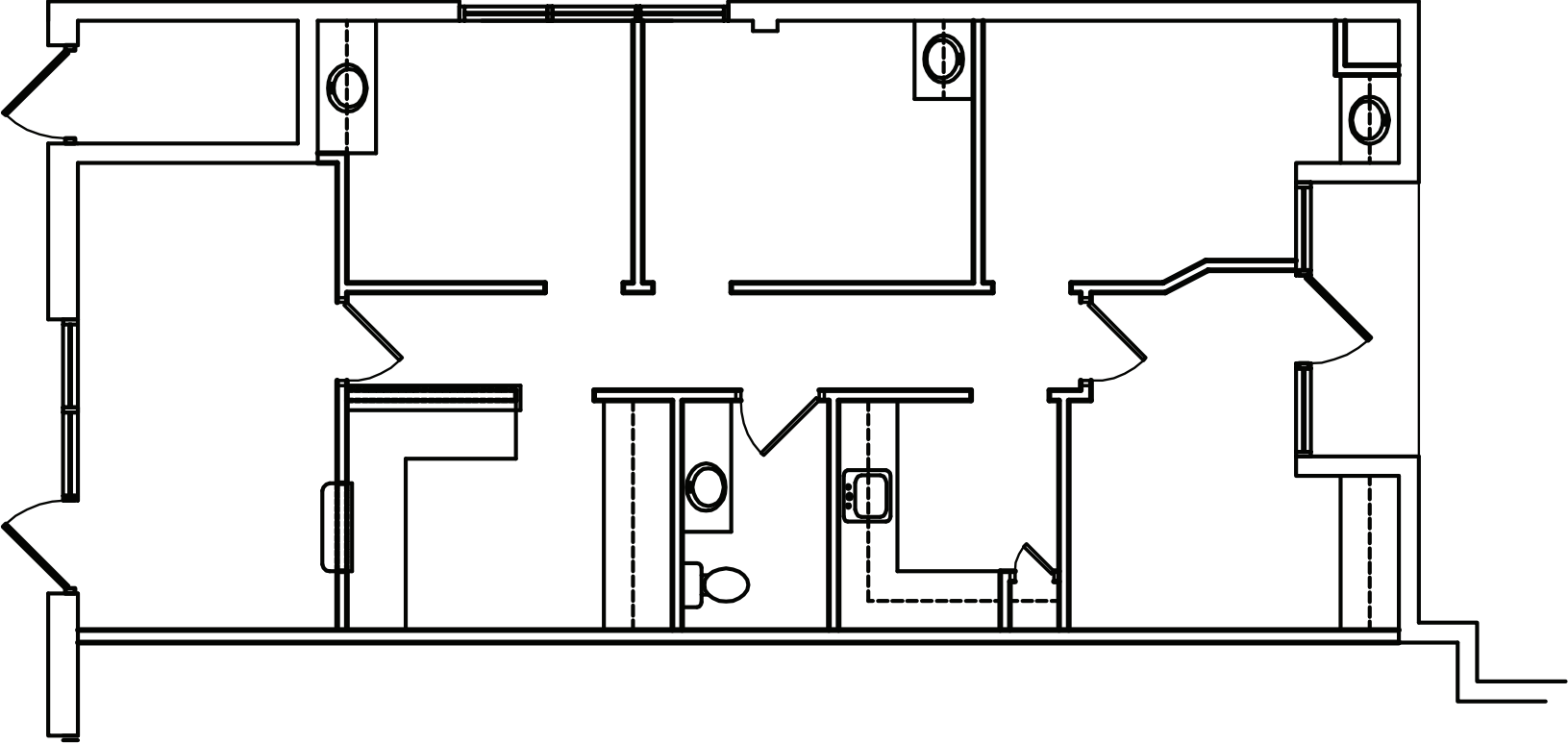
**Suite  
118B**

±2,581 RSF  
*Spec Suite*



Suite  
122B

±965 RSF





Suite  
213B

±938 RSF



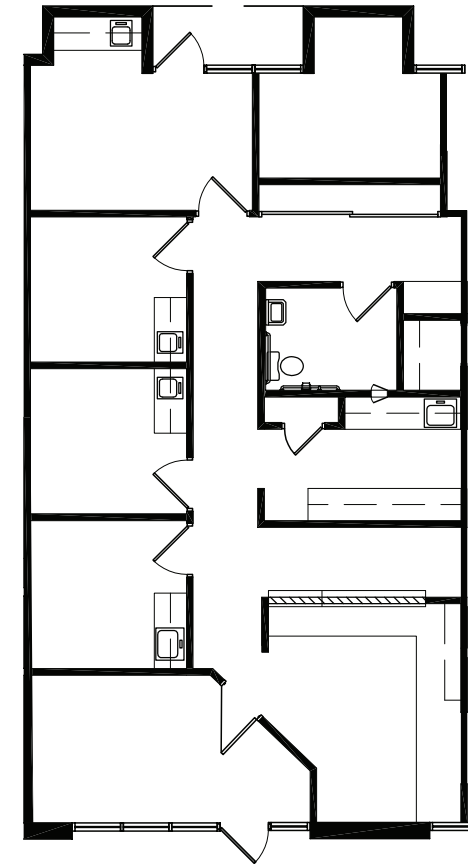
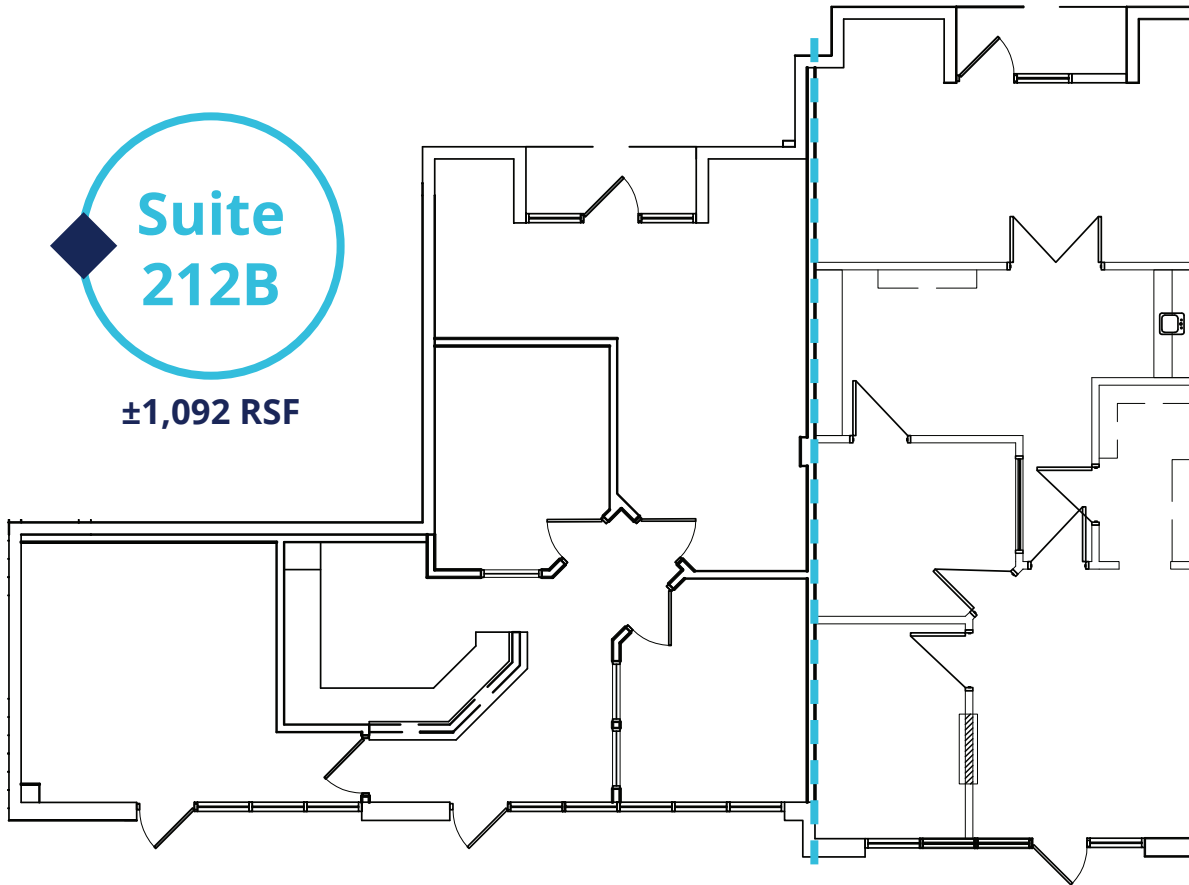
Suite  
218B

±1,379 RSF



Suite  
212B

±1,092 RSF

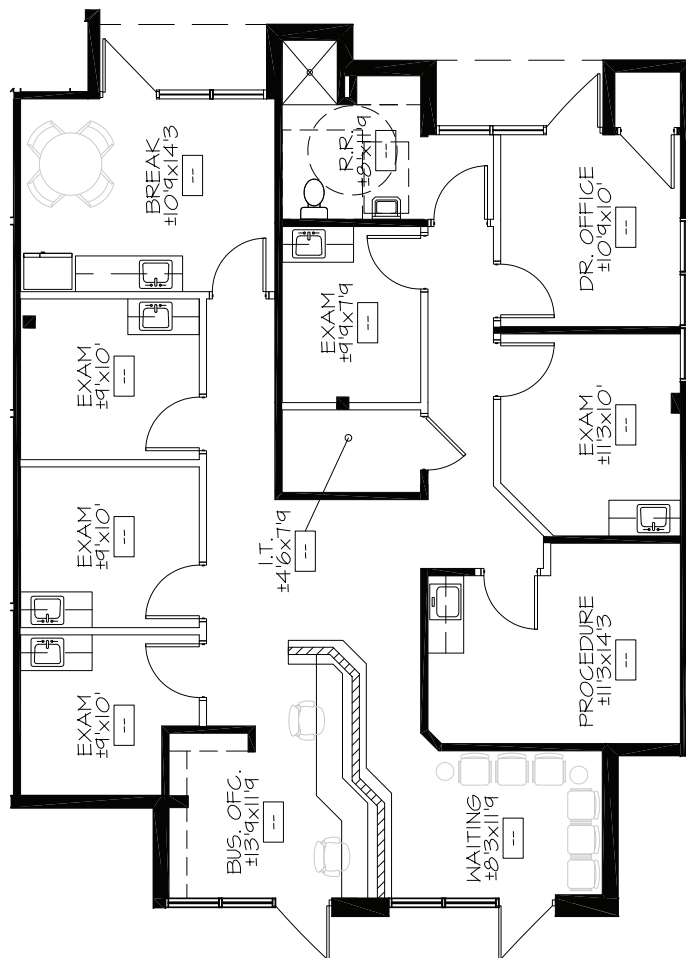


**Total Contiguous: 2,030 RSF**

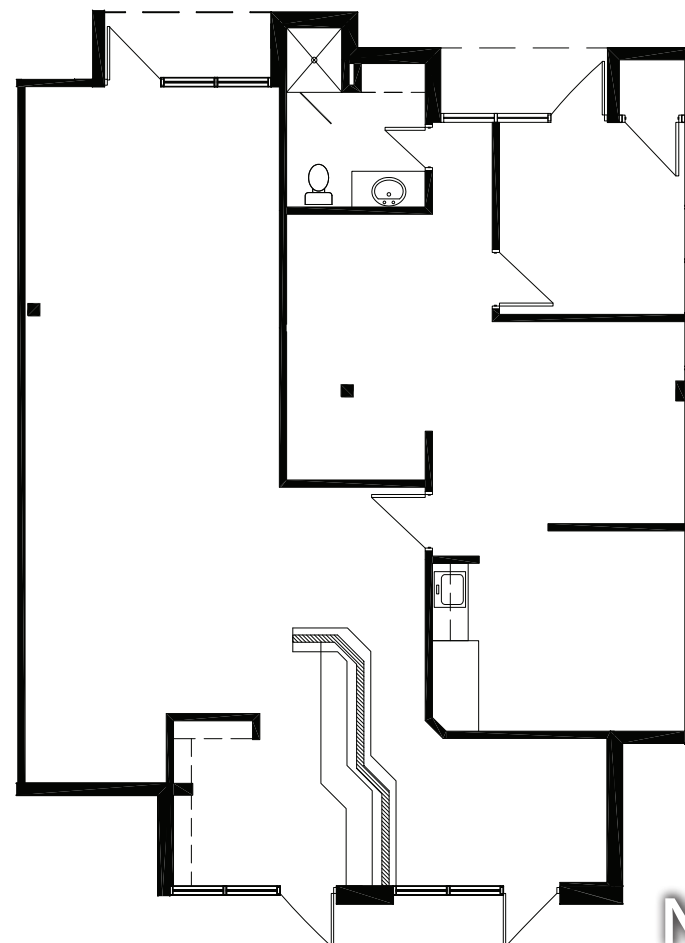


## Suite 130C

±2,048 RSF



PROPOSED PLAN

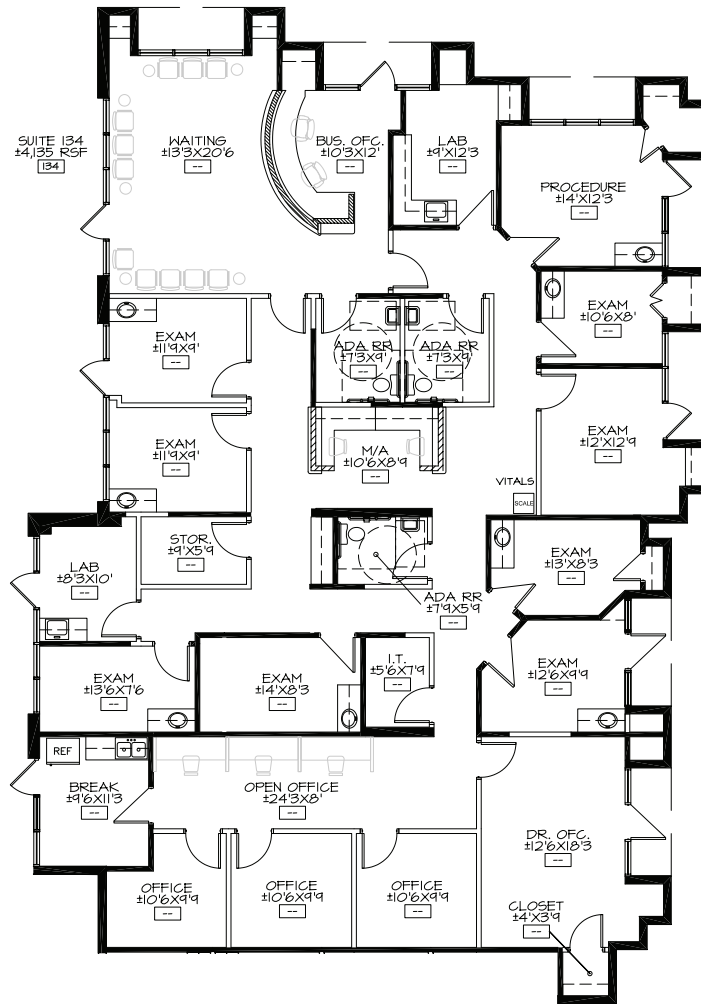


AS-BUILT

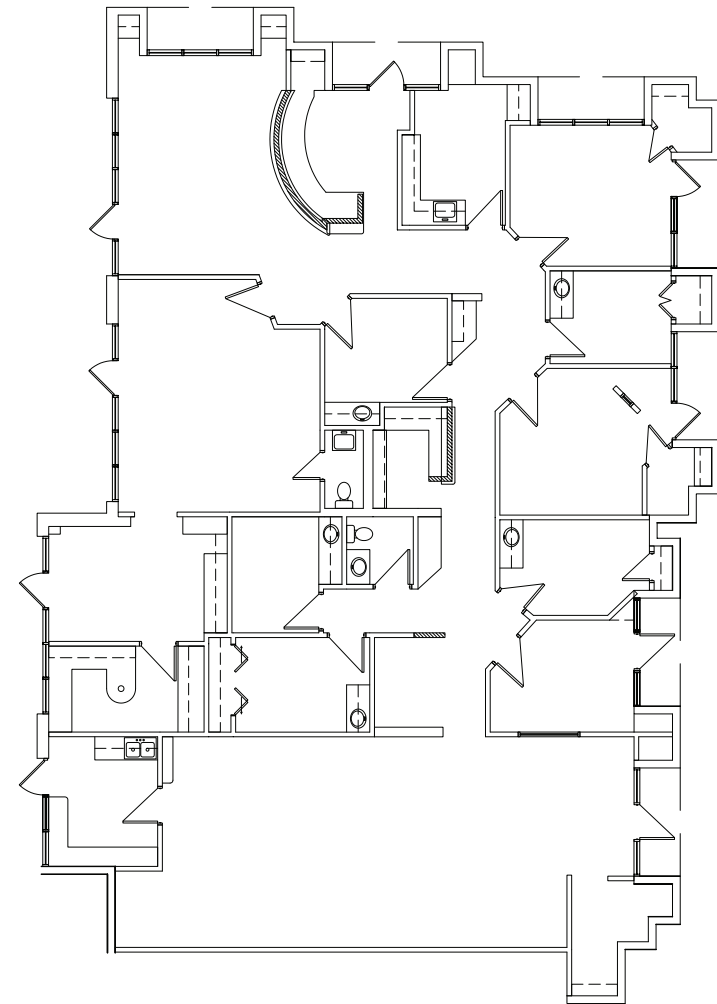


## Suite 134C

±4,135 RSF



PROPOSED PLAN

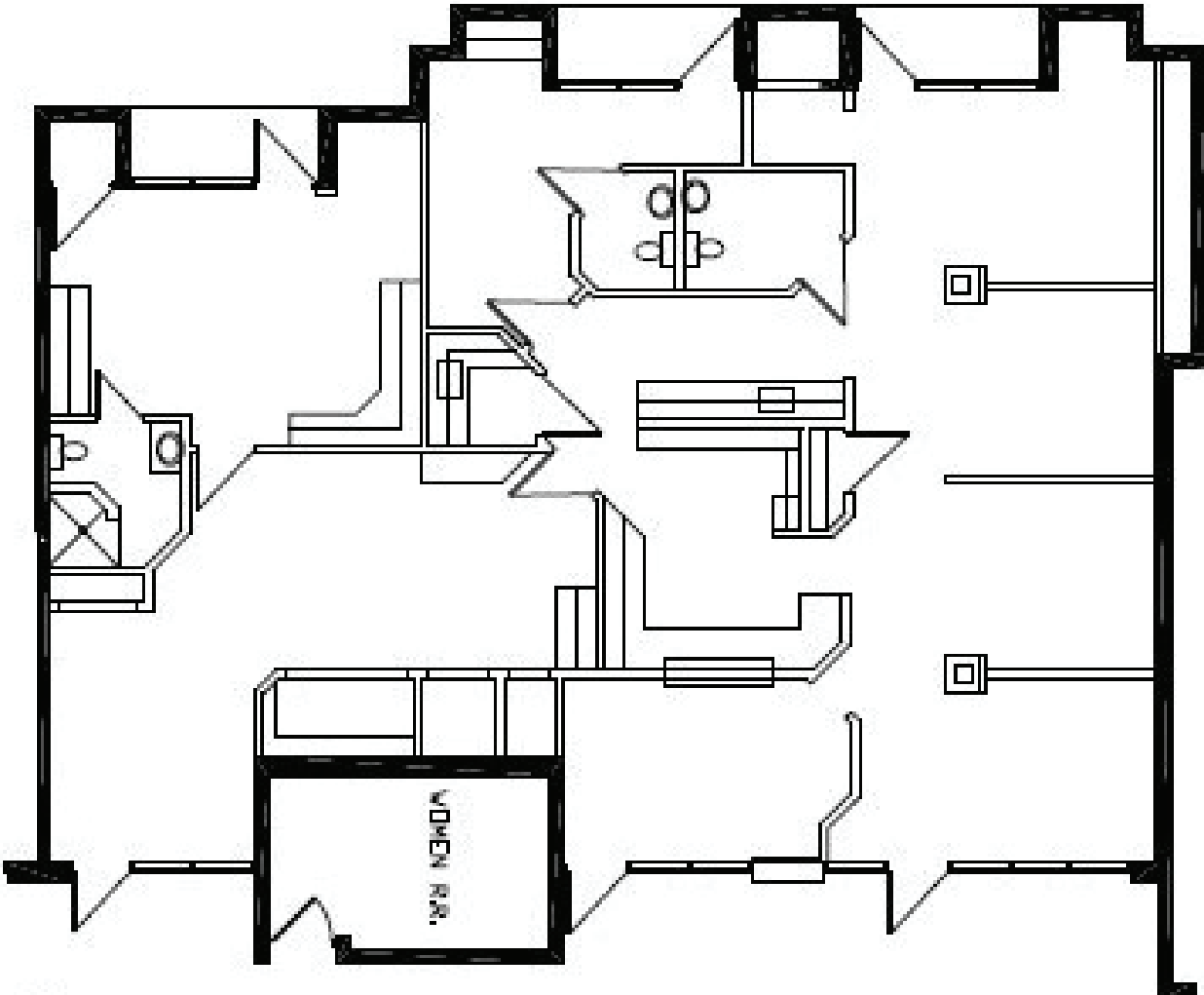


AS-BUILT



**Suite  
223C**

**±2,096 RSF**  
*Dental*





**Suite  
229C**

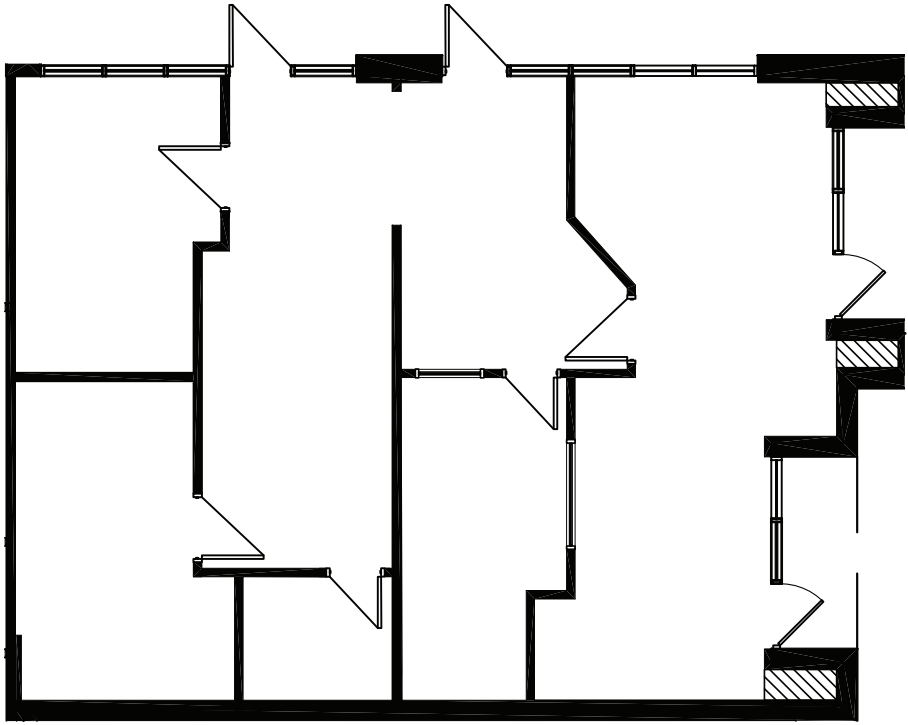
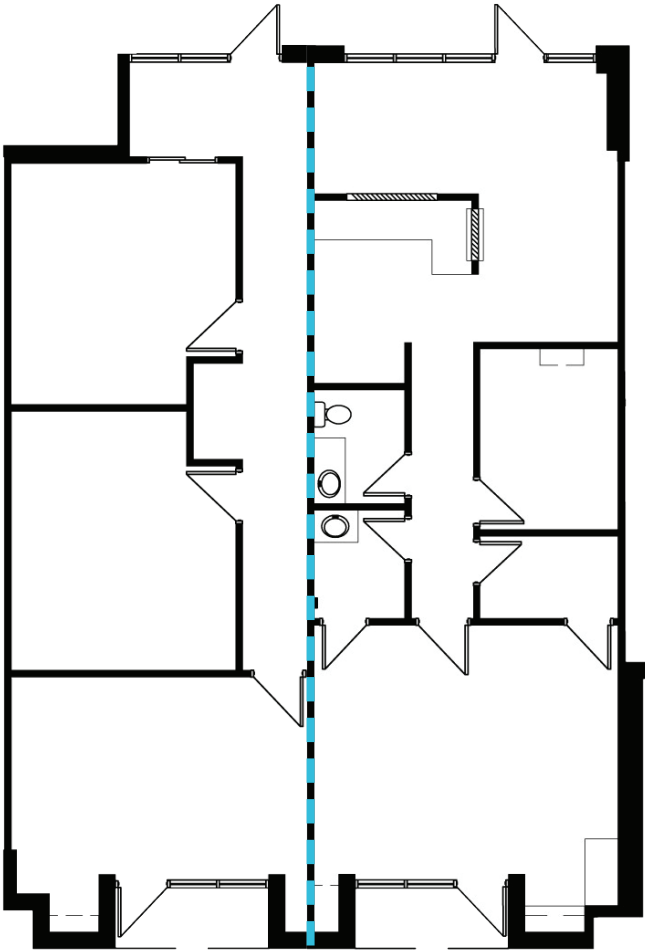
**±1,077 RSF**

**Suite  
230C**

**±998 RSF**

**Suite  
231C/232C**

**±1,285 RSF**



**Total Contiguous: 2,075 RSF**

