

PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease
Large office space available

>> [View virtual tour on youtube.com](#)



PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease
Large office space available



Property Highlights

- High-end medical spec suites available for immediate occupancy
- Large office suites available with variety of potential configurations
- Scottsdale Road frontage with monument signage
- Strong and responsive ownership
- Abundance of open visitor parking available along with reserved covered parking
- Cox and Century Link
- Beautiful courtyard and grounds



PLAZA  COMPANIES

MEGAN REEVES, CPM®

Executive Vice President Brokerage Services
623.344.4532 direct, 623.261.1982 cell
megan.reeves@theplazaco.com

PERRY GABUZZI

Senior Vice President Brokerage Services
623.344.4516 direct, 602.373.7862 cell
perry.gabuzzi@theplazaco.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA

Principal
602.954.3777 direct, 480.225.4867 cell
gkafka@learizona.com

ANDREW CHENEY

Principal
602.954.3769 direct, 602.488.4000 cell
acheney@learizona.com

OWNED BY
MARK IV CAPITAL

PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease
Large office space available



PLAZA  COMPANIES

MEGAN REEVES, CPM®

Executive Vice President Brokerage Services
623.344.4532 direct, 623.261.1982 cell
megan.reeves@theplazaco.com

PERRY GABUZZI

Senior Vice President Brokerage Services
623.344.4516 direct, 602.373.7862 cell
perry.gabuzzi@theplazaco.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA

Principal
602.954.3777 direct, 480.225.4867 cell
gkafka@learizona.com

ANDREW CHENEY

Principal
602.954.3769 direct, 602.488.4000 cell
acheney@learizona.com

OWNED BY
MARK IV CAPITAL

PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease
Large office space available

>> [View virtual tour on youtube.com](#)

Property Description

Class A office/medical office building

Location

Scottsdale Road and Mescal Street

Lease Rate

\$25.50/RSF, Full Service Office ; \$27.50/RSF, Full Service Medical

Availability

SUITE	SIZE	NOTES
115	± 3,280 RSF	Second-generation medical office suite
150	± 500 RSF	Second-generation office space
190	± 1,810 RSF	Second-generation office space (avail. 1/1/20)
210	± 2,750 RSF	Office suite
240	± 4,256 RSF	Second-generation office suite
260	± 5,467 RSF	Shell space
280	± 2,750 RSF	Second-generation office space

} ± 9,723 RSF contiguous

Comments

- Brand new office, medical office and medical spec suites from ± 500 to ± 9,723 RSF
- Professionally managed and maintained
- LEED Certification for Existing Buildings after comprehensive renovations designed to promote green and sustainable operations and practices

PROJECT RESULTS

LEED for Existing Buildings
CERTIFIED level achieved

27% energy cost savings compared
to the national average

83% reduction of potable water
for irrigation

23% reduction of potable water
for domestic use

54% of hardscape is shaded by trees
and parking canopies

PLAZA  COMPANIES

MEGAN REEVES, CPM®

Executive Vice President Brokerage Services
623.344.4532 direct, 623.261.1982 cell
megan.reeves@theplazaco.com

PERRY GABUZZI

Senior Vice President Brokerage Services
623.344.4516 direct, 602.373.7862 cell
perry.gabuzzi@theplazaco.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA

Principal
602.954.3777 direct, 480.225.4867 cell
gkafka@leearizona.com

ANDREW CHENEY

Principal
602.954.3769 direct, 602.488.4000 cell
acheney@leearizona.com

OWNED BY
MARK IV CAPITAL

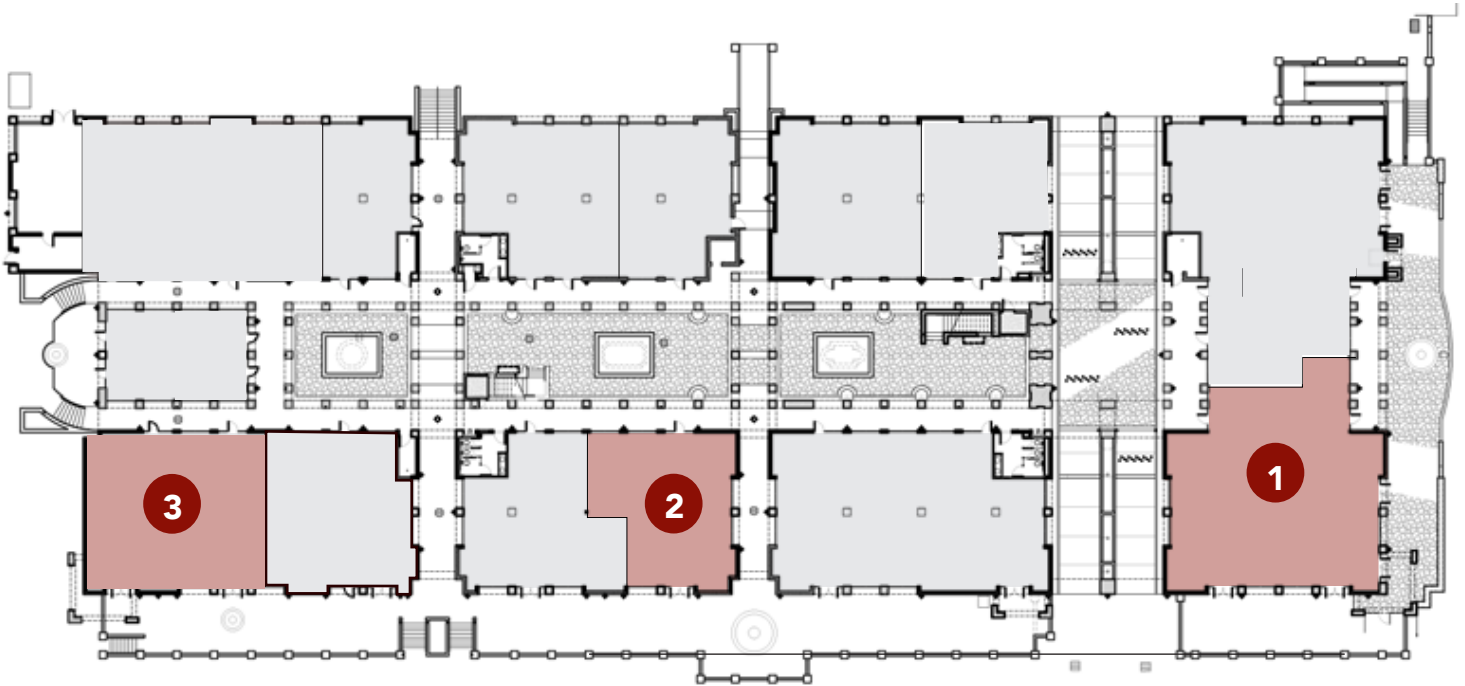
PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease

Large office space available

First Floor Site Plan



Availability

SUITE	SIZE	NOTES
1. 115	± 3,280 RSF	Second-generation medical suite
2. 150	± 500 RSF	Second-generation office space
3. 190	± 1,810 RSF	Second-generation office space (avail. 1/1/20)

PLAZA  COMPANIES

MEGAN REEVES, CPM®

Executive Vice President Brokerage Services
623.344.4532 direct, 623.261.1982 cell
megan.reeves@theplazaco.com

PERRY GABUZZI

Senior Vice President Brokerage Services
623.344.4516 direct, 602.373.7862 cell
perry.gabuzzi@theplazaco.com

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA

Principal
602.954.3777 direct, 480.225.4867 cell
gkafka@leearizona.com

ANDREW CHENEY

Principal
602.954.3769 direct, 602.488.4000 cell
acheney@leearizona.com

OWNED BY
MARK  CAPITAL

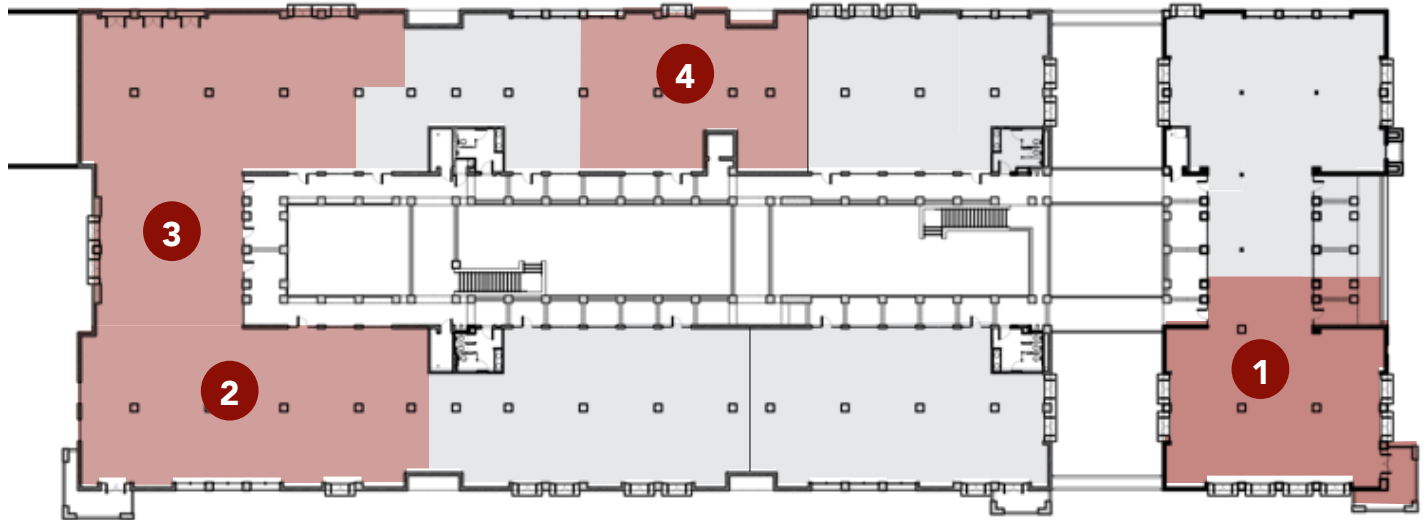
PARADISO

11000 North Scottsdale Road, Scottsdale, AZ 85254

Medical office space for lease

Large office space available

Second Floor Site Plan



Availability

SUITE	SIZE	NOTES
1. 210	± 2,750 RSF	Spec office suite
2. 240	± 4,256 RSF	Second-generation office space
3. 260	± 5,467 RSF	Shell space
4. 280	± 2,750 RSF	Second-generation medical space

} ± 9,723 RSF contiguous

PLAZA  COMPANIES

MEGAN REEVES, CPM®

Executive Vice President Brokerage Services
623.344.4532 direct, 623.261.1982 cell
megan.reeves@theplazaco.com

PERRY GABUZZI

Senior Vice President Brokerage Services
623.344.4516 direct, 602.373.7862 cell
perry.gabuzzi@theplazaco.com

 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GREGG KAFKA

Principal
602.954.3777 direct, 480.225.4867 cell
gkafka@leearizona.com

ANDREW CHENEY

Principal
602.954.3769 direct, 602.488.4000 cell
acheney@leearizona.com

OWNED BY
MARK  CAPITAL