

For lease

North Scottsdale Corporate Ctr.



Turn-Key Medical Office for Lease

6950 E Chauncey Lane, Phoenix, AZ 85054

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Property Overview

This prime office condo is perfectly positioned in the vibrant North Scottsdale submarket, merely minutes from The Promenade, which boasts exceptional shopping, entertainment, and dining experiences. With the property just a mile away from the Scottsdale Airport and easy access to the 101 Freeway, this location offers unparalleled convenience for travel.

- Great neighboring medical tenant mix
- Chauncey Ranch and Scottsdale Road location south of Loop-101 Freeway
- Close to hospitals in the surrounding area: Mayo Clinic Hospital, HonorHealth Scottsdale Thompson Peak, HonorHealth Scottsdale Shea, Abrazo Scottsdale Campus
- Across from Scottsdale 101 Shopping Center

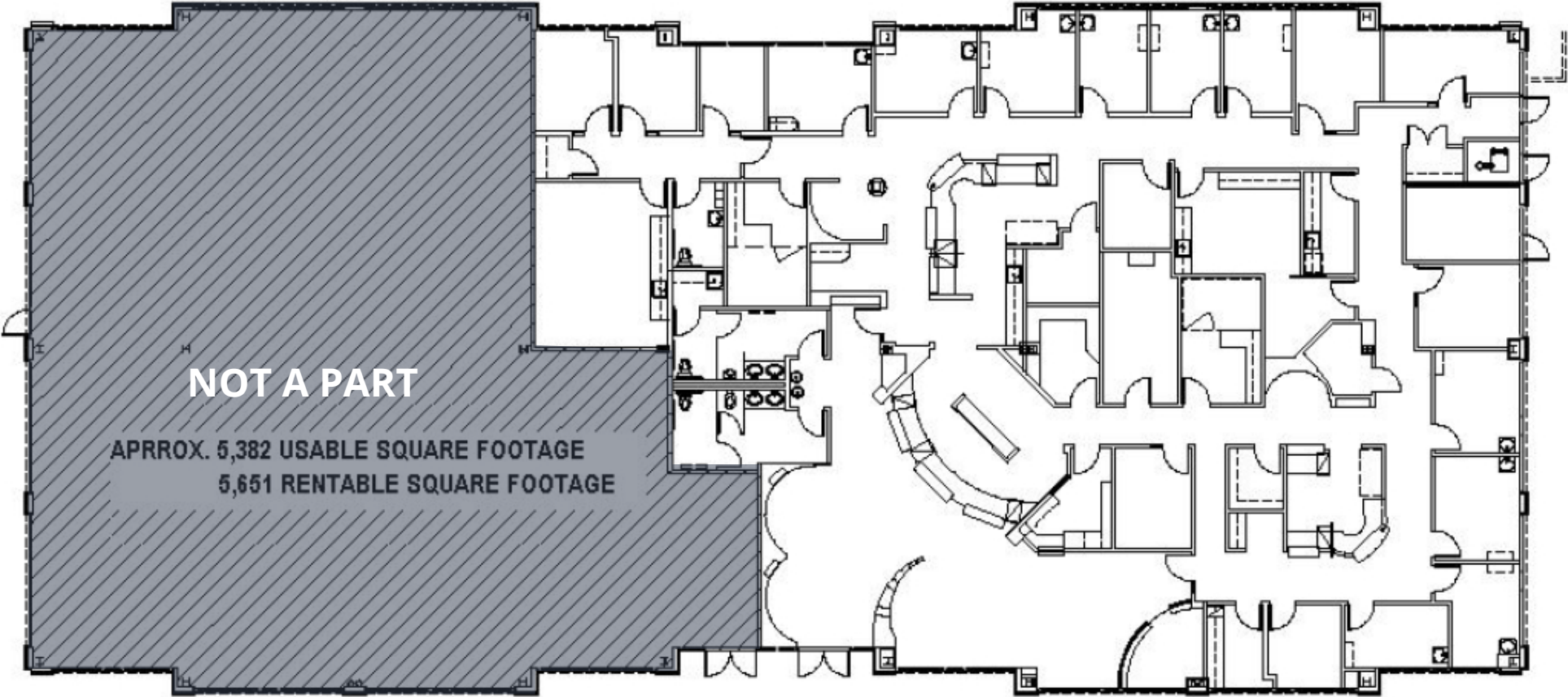
Lease Summary

Suite 100	7,844 sf
Term:	5+ years
Lease Rate:	\$29.00/sf, NNN

Solar powered property



Floor Plan



Gallery

Entry, Waiting Room
and Breakroom
/Kitchen



Gallery

9 Private Offices
10 Exam Rooms



Gallery

2 X-Ray Rooms



Aerials



PGA TOUR SUPERSTORE
 EoS FITNESS
 HOGGY LOBBY
 DICK'S SPORTING GOODS
 Freddy's STEAKBURGERS
 Ashley HOMESTORE
 Orangetheory
 Chick-fil-A
 SUBWAY
 Harkins Theatres
 Carlos O'Brien's
 Bowlero

Mayo Blvd



Chauncey Ln

STARBUCKS COFFEE
 DESSERT
 WILD BEANS CEREAL

LOOP 101

Trade area

PET SMART
 WHOLE FOODS MARKET
 PROTEINHOUSE
 ROAD RUNNER SPORTS
 MATTRESS FIRM
 The Container Store
 INGO'S
 BUCK & RIDER
 PADDY O' furniture

AMERICANO
 CHAUNCEY SOCIAL
 Lou Malzatti's PIZZERIA
 oeb Breakfast Co.

Hayden Rd

Bell Rd

Scottsdale Rd

PAINTED TREE BOUTIQUES
 IN-N-OUT BURGER
 SKECHERS
 UrbanExchange LUXURY RESALE
 WORLD MARKET
 ULTA BEAUTY
 Michael's
 FIRST WATCH
 PET SMART
 OLD NAVY
 BENIHANA
 BUFFALO WILD WINGS
 LIVING SPACES
 five BELOW
 NORDSTROM RACK

Paradise Ln

64th St

EVEREVE
 STARBUCKS COFFEE
 MISSION
 UNTUCKit
 Sur la table
 Malbon Snooze SHADY RAYS
 alo P.F. CHANG'S ALLEN EDMONDS
 AN AM FABRY PORT WASHINGTON

PATIO The Art of Outdoor Living
 FABLETICS
 SEPHORA
 west elm
 lululemon
 URBAN OUTFITTERS
 LIP.LAB
 POTTERY BARN
 ALBION
 Apple



Greenway Pkwy

Greenway Pkwy

Hayden Rd

Medical in area

Thompson Peak Medical Center

Chauncey Ln

Bell Rd
56th St

Scottsdale Rd

Hayden Rd

64th St

Greenway Rd







Thunderbird Rd

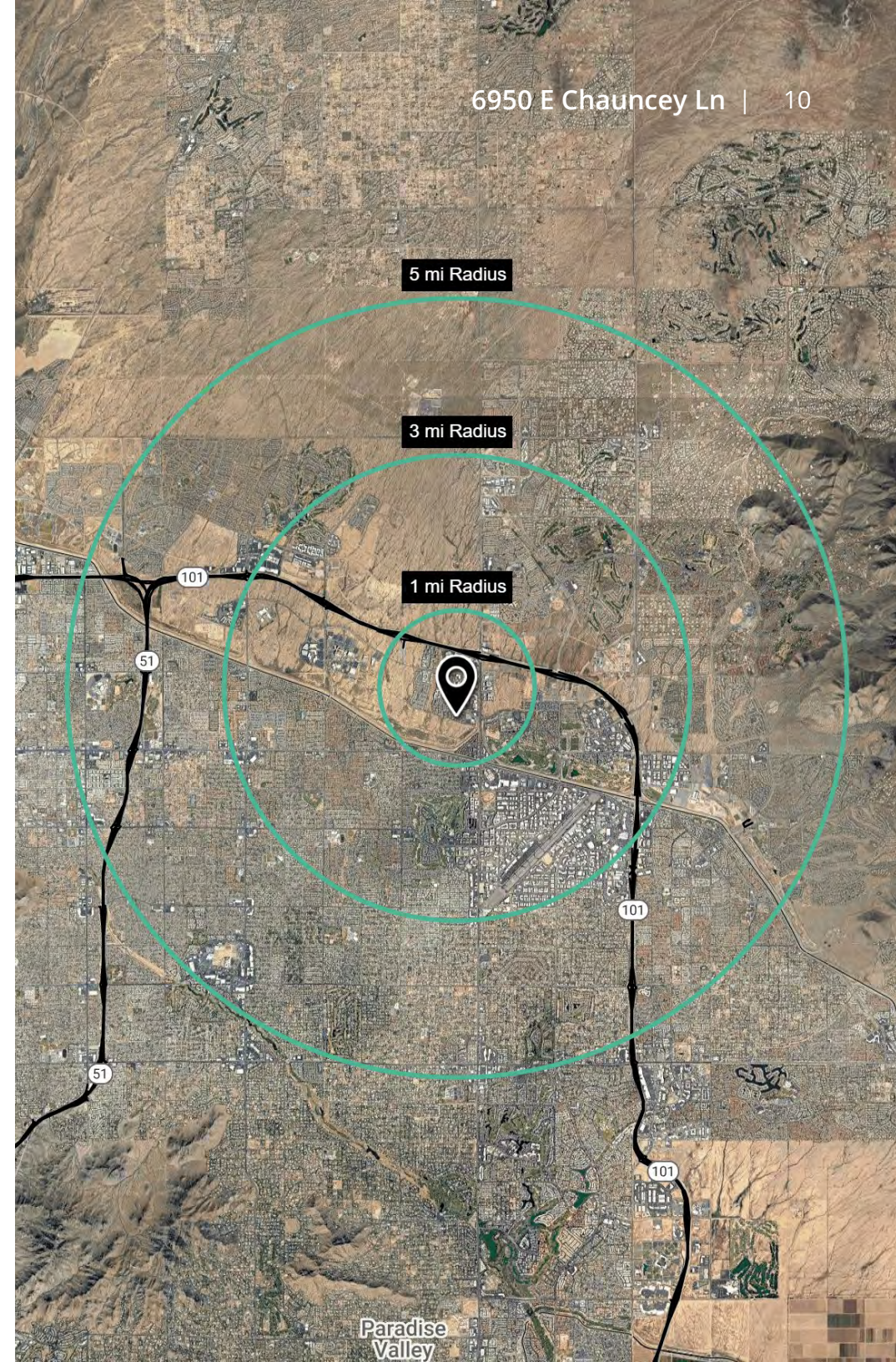
Pima Rd

LOOP 101

11

Demographics

 Population	1-mile 7,699	3-miles 66,620	10-miles 190,840
 Median age	1-mile 35.2	3-miles 43.1	10-miles 43.4
 Daytime employment	1-mile 4,712	3-miles 91,724	10-miles 148,609
 Avg. HH income	1-mile \$139,348	3-miles \$168,575	10-miles \$177,102
 HH units	1-mile 4,971	3-miles 35,677	10-miles 94,362
 Avg. minutes to work	1-mile 19.5	3-miles 20.3	10-miles 20.6





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