ONE SCOTTSDALE®
MEDICAL

20159 N. Scottsdale Road
Scottsdale, AZ 85255

Elevate to One

RYAN

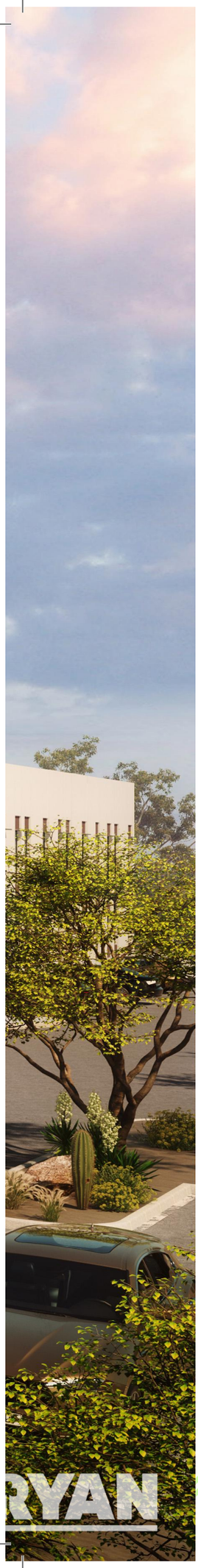
JLL®

Jones Lang LaSalle Americas, Inc.
License #: CO508577000

Elite Space. Five-Star Location.

One Scottsdale's location provides today's most discerning tenant with an exclusive advantage. Rising at the intersection of Scottsdale Road and Loop 101, One Scottsdale puts the Valley's desirable amenities, and it's luxurious lifestyle, within convenient reach. Scottsdale employees enjoy refined shopping opportunities, lavish dining experiences, exclusive cultural events, and quality of life that is unmatched anywhere in the U.S.

RYAN



Property Highlights

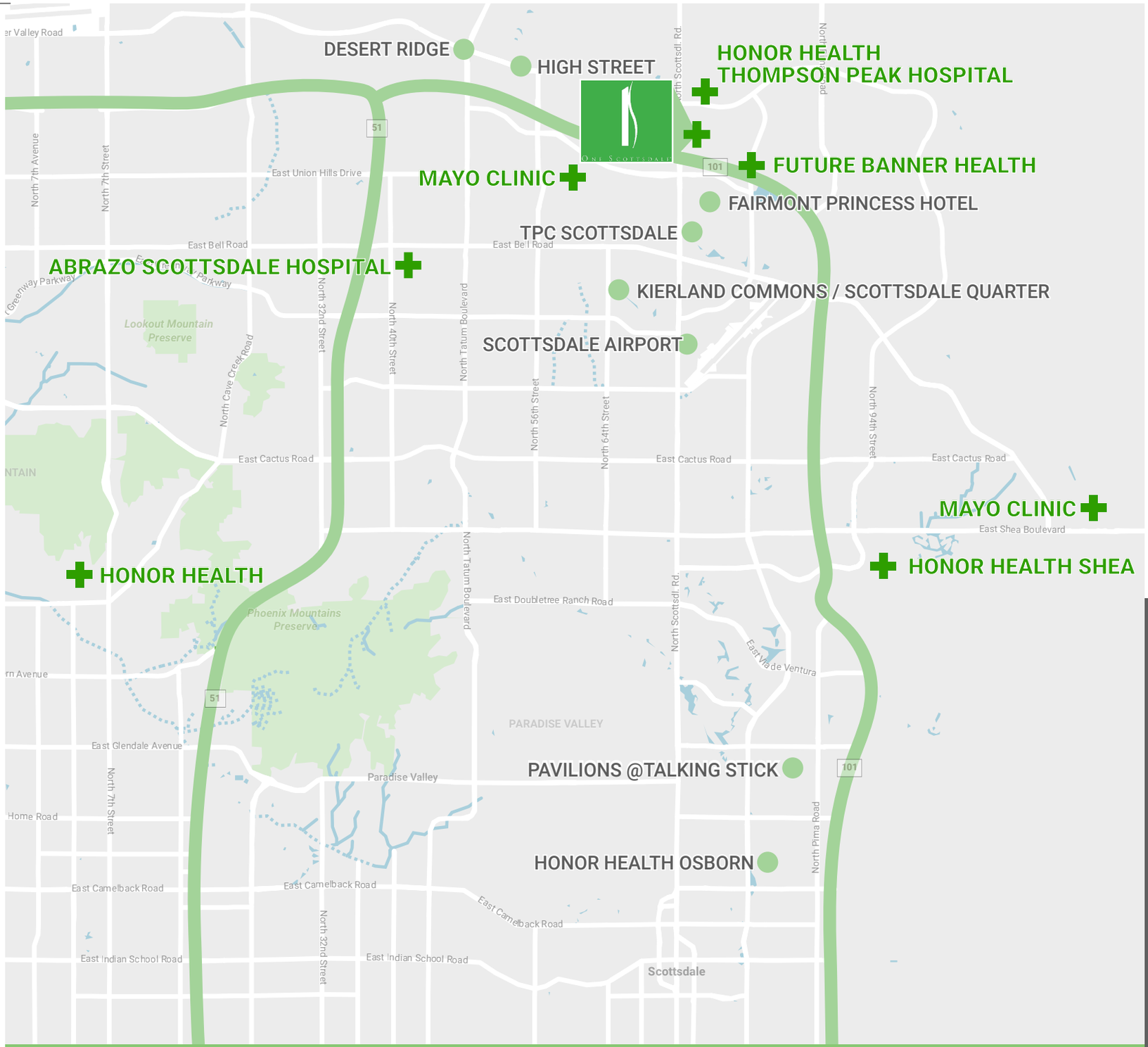
- One Scottsdale is a 120-acre masterplan development destination, including Class A medical office, retail, hotel, and residential developments woven together by outdoor common spaces
- Pristine location in Scottsdale's newest Healthcare Corridor
- A ±98,000 square foot, Class A, medical office building situated at the intersection of Scottsdale Road & Thompson Peak Parkway in Scottsdale, Arizona
- Located directly across the street from HonorHealth Thompson Peak Medical Center
- Abundant parking suited for medical office
- 3 miles from Mayo Clinic Hospital and planned bioscience corridor
- 1.9 miles from Banner's new hospital, Banner Health North Scottsdale hospital campus
- Opening Spring 2024
- Developed by Ryan Companies US, Inc., a full service commercial real estate company with experts in design, construction, management, and financing.

MEDICAL OFFICE BUILDING
Total Building Area: ± 98,000 SF
Site Area: 6.52 Acres
Retail
3.52 Acres
Hilton Hotel Suites
Restaurants
Retail
Plastic Surgery
Center/Medspa
Quicktrip

Property Overview

With excellent access to the Loop 101 freeway, stunning views of the surrounding mountains, and unparalleled access to high-end dining and shopping, the North Scottsdale submarket has plenty to offer.

Surrounded by five area hospitals (HonorHealth Thompson Peak Medical Center, HonorHealth Scottsdale Shea Medical Center, Abrazo Scottsdale, Mayo Clinic Hospital, and Future Banner Hospital), this central location is ideal for any medical office user.



58.26%
Bachelors Degree or Higher

$92,873
Median Household Income

45
Median Age

Source: ChooseScottsdale.com

Why Scottsdale

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture.

#1
Best City for Jobs
-Wallet Hub2019

#1
City in the US to Live and Active Lifestyle - WalletHub 2018

7th
Safest City in the US
-Lawstreet Media

135,334
Labor Force

4.7%
Unemployment Rate

0.2%
Unemployment Rate Change (1 year)

Honor Health

- Honor Health has six hospitals across metro Phoenix. Five hospitals have achieved Magnet status, the gold standard for nursing care, an honor earned only by 6% of the nation's hospitals
- Honor Health Scottsdale Thompson Peak Medical Center is a premier 120-bed facility offering in-depth medical, surgical and emergency care services and is recognized as one of "America's 100 Best Hospitals" across several service lines

Mayo Clinic:

- Will add nearly 2,000 jobs to the existing 8,545 current employees with a $748 million expansion
- Will add 1.4 million square feet of building space and increase inpatient beds from 280 to 374 by 2023
- The project includes adding a six-story patient tower, a three-floor addition to an existing building, a three-story facility for an expanded emergency room and additional parking

Ilume:

- Building is fully lab enabled for health or biotech companies who need lab space
- The building includes 267,000 square feet of office space, 38,000 square feet of lab space and 67,000 square feet of research and development space. It totals four stories and also includes a 110-person auditorium and a 1.5-acre rooftop park space

Banner Health:

- The state's largest health system purchased 40 acres at the northeast corner of Loop 101 and Hayden Road.
- The proposed 300 bed hospital campus will be located at the NWC of Loop 101 and Hayden Road
- Plans to begin construction 2023.

Scottsdale's Cure Corridor

- From education and research, to clinical trials and patient care delivery, it's happening in Scottsdale.
- 36 different medical facilities all located within a 10 mile radius
- 3 of the 5 largest healthcare employers in Scottsdale

Life Sciences By The Numbers

$2.5B
in direct economic output

$3.5B
in direct output

$68,000
Average salary

33,000
jobs

13%
of Phoenix-Metro area Life Sciences employment is in Scottsdale

Banner Health®

MAYO CLINIC

HONORHEALTH

CVSHealth®

The Cure Corridor is a network of healthcare game-changers and includes more than 50 of the most innovative companies in Arizona

Sources: AZ Big Media & ChooseScottsdale.com

There are millions of reasons, but only One Scottsdale Medical

Mari Lederman
Vice President
+1 602 282 6325
mari.lederman@jll.com

Katie McIntyre
Vice President
+1 602 282 6357
katie.mcintyre@jll.com

Taylor Kuykendall
Project Coordinator
+1 602 282 6323
taylor.kuykendall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.