

PLAZA LEYENDA OFFICE/MEDICAL COMPLEX | CENTRAL SCOTTSDALE SUBMARKET

MEDICAL / OFFICE CONDO FOR SALE 2,157± SF

10679 N FRANK LLOYD WRIGHT BLVD | SUITE 102 | SCOTTSDALE, AZ 85259

OWNER/USER OPPORTUNITY



Purchase Price:
\$916,725 (\$425/Sf)

- New Roof 2026
- Located in a Class "A" Medical Office Complex in Central Scottsdale
- Architecturally Appealing Exterior Featuring Stone Columns & Unique Features
- Modern Finishes with a Great Layout!
- Convenient Access to Loop 101 / Shea Freeway Interchange

Contact John or Suzanne for additional information:



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10679 N FRANK LLOYD WRIGHT BLVD | SUITE 102 | SCOTTSDALE, ARIZONA 85259

ADDRESS: 10679 N Frank Lloyd Wright Blvd. Building F, #102

SIZE: 2,157±sf three-star single-story medical-zoned office condo, constructed in 2007.

IMPROVEMENTS:

New roof & freshly sealed/stripped parking lot 2026

FEATURES:

- Lobby
- Reception
- Six (6) office/exam rooms
- One (1) executive office with private entry and closet
- Large open work area
- Two (2) restrooms
- Ten (10) sinks
- Break room with sink, cabinets, dishwasher, and reverse osmosis
- Contemporary fixtures and finishes, tiled flooring, well windowed for great lighting throughout

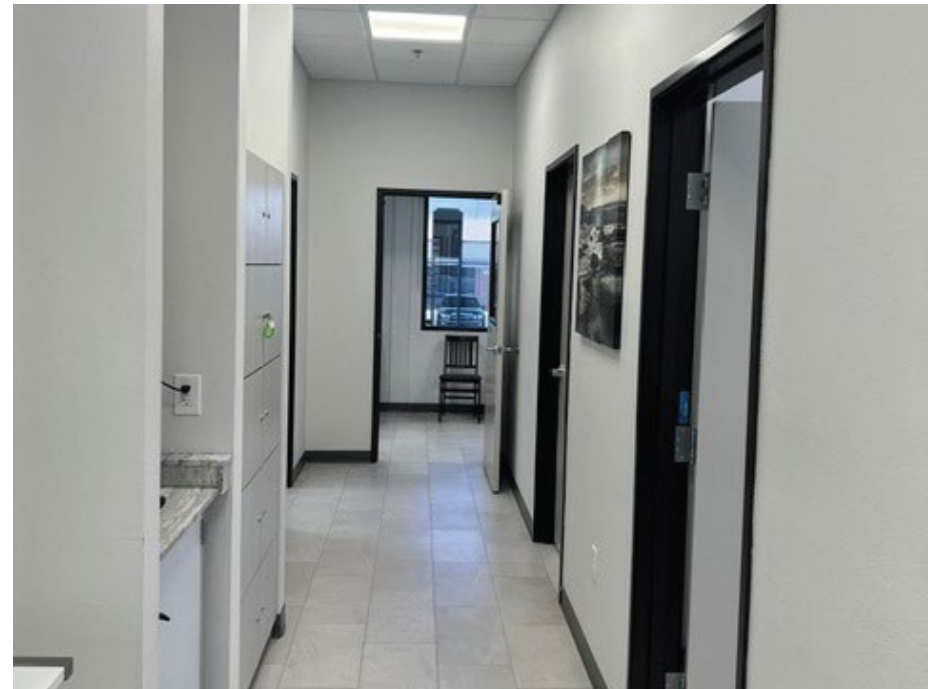
LOCATION: Plaza Leyenda Medical Office Complex, in the Central Scottsdale Submarket, 2.5 miles from Loop 101 / Shea Blvd interchange, within minutes of Mayo Clinic and Honor Health Hospital.

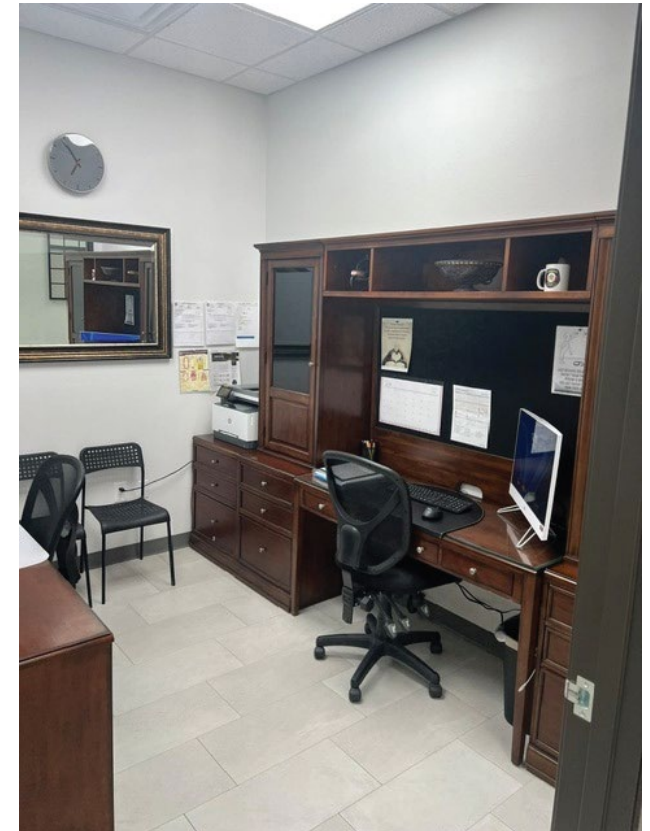
PARKING: 5.20/1,000 ratio. Includes one (1) covered parking spot

ZONING: C-3, City Of Scottsdale

PRICE: \$916,725 / \$425/sf

Current ownership owns and operates a dental lab and would consider an asset sale of the business





E FRANK LLOYD WRIGHT BLVD



SUBJECT



PLAZA LEYENDA

Plaza Leyenda is a Class 'A' office/medical condominium complex comprised of 10 buildings (six single-story and four, two-story). Distinctive design including exterior stone columns, custom contemporary rock water features, serene courtyard with sitting area and raised landscaping wall, and copper accented lighting features, offering maximum security with a professional ambience.

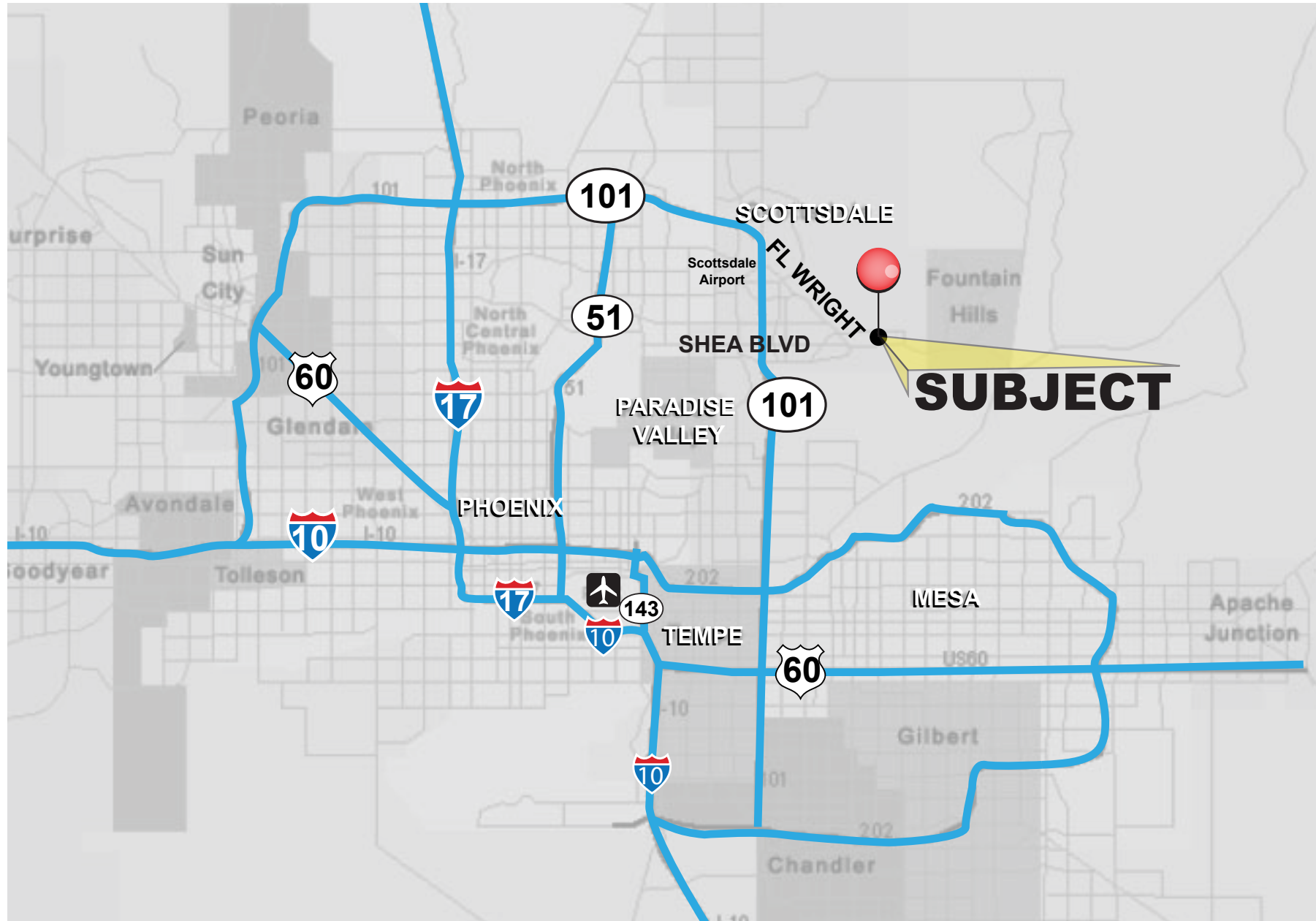


AVERAGE
45,000
CARS/DAY!

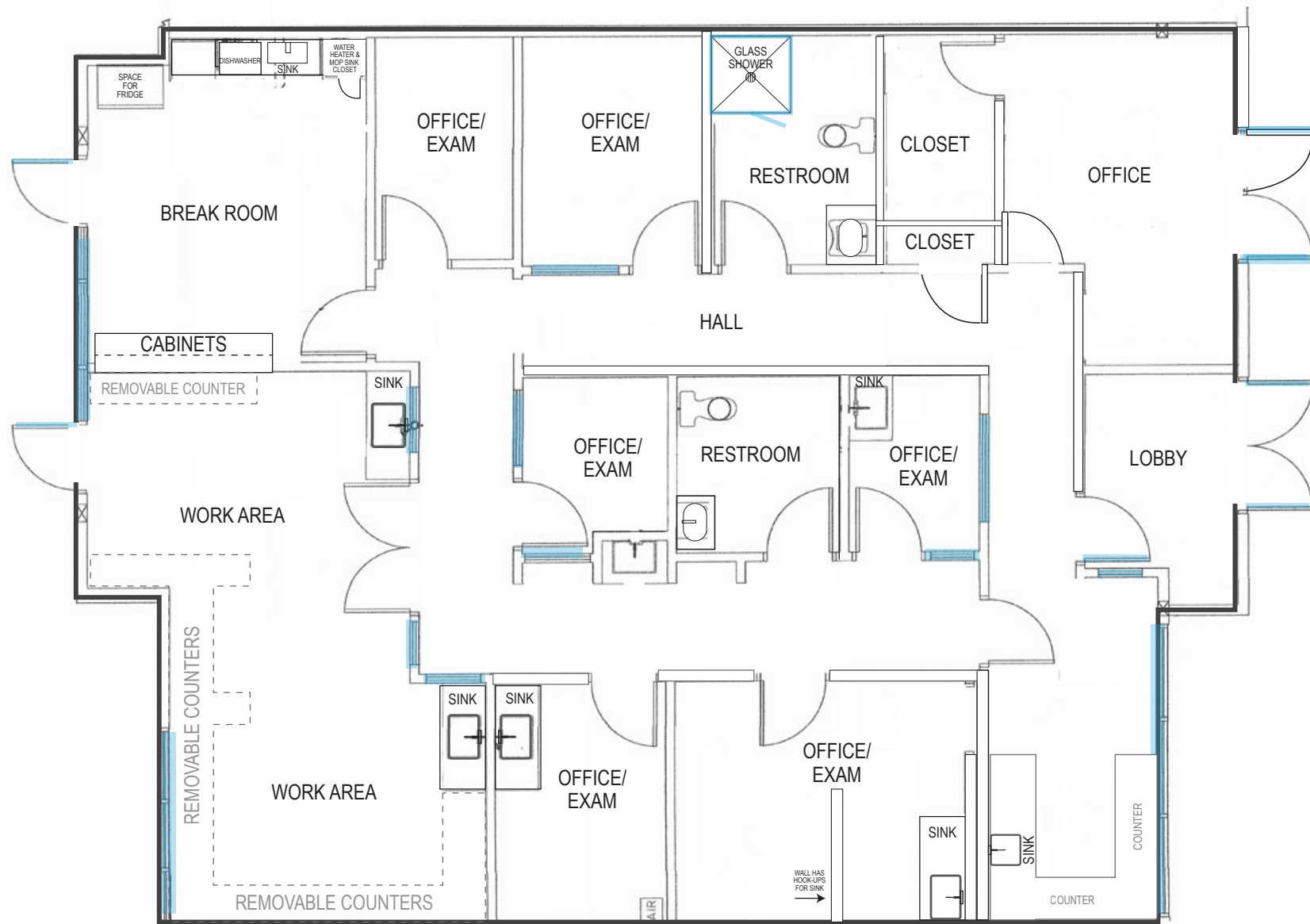
E SHEA BLVD

PLAZA LEYENDA OFFICE MEDICAL CONDOMINIUM COMPLEX

- Fantastic North Scottsdale location with convenient Loop 101 access
- Situated on the northeast corner of N Frank Lloyd Wright Blvd. and Shea Blvd.
- Great signage visibility (monument & building) with high traffic volume
- High demographic (2025 five-mile radius): Population: 100,481 | Avg annual HH Income: \$155,477



2,157± SF

**NOT TO SCALE**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.