



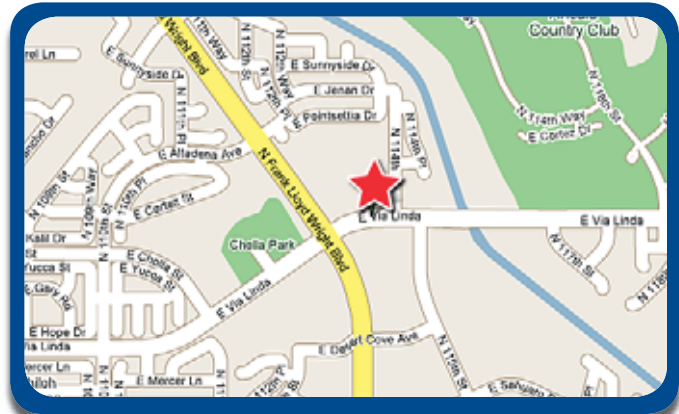
CLOSE TO 2 HOSPITALS



▼ ANCALA MEDICAL PLAZA

| | |
|----------------------------|--|
| Cross Roads | Via Linda Road and 114th Street - Minutes from Loop 101 |
| Building Size | 15,068 RSF |
| Availability | Suite 101 } 8,263 RSF 2,298 RSF Suite 105/106 } Contiguous 5,965 RSF * All Suites are Divisible. |
| Lease Rate | \$18.00 per RSF, Full Service |
| Annual Increases | 3.0% |
| Tenant Improvements | Negotiable |
| Load Factor | 4.57% |
| Operating Expenses | Base Year |
| Parking | 5.4:1,000 SF |
| Regional Hospitals | <ul style="list-style-type: none"> • Scottsdale Healthcare Shea • Mayo Clinic - Scottsdale |

11390 E Via Linda Rd Scottsdale, AZ 85259



courtesy of maps.google.com



For more information, contact:

Kathleen M. Morgan, CCIM
(602) 809-1048
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
(602) 369-6864
ttalbot@gpe1.com

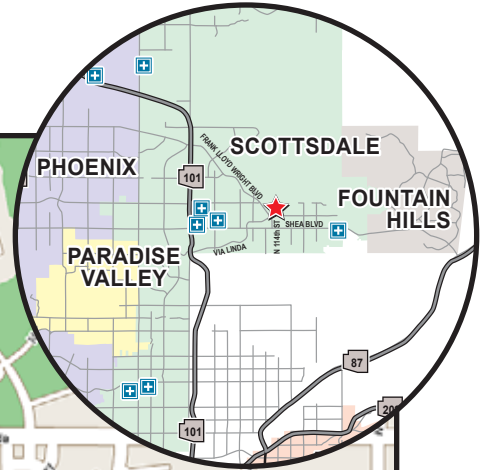
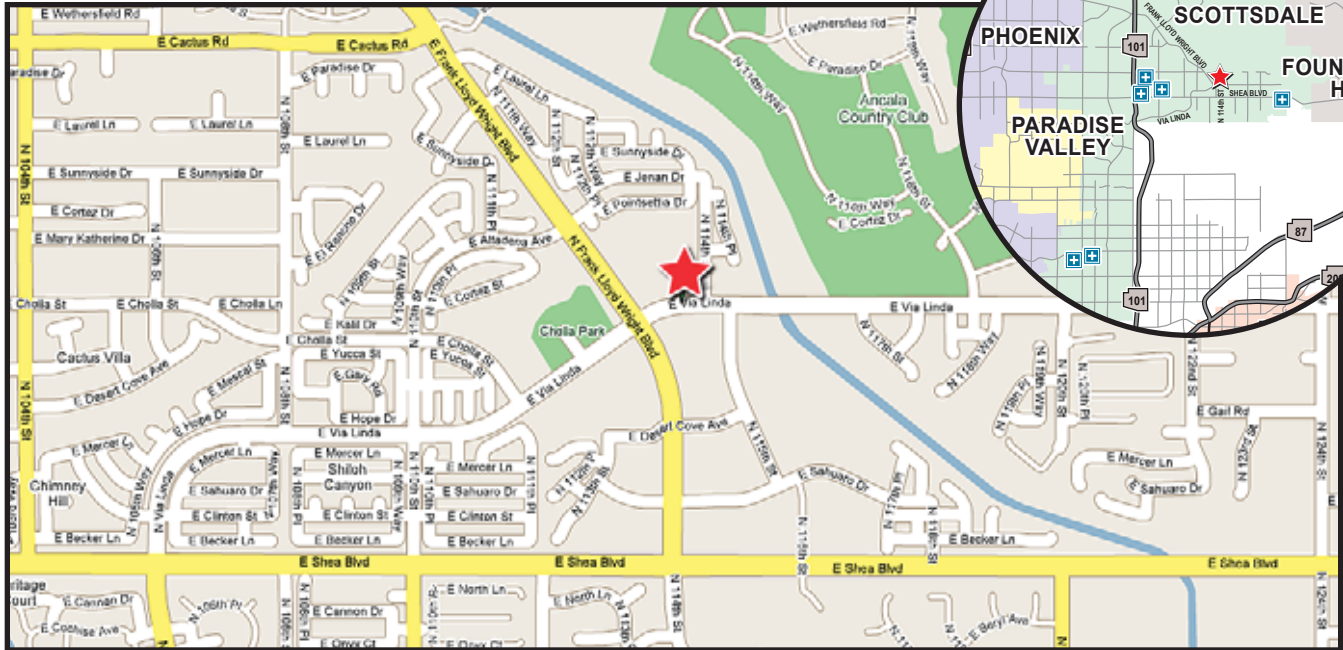
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ANCALA MEDICAL PLAZA

11390 East Via Linda Road | Scottsdale, AZ 85259



Location



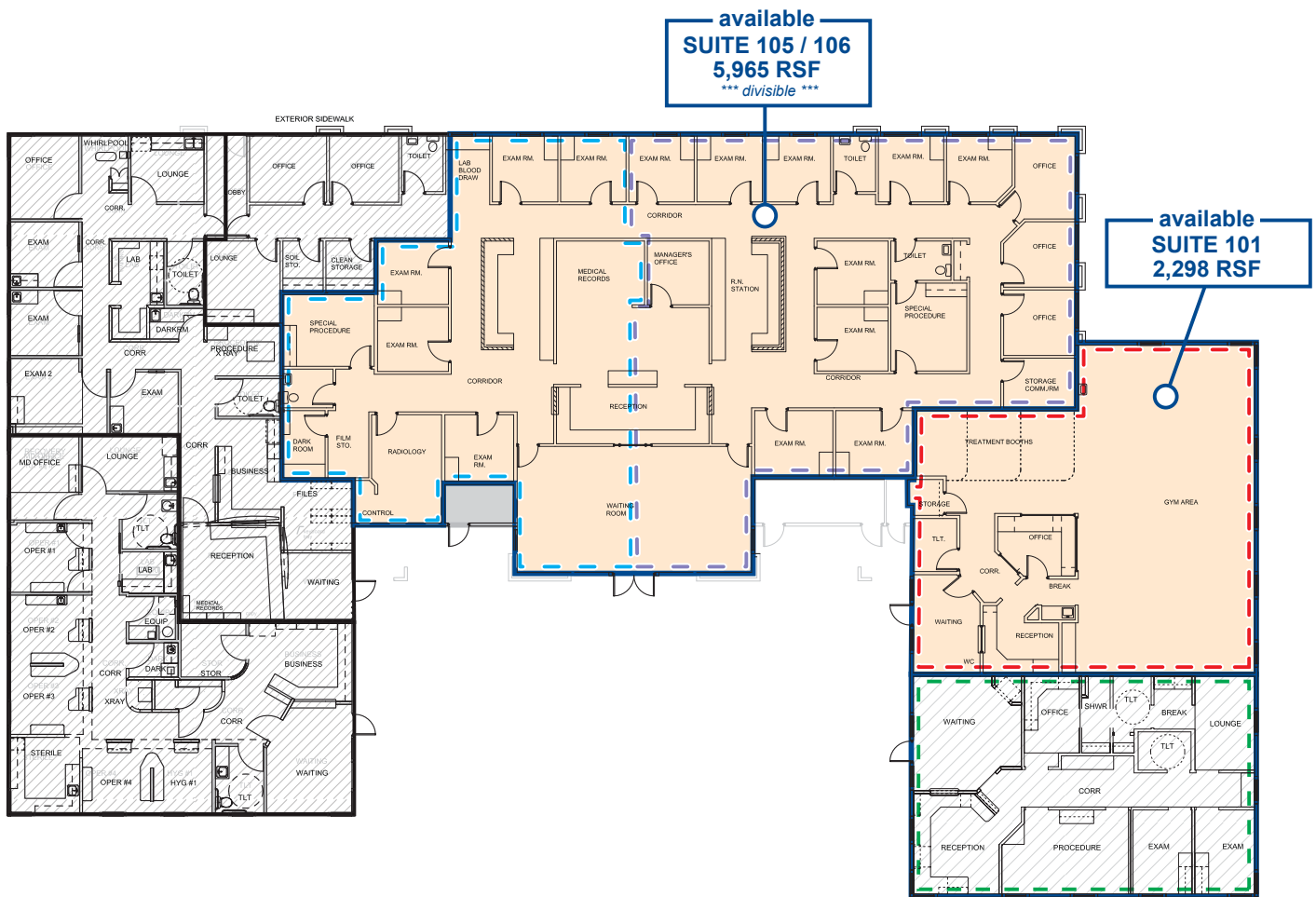
ANCALA MEDICAL PLAZA

11390 East Via Linda Road | Scottsdale, AZ 85259



Master Floor Plan

Suite 105/106 and Suite 101, 8,263 RSF Contiguous Space



Total Building: 15,068 RSF

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Master Floor Plan

Suite 105/106 and Suite 101: 8,263 RSF Contiguous Space

