

# FOR SALE



## SPACIOUS AND BRIGHT OFFICE DESIGNATED FOR YOUR PRACTICE

4727 E UNION HILLS DRIVE & N TATUM BOULEVARD SUITE 100  
PHOENIX, AZ 85050

*Welcome to Your New Medical Office*

**Step into a spacious and bright 2,500 sq. ft. office designed with your practice in mind. This beautiful office features multiple windows that flood the space with natural light, creating a welcoming and comfortable environment for both patients and staff.**

### OFFICE FEATURES:

- ◇ 6 Treatment Rooms: Perfect for patient consultations and treatments.
- ◇ 3 Offices: Private spaces for administrative work or consultations.
- ◇ 2 Storage Rooms: Ample space to keep your supplies organized.
- ◇ Large Physical Therapy Room: Ideal for rehabilitation and therapy sessions.
- ◇ Restrooms: Conveniently located for staff and patient use.
- ◇ Large Entry Area and Intake Desk: A welcoming reception area for patients.
- ◇ 2 Private Covered Parking Spaces: Enjoy the convenience and security of private parking. Plenty inpatient parking as well.

### PERFECT FOR:

- ◇ Chiropractors
- ◇ Medical Offices
- ◇ Physical Therapy Practices
- ◇ Health and Wellness Centers

## PRIME LOCATION:

- ◇ Highly Visible: Situated on a 1.81-acre lot with 311 feet of frontage on E. Union Hills Dr. and N. Tatum Blvd., two main thoroughfares in the Scottsdale/Phoenix market.
- ◇ Close to Major Thoroughfares: Easy access to AZ Loop-101 (156,000+ VPD) and AZ State Route-51 (82,000+ VPD).



## THRIVING EMPLOYMENT CORRIDOR:

- ◇ Located in one of Scottsdale's strongest employment areas with over 12,500 businesses and 120,990 employees within a 5-mile radius.
- ◇ Nearby major employers include:
  - ◇ American Express (3,000+ employees)
  - ◇ Mayo Clinic Hospital (#1 Hospital in Arizona – 6,600+ employees)
  - ◇ Sumco Corporation (864+ employees)



## CONVENIENTLY CLOSE TO HIGH-PROFILE RETAIL:

- ◇ Desert Ridge Marketplace (1.3M sf., anchored by Target, Kohl's, Marshalls & HomeGoods)
- ◇ Scottsdale 101 (1.3M sf., anchored by Dick's Sporting Goods, Whole Foods Market, Ethan Allen, Ashley Homestore)
- ◇ Scottsdale Quarter (400,000 sf., anchored by H&M, iPic Theaters, Apple, Restoration Hardware)
- ◇ Kierland Commons (437,000 sf., notable tenants include Crate & Barrel, Madewell, Sur La Table)
- ◇ The Promenade (569,000 sf., notable tenants include Lowe's, Living Spaces, Michael's, Cost Plus, Trader Joe's)



## AFFLUENT DEMOGRAPHICS AND GROWTH:

- ◇ Household income: \$94,823 within a 5-mile radius.
- ◇ Current population: 230,000+.
- ◇ Projected growth rate: 7.15% (2019-2024).



MAKE THIS INVITING AND WELL-LOCATED OFFICE  
THE NEW HOME FOR YOUR MEDICAL PRACTICE.  
CONTACT US TODAY FOR MORE DETAILS AND TO SCHEDULE A TOUR!



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