



Freestanding Arcadia Office For Sale

5635 E. THOMAS ROAD | SCOTTSDALE, AZ 85251

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 5635 E Thomas Road, located in the highly coveted Arcadia trade area. Originally built in 1988 and fully remodeled in 2019, this ±8,672 SF office building has undergone a complete interior and exterior transformation, offering a turnkey, move-in ready space perfect for an Owner/User. The property offers prominent signage opportunities providing excellent visibility with ±29,000 vehicles passing daily on Thomas Road and direct exposure to the main entrance of Arizona Country Club.

Conveniently located with easy access to Loop 101, Loop 202 and SR-51, the property allows for seamless freeway travel. Nestled between Arcadia, Biltmore, and Old Town Scottsdale, the area boasts top-tier dining, shopping, hotel, and retail amenities all within close proximity. Nearby attractions like Global Ambassador, Phoenician, Buck & Rider and Steak 44 further elevate the location's appeal, making it a strategic choice for businesses seeking a prominent presence in Phoenix.

PROPERTY HIGHLIGHTS

- » Freestanding Owner/User Opportunity Directly Across From Arizona Country Club
- » Potential For The Property to be Delivered Fully Furnished
- » Prominent Building Signage Fronting the Heavily Trafficked Thomas Road
- » Fully Renovated Move-In Ready Building with Contemporary Finishes Throughout
- » Multiple Points of Entry/Exit within the Building & 2 Private Patios
- » Effortless Pull Up Parking with Easy Drive Around Access



OFFERING SUMMARY



Sale Price: \$3,500,000 (\$403.60/SF)



Building Size: ±8,672 SF



Lot Size: ±0.86 AC (±37,288 SF)



Built/Renovated: 1988/2019



Zoning: S-R, City of Scottsdale
([View Zoning Details](#))



Parking: ±3.82/1,000 SF
(15 Covered & 18 Surface)



Furniture: Negotiable



2023 Taxes: \$19,700.32 (\$2.27/SF)



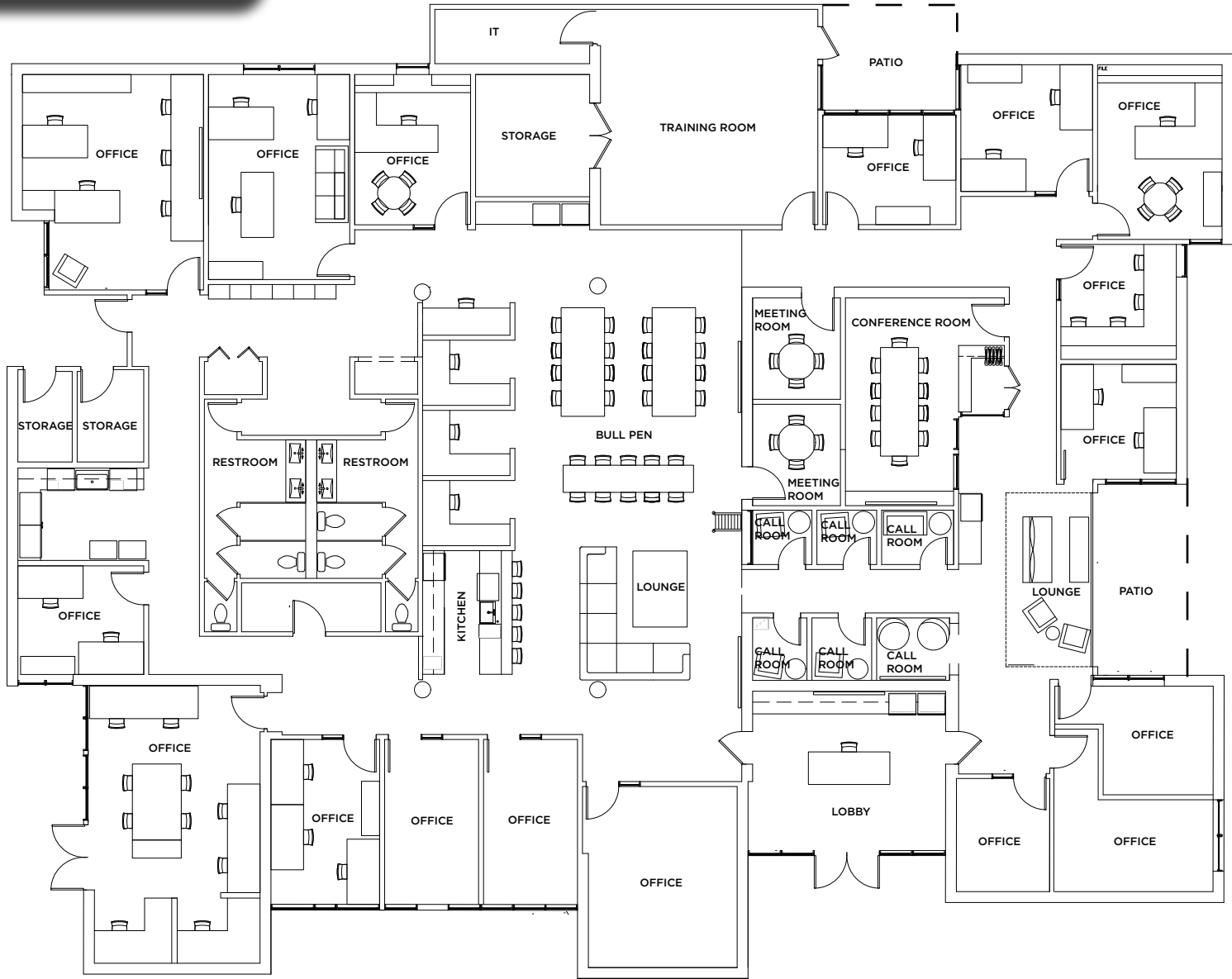
Parcel Numbers: 129-28-001 & 129-28-002



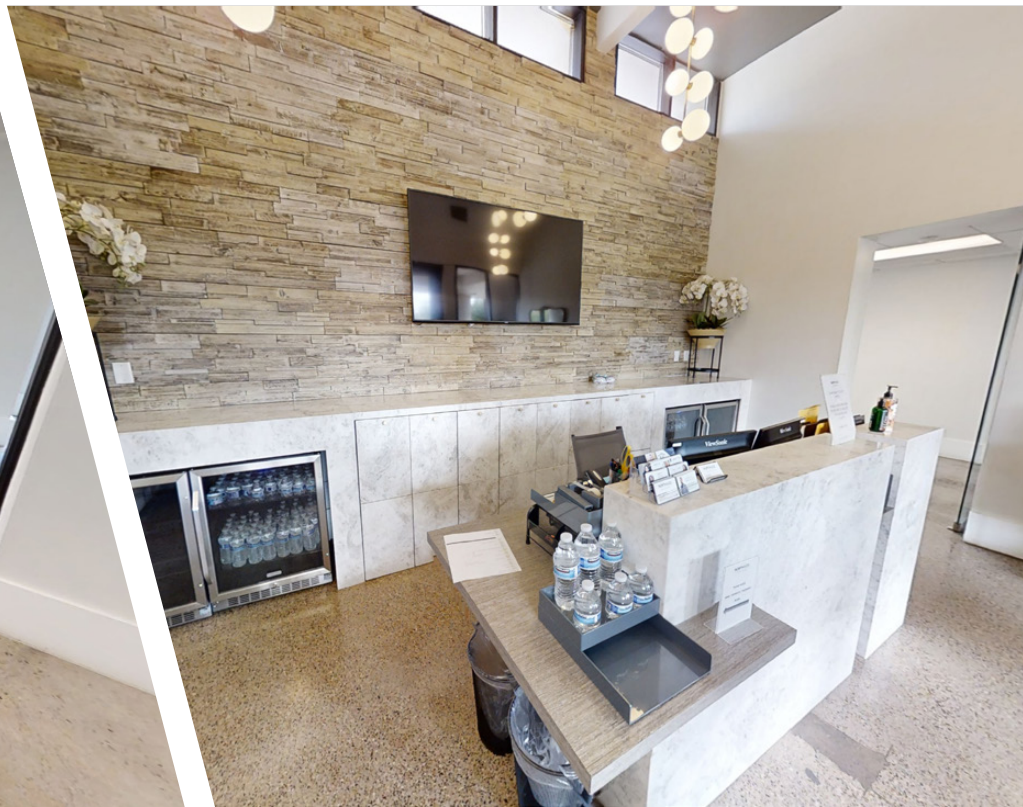
FLOOR PLAN

±8,672 SF

 VIEW VIRTUAL TOUR



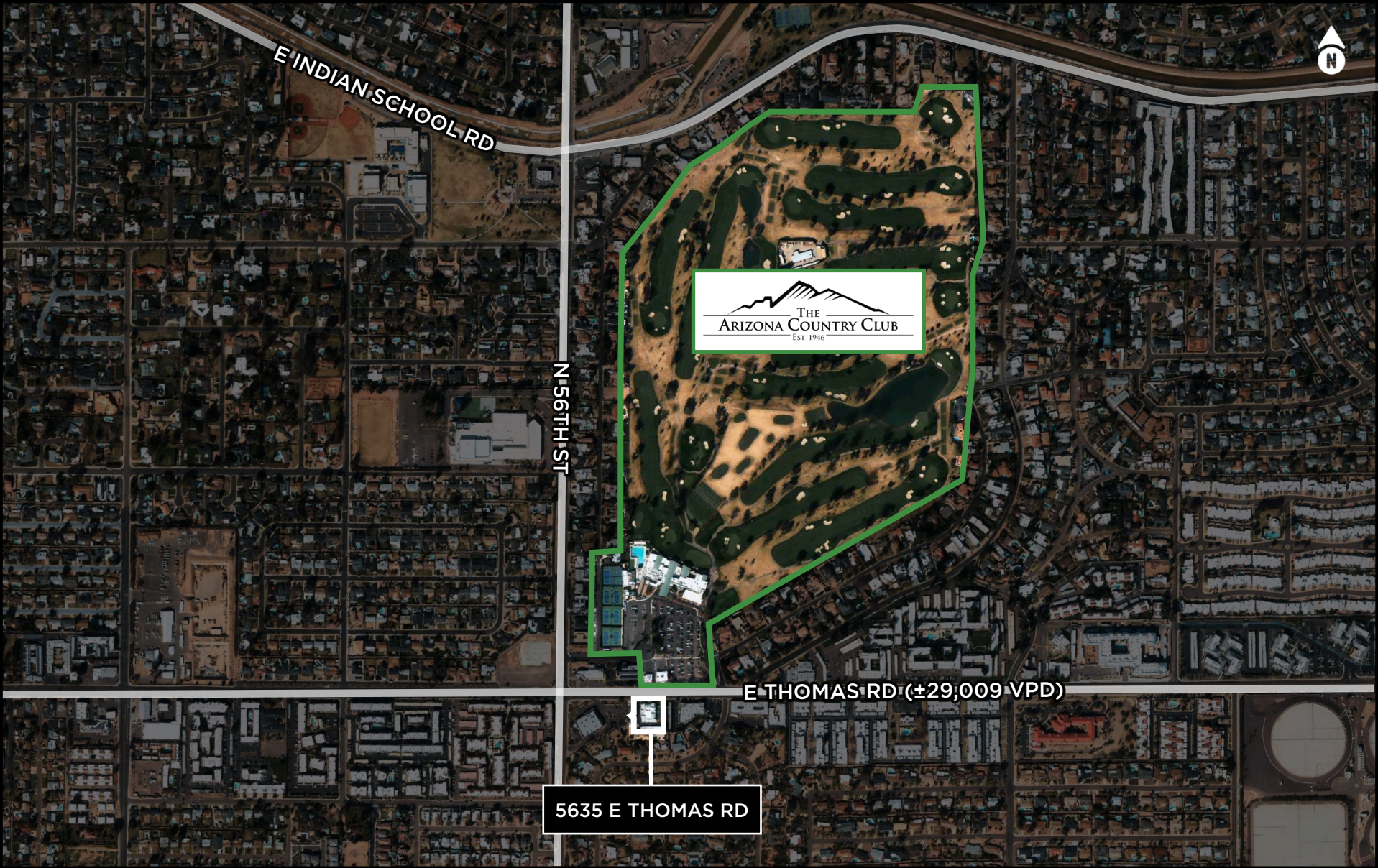
INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL OVERVIEW





5635

LOCATION HIGHLIGHTS



LESS THAN 10 MINUTES FROM LOOP 101, SR-51 & LOOP 202



30+ RESTAURANTS & 5+ GROCERY STORES WITHIN 3 MILES



40+ RETAIL STORES WITHIN 3 MILES



12 MINUTES FROM PHOENIX SKY HARBOR AIRPORT



ZAK KOTTLER
Partner
480.272.1493
zkottler@levrose.com

JOE COSGROVE
Partner
480.628.4735
jcosgrove@levrose.com

HUNTER CHASSE
Vice President
480.289.4225
hchasse@levrose.com