

# OWNER/USER OPPORTUNITY

3810 N. MILLER ROAD  
SCOTTSDALE, AZ 85251

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**DO NOT DISTURB TENANT.  
ALL SHOWINGS MUST BE  
SCHEDULED.**



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## PROPERTY OVERVIEW

3810 N Miller Road presents a rare owner/user opportunity currently operating as a medical clinic. The functional layout features six private offices, a welcoming reception area, two restrooms, and dedicated utility and A/C rooms. This provides a functional layout for for medical, professional, or office users.

Situated within the Garden District of the Old Town Scottsdale Character Area Plan, the property sits at the intersection of the high-intensity urban core of Old Town and the affluent residential neighborhoods of South Scottsdale. Its location just north of the Medical District makes it an ideal fit for specialists seeking proximity to HonorHealth Osborn, while easy access to premier dining, the Arts District, and Scottsdale Fashion Square. This provides a distinct advantage for talent recruitment and client-facing operations.

Old Town Scottsdale continues to outperform the broader office market with a low vacancy rate and limited supply of new inventory. For the owner/user, this translates to equity growth, predictable occupancy costs, and meaningful tax advantages – all within one of the Valley's most resilient and amenity-rich submarkets.

<b>LIST PRICE</b>	<b>\$1,200,000</b>
<b>ADDRESS</b>	<b>3810 N. Miller Rd., Scottsdale AZ 85251</b>
<b>SIZE</b>	<b>+/-1,500 SF</b>
<b>LOT SIZE</b>	<b>+/-6,478 SF</b>
<b>PARKING</b>	<b>5 Uncovered</b>
<b>PARCEL NUMBER</b>	<b>130-25-018A</b>
<b>YEAR BUILT</b>	<b>1964</b>



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