

MEMORIAL MEDICAL PLAZA

7555 E OSBORN RD
SCOTTSDALE, AZ 85251

MEDICAL OFFICE FOR LEASE



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MOB
MEDICAL OFFICE BROKERS

PROPERTY SUMMARY

7555 E OSBORN RD
SCOTTSDALE, AZ 85251

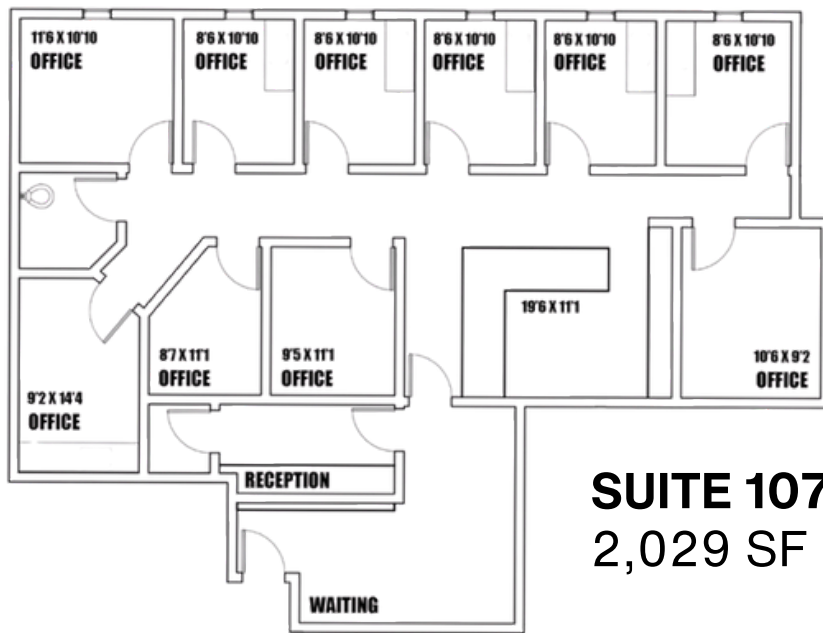
Prime medical office space located just minutes from Old Town Scottsdale. This well-maintained building offers abundant covered parking, prominent signage opportunities, and convenient in-suite restrooms. Multiple suite sizes are available, including a contiguous $\pm 4,788$ SF option ideal for larger practices. Perfect for medical, wellness, and professional office users seeking a central Scottsdale location with strong visibility and easy accessibility.

SIZE	2,029 - 4,788 SF
PARKING	5/1000
TENANT IMPROVEMENTS	NEGOTIABLE
SIGNAGE	AVAILABLE

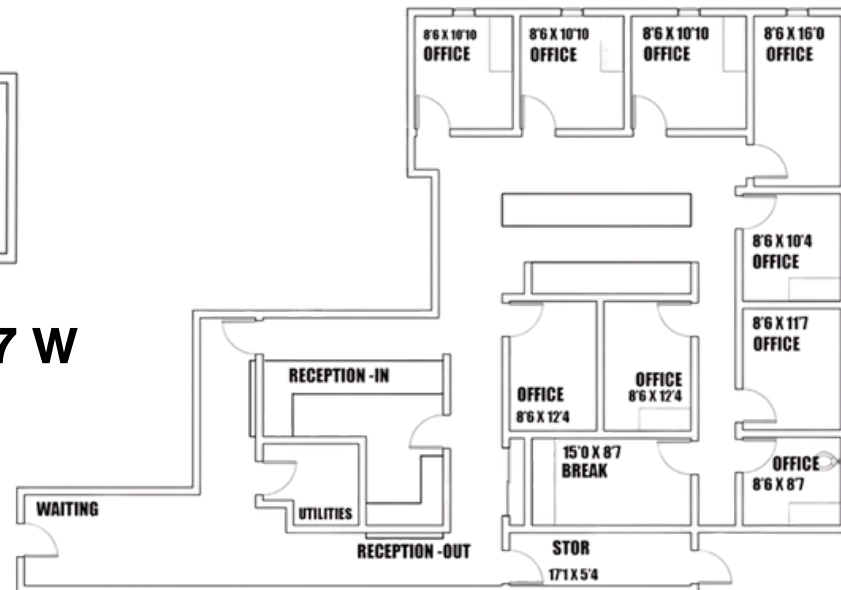


FLOOR PLAN

7555 E OSBORN RD
SCOTTSDALE, AZ 85251

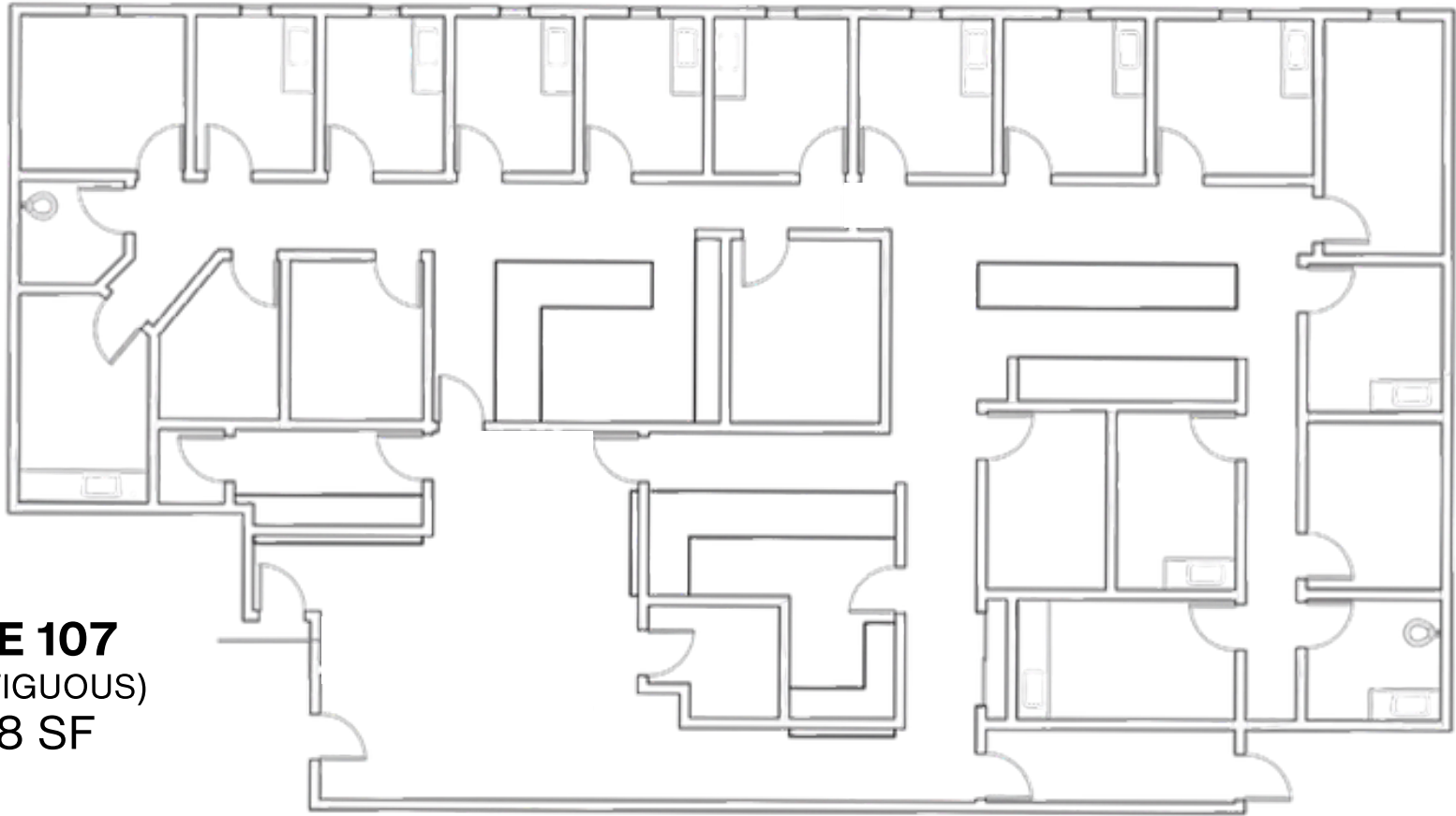


SUITE 107 E
2,759 SF



FLOOR PLAN

7555 E OSBORN RD
SCOTTSDALE, AZ 85251



SUITE 107
(CONTIGUOUS)
4,788 SF

PHOTOS



PROPERTY OVERVIEW

7555 E OSBORN RD
SCOTTSDALE, AZ 85251



AERIAL OVERVIEW

7555 E OSBORN RD
SCOTTSDALE, AZ 85251

Scottsdale
Civic Center



Old
Town
SCOTTSDALE

HONORHEALTH
SCOTTSDALE OSBORN
MEDICAL CENTER



CONTINENTAL
GOLF CLUB

CARTER

SITE

THE SPRINGS
OF SCOTTSDALE
A Stellar Living Community



Banner Health
Behavioral Health Hospital

TOM
SCOT
SCOTTSDALE

The
Village
SCOTTSDALE

DEMOGRAPHICS

7555 E OSBORN RD
SCOTTSDALE, AZ 85251

PROPERTY DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024	24,592	111,245	241,460
2029 Projection	27,441	122,737	265,031
Median Age	35.5	39.4	35.3
Households			
2024	13,611	55,887	113,103
2029 Projection	15,220	61,820	124,544
Household Income			
2021 Average	\$92,804	\$108,839	\$101,277
2021 Median	\$73,750	\$82,681	\$72,898
Household			
Average Size	1.7	1.9	2





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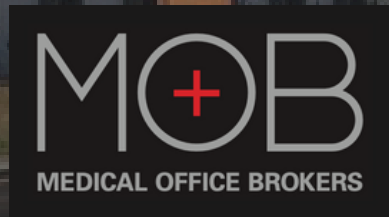
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