

Medical Office
**INVESTMENT
FOR SALE**

\$600K PRICE REDUCTION



**1501-1515 E OSBORN RD
PHOENIX, AZ 85016**

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LEV ROSE
COMMERCIAL REAL ESTATE



Executive Summary

LevRose Commercial Real Estate, as the Exclusive Advisor to the Seller, is pleased to present the opportunity to acquire a stabilized, cash-flowing **medical office investment property** located at **1501-1515 E. Osborn Road** in the heart of Phoenix. This **±32,689-square-foot complex**, spread across two buildings, offers a diverse tenant mix anchored by long-term occupant **Community Partners Integrated Healthcare** - occupying **±23,000 SF** through 2031 - and supported by a strong lineup of healthcare and professional service tenants.

With a **96% occupancy rate** and an average **weighted lease term (WALT) of 5.33 years**, the property generates an NOI of \$568,234 and sits on a **±2.4-acre site** zoned R-5, allowing for long-term multifamily redevelopment potential.

Strategically located in Central Phoenix near major corridors like **Camelback Corridor, Central Avenue**, and major freeways (I-10 & SR-51), along with regional amenities, this investment provides immediate stable cash flow with built-in upside from increasing area demand and underlying land value.



Offering Details

| | |
|----------------------|---|
| SALE PRICE | \$7,750,000 \$7,150,000 (\$206/SF) |
| CAP RATE | 8.21% |
| BUILDING SIZE | ±32,689 SF |
| OCCUPANCY | 96% |
| WALT | 5.33 Years |
| LOT SIZE | ±2.40 AC |
| ZONING | R-5 |
| PARCEL | 118-11-036J |
| PARKING | 110 total, 38 covered, 72 surface |

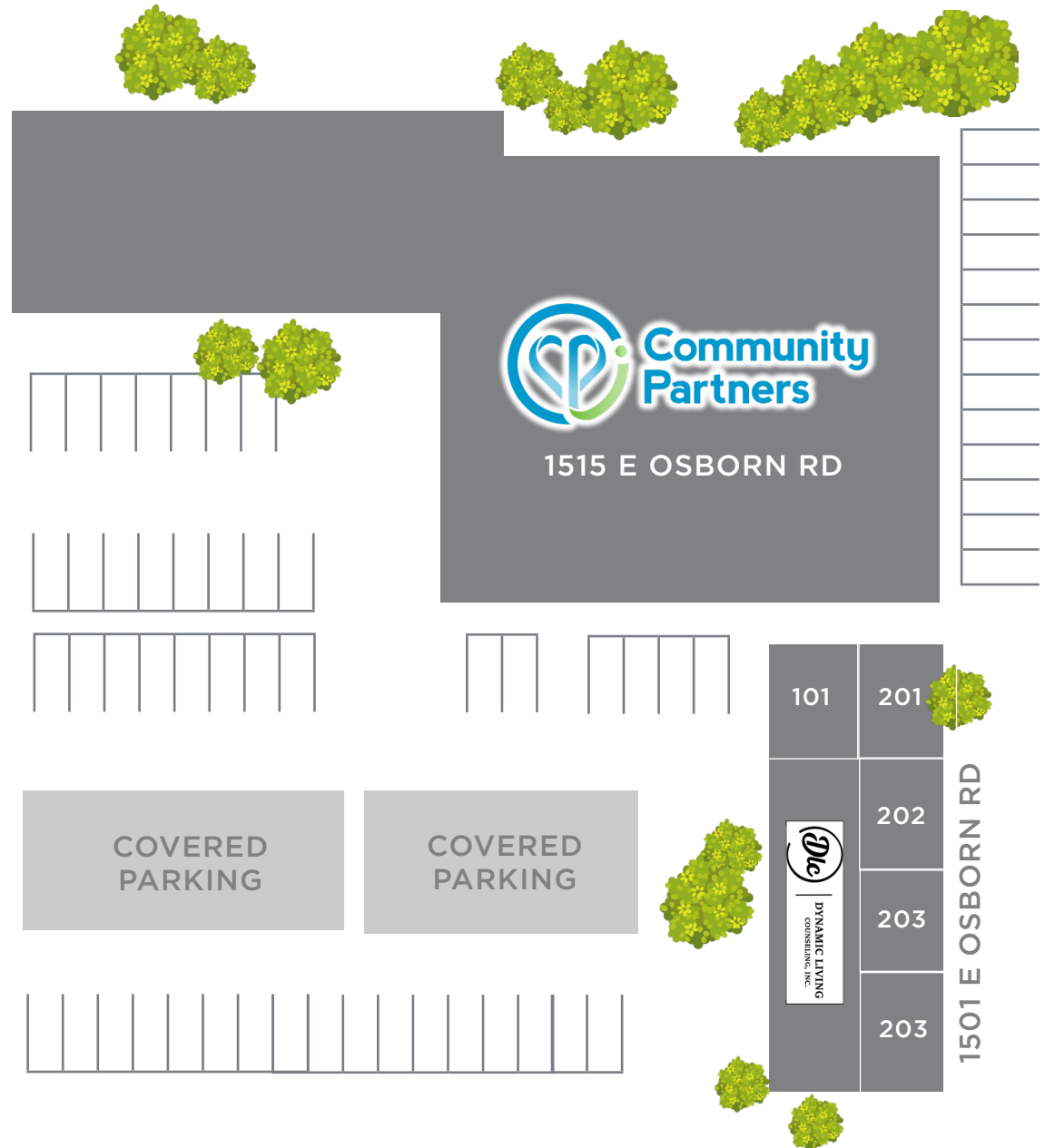
Property Highlights

- Reliable income stream with stable cash flow from a long-term net lease with a single tenant
- Anchored by Community Partners Integrated Healthcare (±23,000 SF | Lease through 2031)
- Simplified property management
- A variety of diverse professional services balance the remainder of the project including healthcare, consulting, real estate, photography
- Gross Operating Income of \$753,844
- Weighted Average Lease Term (WALT) of 5.33 Years
- Rare Central Phoenix/Midtown site sitting on ±2.40 acres
- Zoned R-5 (Multifamily Residential) allowing for future redevelopment potential
- Minutes from Camelback Corridor, Central Avenue, I-10, and SR-51
- High-density residential and employment area



Site Plan

| TENANT NAME | SUITE |
|--------------------------------|----------------|
| COMMUNITY PARTNERS, INC | 1515 Osborn |
| SCHALLER GARVIN & ASSOCIATES | 101 |
| DYNAMIC LIVING COUNSELING, INC | 102 |
| DYNAMIC LIVING COUNSELING, INC | 105 |
| PAULSON PHOTOGRAPHIC | 201 |
| HAUS REAL ESTATE | 203 |
| SELLER LLC | 204 |
| VACANT | 202 |



Aerial Overview



THE ESPLANADE



CAMELBACK RD.

51

N 16TH STREET ±24,907 VPD

E OSBORN ROAD ±21,877 VPD

BANK OF AMERICA

MULBERRY ST.



Aerial Overview



CAMELBACK MOUNTAIN

Sur la table
culinary dropout
Hallmark
FIVE GUYS
BURGER AND FRIES
DAVID'S
BRIDAL
ZARA
Yogurtland
BURBERRY
NORDSTROM
PANDORA
WINDSOR
PF. CHANG'S
free people
GUESS
CINNABON
Crate&Barrel

SCOTTSDALE FASHION SQUARE

Total Wine & More
The Container Store
ULTA
Marshalls
COLD STONE
FOREVER 21
IN-N-OUT
STAPLES
WHOLE FOODS
BEST BUY
Panera
FLOOR DECOR
BANANA REPUBLIC
IHOP
PET SMART
BED BATH & BEYOND
DUNKIN' DONUTS
TRADER JOE'S
ZUPAS

GRAND CANYON UNIVERSITY



PHOENIX CHILDREN'S Hospital



BILTMORE

ARCADIA

DOWNTOWN SCOTTSDALE

PHOENIX COUNTRY CLUB

SITE

ARIZONA COUNTRY CLUB



phoenixZOO
ARIZONA CENTER for NATURE CONSERVATION

DOWNTOWN PHOENIX

PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



ASU Arizona State University

Rent Roll

| TENANT NAME | SUITE | SF | \$/SF | BASE RENT | LEASE START | LEASE END |
|--------------------------------|----------------|---------------|-------------|------------------|-------------|------------|
| COMMUNITY PARTNERS, INC | 1515 Osborn | 23,000 | \$19.50 NNN | \$448,500 | 01/01/2020 | 12/31/2031 |
| SCHALLER GARVIN & ASSOCIATES | 101 | 1,031 | \$22.50 MG | \$23,198 | 09/01/2023 | 08/31/2026 |
| DYNAMIC LIVING COUNSELING, INC | 102 | 3,180 | \$22.33 MG | \$71,020 | 05/01/2023 | 07/31/2028 |
| DYNAMIC LIVING COUNSELING, INC | 105 | 399 | \$22.33 MG | \$8,911 | 05/01/2023 | 07/31/2028 |
| PAULSON PHOTOGRAPHIC | 201 | 1,216 | \$16.00 MG | \$19,456 | 04/01/2025 | 05/31/2030 |
| HAUS REAL ESTATE | 203 | 1,394 | \$16.00 MG | \$22,304 | 01/01/2025 | 12/31/2027 |
| 1501 LLC | 204 | 1,248 | \$16.00 MG | \$19,968 | COE | 12/31/2027 |
| VACANT | 202 | 1,221 | \$0.00 | \$0 | -- | -- |
| TOTAL | | 32,689 | | \$613,357 | | |

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

Monthly Cash Flow

| End of Month | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 12 Month Period |
|--------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------|
| | 01/01/2026 | 02/01/2026 | 03/01/2026 | 04/01/2026 | 05/01/2026 | 06/01/2026 | 07/01/2026 | 08/01/2026 | 09/01/2026 | 10/01/2026 | 11/01/2026 | 12/01/2026 | |
| Community Partners, Inc | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$38,333 | \$459,996 |
| Schaller Garvin | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$1,976 | \$23,713 |
| Dynamic Counseling | \$5,963 | \$5,963 | \$5,963 | \$5,963 | \$5,963 | \$5,963 | \$5,963 | \$6,095 | \$6,095 | \$6,095 | \$6,095 | \$6,095 | \$72,216 |
| Dynamic Counseling | \$748 | \$748 | \$748 | \$748 | \$748 | \$748 | \$748 | \$765 | \$765 | \$765 | \$765 | \$765 | \$9,061 |
| Paulson Photographic | \$1,621 | \$1,621 | \$1,621 | \$1,621 | \$1,621 | \$1,875 | \$1,875 | \$1,875 | \$1,875 | \$1,875 | \$1,875 | \$1,875 | \$21,232 |
| Haus Real Estate | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$2,149 | \$25,788 |
| 1501 LLC | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$1,872 | \$22,464 |
| Vacant 202 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 12 Month Forward Rental Income | \$52,662 | \$52,662 | \$52,662 | \$52,662 | \$52,662 | \$52,916 | \$52,916 | \$53,065 | \$53,065 | \$53,065 | \$53,065 | \$53,065 | \$634,470 |



Financial Analysis

INCOME

| | |
|-----------------------|-----------|
| RENTAL INCOME | \$634,470 |
| PARKING INCOME | \$5,880 |
| CAM CHARGES | \$56,374 |
| RECOVERABLE UTILITIES | \$61,101 |
| RECONCILIATION CAM | \$15,000 |

GROSS OPERATING INCOME **\$772,825**

Expenses (2025 Budget)

Expenses **\$185,610**

TOTAL EXPENSES **\$185,610**

NET OPERATING INCOME **\$587,215**

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Tenant Overview

COMMUNITY PARTNERS, INC.

| | |
|---------------------|------------------------|
| UNIT SIZE: | ±23,000 SF |
| BASE RENT: | \$448,500 |
| \$/SF: | \$19.50 NNN |
| LEASE TERM: | 1/01/2020 - 12/31/2031 |
| PERCENT OF PROJECT: | 70% |

Community Partners Integrated Healthcare, one of Arizona's first licensed integrated care clinics, has grown since 2014 to serve nearly 11,000 members across eight counties. With services in healthcare, housing support, consulting, and business solutions, the organization is committed to improving community wellness through compassionate, integrated care.



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SUBSIDIARY OF INTERMOUNTAIN CENTERS

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Since 1973, Intermountain Centers has been serving Arizona communities, each year innovating and advancing our primary care and behavioral health programs and services.



DYNAMIC LIVING COUNSELING, INC.

| | |
|---------------------|-----------------------|
| UNIT SIZE: | ±3,579 SF |
| BASE RENT: | \$79,931 |
| \$/SF: | \$22.33 MG |
| LEASE TERM: | 5/01/2023 - 7/31/2028 |
| PERCENT OF PROJECT: | 11% |

We provide professional therapeutic and educational counseling services in a safe, compassionate environment, helping clients grow and navigate life's challenges. Our goal is to support individuals through screening, counseling, and education while streamlining communication with referring agencies by delivering timely, accurate information tailored to their needs.



**DYNAMIC LIVING
COUNSELING, INC.**

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Tenant Overview



SCHALLER GARVIN & ASSOCIATES

UNIT SIZE: ±1,031 SF

BASE RENT: \$23,198

\$/SF: \$22.50 MG

LEASE TERM: 9/01/2023 - 8/31/2026

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Schaller Garvin and Associates partners with health care service organizations to strengthen the linkage between strategy and execution. We leverage our breadth of experience across the value chain – provider organizations, payers and policy makers – to provide our client partners with the appropriate skills and expertise to meet their current needs and future challenges. We deliver value through a flexible engagement model that deploys experienced industry executives rather than teams of career consultants.



HAUS REAL ESTATE

UNIT SIZE: ±1,394 SF

BASE RENT: \$22,304

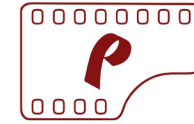
\$/SF: \$16.00 MG

LEASE TERM: 1/01/2025 - 12/31/2027

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HAUS Real Estate is a top-tier real estate team serving the Greater Phoenix area, including Scottsdale, Tempe, Gilbert, Chandler, Mesa, and surrounding communities. Led by Tanya Toliver—ranked among the top 1% of Phoenix real estate agents—HAUS Real Estate is known for its client-first philosophy, innovative strategies, and exceptional service.



**PAULSON
PHOTO/GRAPHIC**
PHOENIX, ARIZONA
EST. 1985

PAULSON PHOTOGRAPHIC

UNIT SIZE: ±1,216 SF

BASE RENT: \$19,456

\$/SF: \$16.00 MG

LEASE TERM: 4/01/2025 - 5/31/2030

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Paulson Photo/Graphic is a Phoenix-based photography studio established in 1985, known for its expertise in commercial photography, headshots, and art reproduction. Serving clients across Central Arizona, including major healthcare organizations like Dignity Health and Banner Health, the studio delivers high-quality visual content tailored for advertising, publications, and digital platforms. Their services also include photo restoration and on-site business portraiture, making them a trusted partner for both corporate and creative projects.

Demographics



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 19,839 | 182,901 | 383,836 |
| 2029 | 21,601 | 199,877 | 417,399 |



HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 8,642 | 85,423 | 159,749 |
| 2029 | 9,422 | 93,628 | 174,408 |



AVERAGE INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------|----------|----------|----------|
| 2024 | \$74,539 | \$87,424 | \$87,340 |



EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 13,290 | 175,897 | 343,350 |



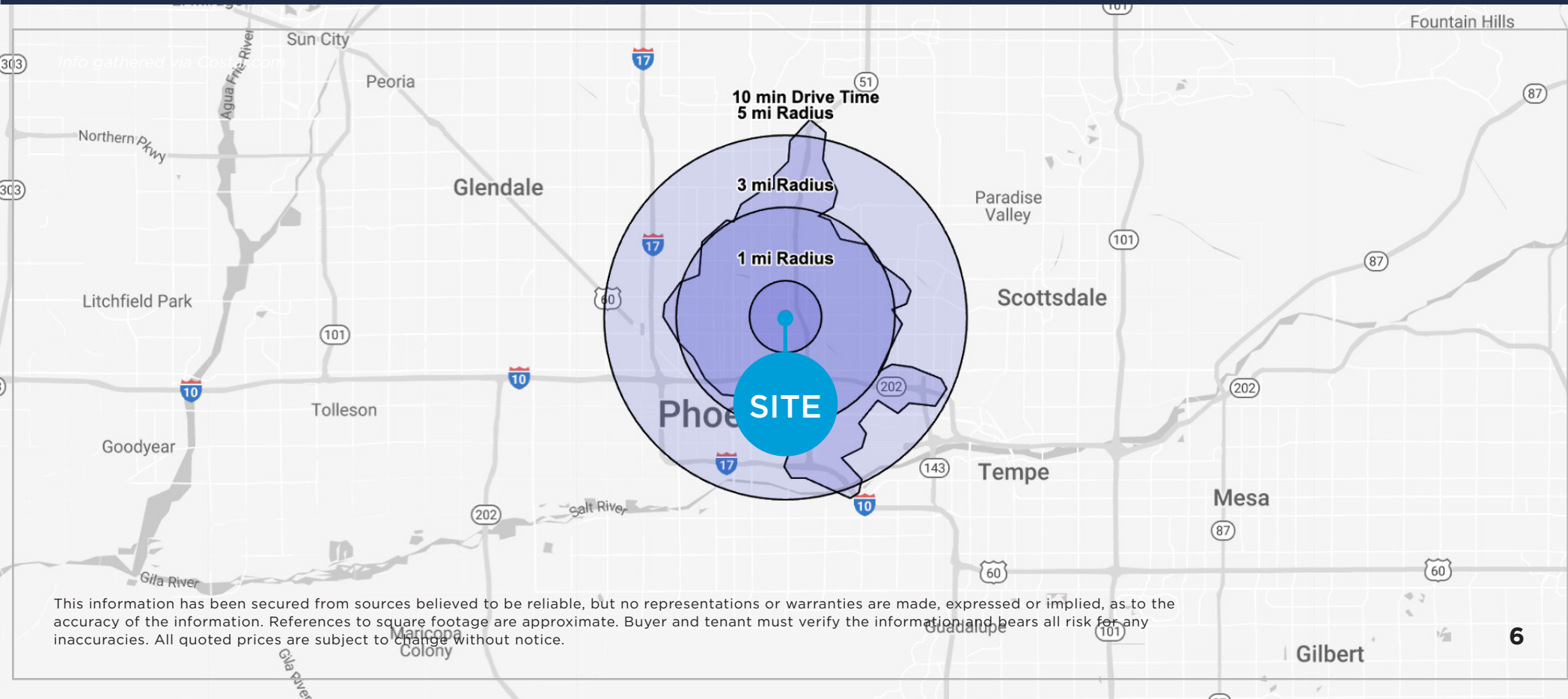
BUSINESSES

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 2,411 | 22,408 | 33,951 |



HOME VALUE (MEDIAN)

| | 1 MILE | 3 MILES | 5 MILES |
|------|-----------|-----------|-----------|
| 2024 | \$416,667 | \$440,394 | \$447,019 |



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LEV ROSE
COMMERCIAL REAL ESTATE

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WORLDWIDE
REAL ESTATE SERVICES