

VERSATILE NORTH SCOTTSDALE FLEX SPACE

INDUSTRIAL OR MEDICAL



EXCLUSIVELY LISTED BY:

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OWNER-USER OPPORTUNITY

15720 North Greenway Hayden Loop,
Scottsdale, Arizona 85260

PROPERTY OVERVIEW



SALE PRICE:
\$2,000,000



SIZE (GBA):
5,116 SF

Located in the heart of the prestigious Scottsdale Airpark, this property offers outstanding visibility and direct frontage along Greenway Hayden Loop, one of the most active and sought-after commercial corridors in the region. The building was previously utilized as a family practice medical clinic, featuring a well-maintained and functional layout that can easily be adapted for a variety of uses, including industrial, flex, office, or medical.

Zoned I-1 within the City of Scottsdale, the site provides the flexibility to accommodate both light industrial and professional uses, an increasingly valuable characteristic in a submarket known for its mix of aviation, logistics, corporate, and tech-related industries. Its prime location within Scottsdale Airpark places it among high-profile businesses, modern amenities, and convenient transportation routes, including proximity to the Loop 101 freeway and Scottsdale Airport.

Ideal for an owner-user, this property offers a rare opportunity to secure a high-exposure asset in one of Scottsdale's most established business hubs. The building includes one (1) grade-level loading door, enhancing its functionality for a wide range of operational needs, from light distribution to service-based enterprises, all within a prestigious and dynamic commercial environment.

NORTH SCOTTSDALE FLEX SPACE
ORION INVESTMENT REAL ESTATE

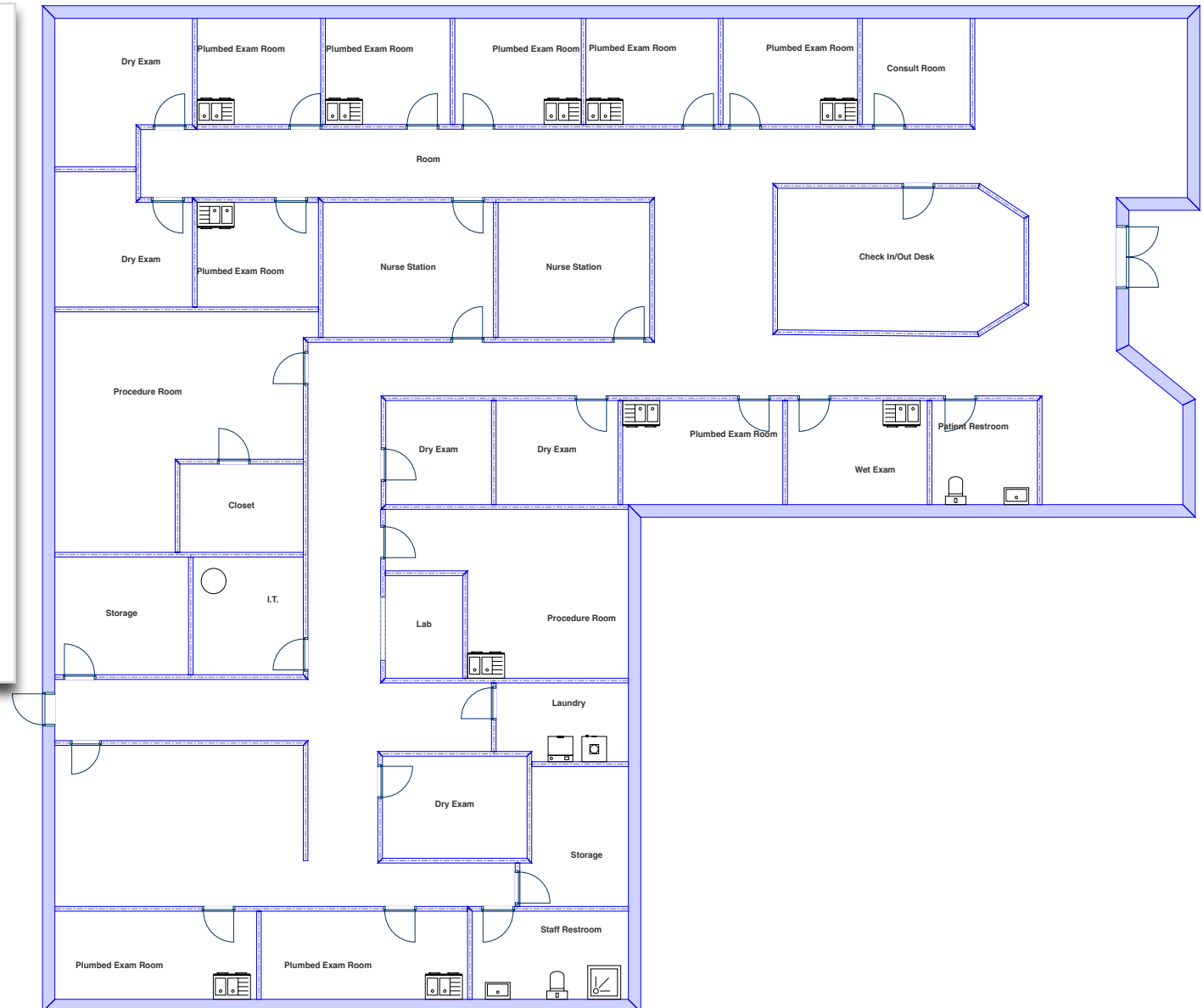
PARCEL NUMBERS: 215-47-130 & 215-47-137



MEDICAL CLINIC: EXISTING FLOOR PLAN

FLOOR PLAN HIGHLIGHTS

- ✓ **Waiting Room with Patient Restroom**
- ✓ **Check In/Out Desk**
- ✓ **10 Wet Exam Rooms**
- ✓ **6 Dry Exam Rooms**
- ✓ **Lab**
- ✓ **2 Physician Offices**
- ✓ **Nurse Station**
- ✓ **2 Oversized Procedure Rooms**
- ✓ **Break Room**
- ✓ **Private Restroom for Staff**



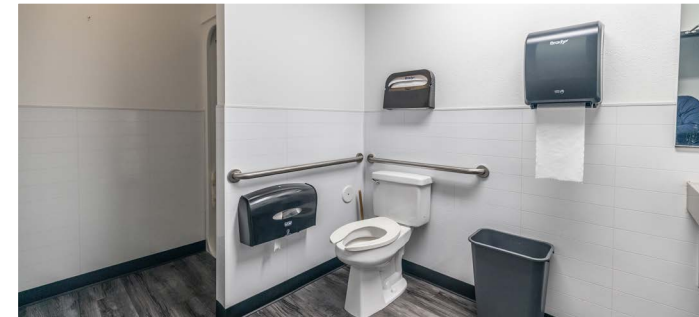
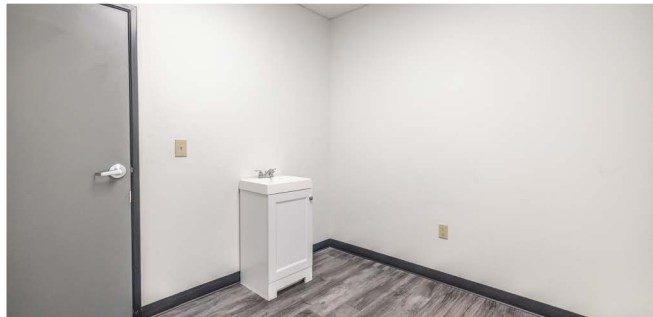
USE OPPORTUNITY: MEDICAL CLINIC

This property offers an exceptional owner-user opportunity for physicians, healthcare operators, or wellness professionals seeking to own and occupy space in one of Scottsdale's most desirable commercial corridors. Located within the prestigious Scottsdale Airpark, the building provides prominent frontage along Greenway Hayden Loop, offering excellent visibility, easy access, and proximity to major medical, business, and residential hubs.

For professionals ready to transition from leasing to ownership, this property combines the pride of owning real estate in Scottsdale Airpark with the flexibility to grow and tailor a practice long-term. Its strategic location, strong surrounding demographics, and adaptable design create a rare opportunity to secure a high-profile, turn-key property that supports both business operations and future equity growth.



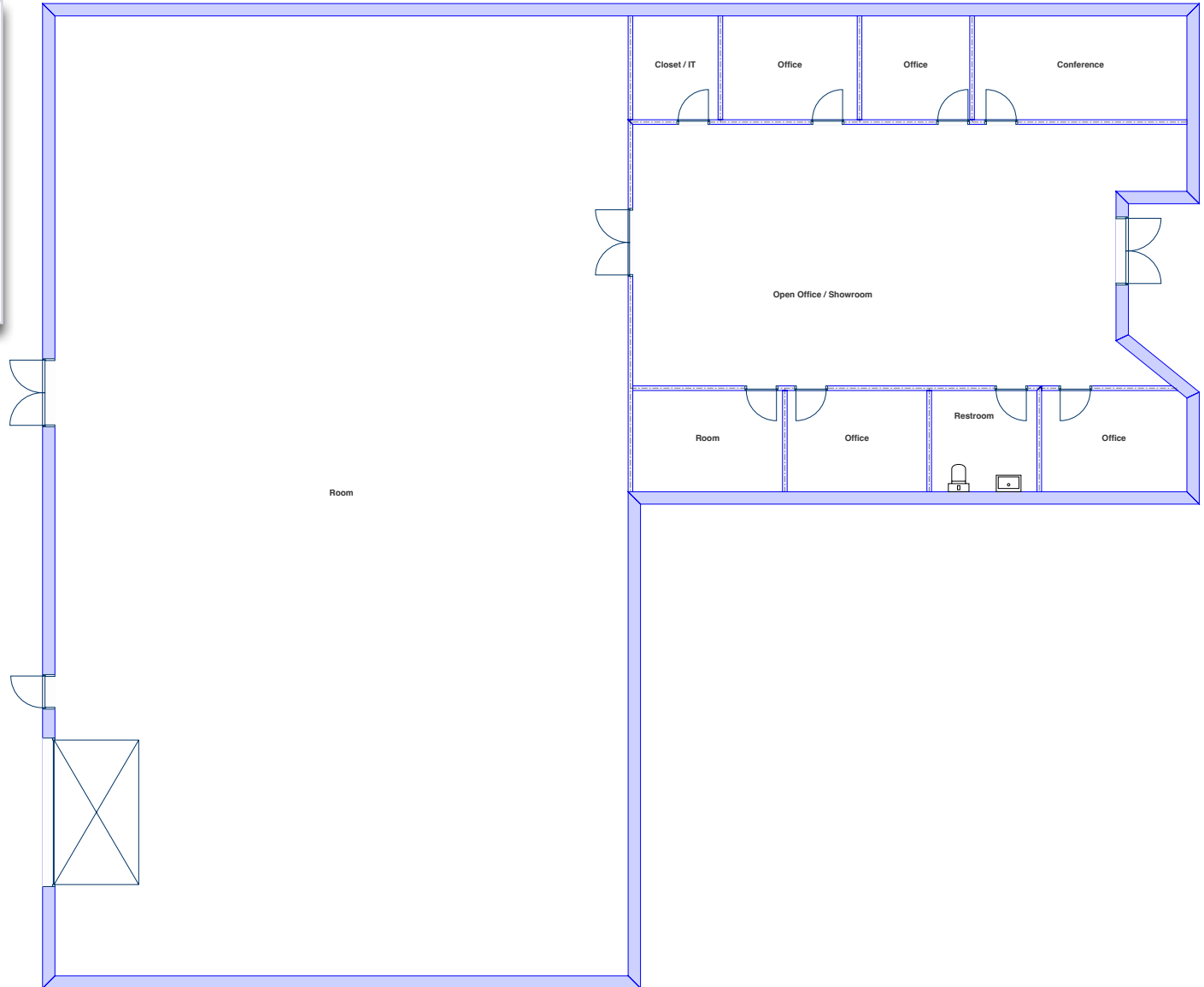
PREVIOUSLY OPERATED AS BOTH A FAMILY PRACTICE MEDICAL CLINIC AND A MEDICAL SPA, THE PROPERTY'S EXISTING IMPROVEMENTS ARE WELL-SUITED FOR A VARIETY OF HEALTHCARE USES—INCLUDING PRIMARY CARE, SPECIALTY MEDICINE, DENTAL, PHYSICAL THERAPY, OR AESTHETIC AND WELLNESS SERVICES. THE FUNCTIONAL LAYOUT SUPPORTS EFFICIENT PATIENT FLOW AND CAN EASILY BE CUSTOMIZED TO FIT INDIVIDUAL PRACTICE NEEDS, WITH SPACE FOR RECEPTION, TREATMENT ROOMS, ADMINISTRATIVE AREAS, AND STAFF AMENITIES.



FLEX INDUSTRIAL: PROPOSED FLOOR PLAN

FLOOR PLAN HIGHLIGHTS

- ✓ **Light industrial Zoning**
- ✓ **10' wide X 12' Grade Level Door**
- ✓ **18' Clear Height**
- ✓ **200 Amps of 3 Phase Heavy Power**



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Scale
0 20ft

USE OPPORTUNITY: FLEX INDUSTRIAL



Strategically zoned *I-1 (Industrial District)* within the City of Scottsdale, this property provides exceptional versatility for a wide range of industrial and flex applications.

I-1 ZONING ACCOMMODATES:

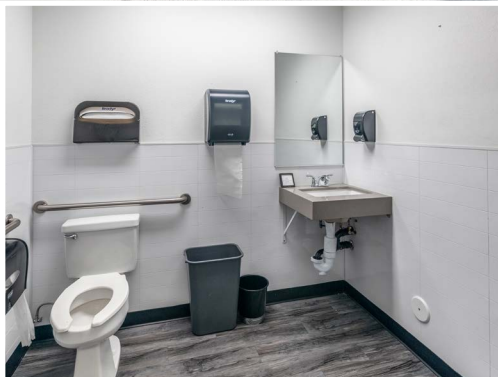
- | | |
|-----------------------------------|-----------------------|
| ✓ Light Manufacturing | ✓ Distribution |
| ✓ Research and Development | ✓ Showroom |
| ✓ Professional Office Uses | ✓ Warehousing |

AN IDEAL FIT FOR TODAY'S DYNAMIC MIX OF BUSINESSES SEEKING SPACE THAT COMBINES FUNCTIONALITY WITH A PRESTIGIOUS SCOTTSDALE ADDRESS.



Its position within the *Scottsdale Airpark submarket*, one of the most active and diversified employment hubs in the Southwest, adds significant long-term value. Businesses within this district benefit from proximity to major thoroughfares, including Loop 101 and Scottsdale Road, as well as Scottsdale Airport's executive and corporate aviation facilities. The property's adaptable layout, combined with one (1) grade-level loading door, provides operational flexibility for companies requiring both office and light industrial capabilities.

Whether for an owner-user or an investor targeting high-demand flex space, this property offers an opportunity to capitalize on the strength and growth of the North Scottsdale industrial market.



AERIAL VIEW



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AREA DEMOGRAPHICS

ANCHORED BY THE SCOTTSDALE AIRPARK AND SURROUNDED BY SOME OF THE SOUTHWEST'S MOST SUCCESSFUL MIXED-USE DEVELOPMENTS, THIS NORTH SCOTTSDALE DISTRICT IS A THRIVING CORE.

2025 SUMMARY (SitesUSA)

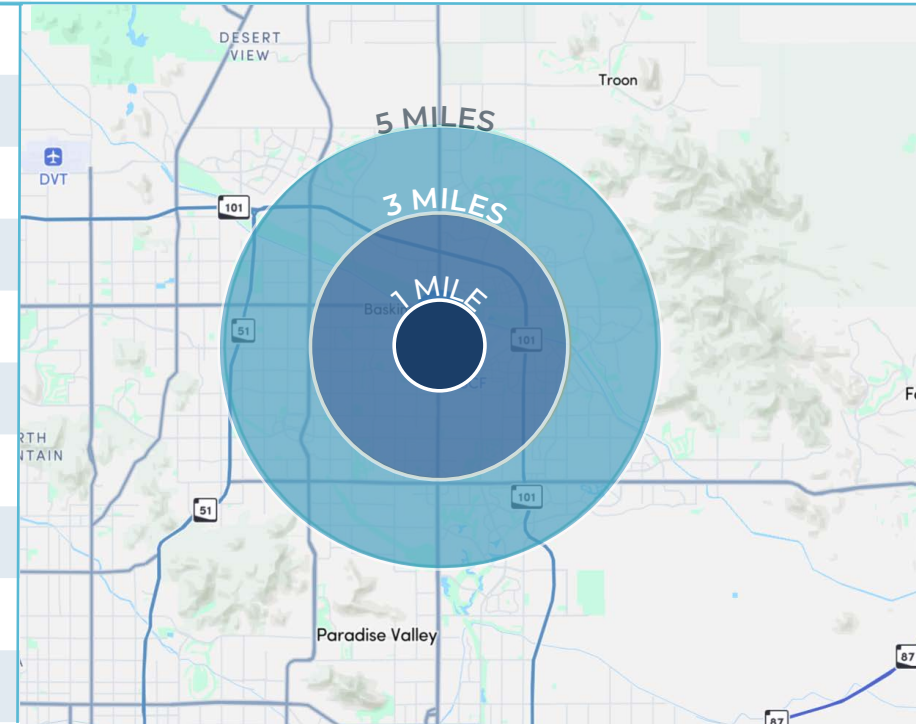
1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Daytime Population:	53,033	191,255	392,901
Estimated Population:	9,511	82,980	210,997
2030 Proj. Population:	10,873	86,748	211,588
Average Household Income:	\$165,590	\$161,423	\$177,812
Total Retail Expenditure:	\$291.99 M	\$2.21 B	\$5.72 B
Median Age:	45.3	43.1	44.8
Total Households:	5,188	38,937	96,804
Projected Households:	6,050	41,784	99,359
Total Employees:	43,522	108,275	181,904
Total Businesses:	3,881	10,943	22,642





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INDUSTRIAL | OFFICE | MEDICAL

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