

High Visibility Office For Sale

A Value-Add Owner User Opportunity

100% BONUS DEPRECIATION



4222

E THOMAS ROAD
Scottsdale, AZ 85018

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I. Property

Property Overview

4222 E THOMAS RD,
Scottsdale, AZ 85018



Arcadia Business Center is a prominent ±93,120 SF four-story, recently renovated, high-quality office property located in the heart of the historic 44th Street Corridor.

Strategically positioned just minutes from Sky Harbor International Airport - the busiest Airport in the Southwest - the Property is surrounded by the Valley's most affluent neighborhoods - Arcadia, Scottsdale, Paradise Valley, Biltmore and the Camelback Mountains. This central location offers convenient access to Loop 202, I-10, SR-51 with excellent connectivity to the entire metro area.

This meticulously maintained Property features a state-of-the-art energy management system with individual HVAC controls for each suite. Over **\$800,000** in recent **capital improvements** include a modernized lobby, upgraded elevators, and spec suites. On-site management and security ensure a comfortable professional environment. Prominent building signage available.

The Property includes a **±126,666 SF three-level parking garage** that houses **300+** climate friendly **covered spaces** directly adjacent to the building – an invaluable amenity in the summer heat.

The Property is **57% leased** to a diverse mix of 16 professional tenants and offers up to **±38,464 SF** for immediate **owner occupancy**. A steady income stream helps the new owner offset operating costs and mortgage payments; and take advantage of the significant tax benefits associated with real estate ownership.

With its central location, modern infrastructure and extensive parking, this high-profile building presents a compelling value-add opportunity for a company seeking to occupy traditional or medical office space in the heart of a **\$60 Billion+** healthcare market.

Property Highlights

4222 E THOMAS RD,
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Size

- Modern 4-Story Office
- Building Area: +/-93,120 SF



Occupancy

- 48,365 SF (57%) Leased
- 16 Quality Tenants with an Average Suite of ±3,425 SF



High-Visibility

- ±40,000 Vehicles per Day
- Prominent Building Signage Available
- Strategically Located High-Image Property



Vacancy

- ±38,464 SF Available for new owner



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Property Features

4222 E THOMAS RD,
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ON-SITE

Property Management



SECURITY

During Working Hours



MOVE-IN READY

Spec Suites



DIRECT ACCESS

to Loop 202 / Rt 51



AMPLE

Visitor Parking / 300+ Stalls (3.25/1,000)



COVERED

3-Story Parking Structure / Convenient for Tenants & Visitors



FLEXIBLE

Floor Plans to Accommodate Small / Large Units



STATE-OF-THE ART

Energy Management System / Individual HVAC Control for Every Suite



MODERNIZED

Elevator System



UPGRADED

LED Lighting Throughout



Property Details

4222 E THOMAS RD,
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PROPERTY DETAILS

Year Built / Renovated	1999 / 2024R
Total Building Area	93,120 SF
Covered Parking	300+ Cars / 3 Levels / 126,666 SF
Parking Ratio	3.25 to 1,000 SF
Lot Size/Acres	3 Large Parcels / 122,096 SF / 2.81 Acres
Zoning	C-2 Medical, Legal, Financial or Professional
APN	127-13-092 D / 090 A / 090 B

Investment Highlights

4222 E THOMAS RD,
Scottsdale, AZ 85018



Attractive Value

- Priced Below Replacement Cost and Peak Market Levels

Above Market Rent

- Professional Management and On-Site Security During Working Hours
- Average Rent of \$2.09/SF - **9.5% higher** than the Submarket at \$1.91/SF

Upside Potential

- Staggered Lease Expiration Allows for Incremental Rent Increases and Property Appreciation

Consistent Cash Flow

- Reliable Income Stream to Help Offset Operating Costs and Mortgage Payments

Owner User Opportunity

- Occupy 38,494 SF in a Prominent Headquarter Style Office Building
- Benefit from a Variety Tax Savings Associated with Owning Real Estate
- 100% Bonus Depreciation in 1st Year Allowed by Big Beautiful Bill

Capital Improvements

- Extensive Upgrades Totaling **\$800,000+**
- Renovated Main Lobby
- Spec Suite Upgrades
- Elevator Modernization

II. Location

Location Highlights

4222 E THOMAS RD,
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Prime Central Location

- Strategic Location in the 44th Street Corridor Connecting Downtown to Scottsdale
- High-Visibility ±40,000 Vehicles per Day



Surrounded by Executive Amenities

- Close to Phoenix's Most Amenity-Rich and Upscale Residential Areas - Scottsdale, Paradise Valley, Arcadia, Biltmore, and the Camelback Corridor



Minutes to Sky Harbor International Airport

- Just **3 Miles** to the Busiest Airport in the Southwest – 1,200 Daily Flights
- Ideal for Domestic and International Business Travel and Client Convenience



Excellent Connectivity

- All Phoenix Metro Within a 30-Minute Commute
- Convenient Access to Loop 202, I-10 Freeway, SR-51, and the Hohokam Expressway (SR-143)



Employee & Client Convenience

- Convenient Access to Highly Educated Labor Force and a Robust Customer Base
- Surrounded by Major Employers, Executive Housing and Transit Options

Location Highlights

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Retail & Dining Convenience

- **2 Million+ SF** of Retail Shops and Neighborhood Services
- 2 Large Shopping Center within 2 Blocks:
 - **Desert Palms Shopping Center**
 - Anchored by Home Depot and Walmart
 - SKECHERS, Planet Fitness, Walgreens...
 - **Arcadia Crossing Shopping Center**
 - Anchored by Target, Costco, Petco and Burlington Coat Factory
 - Honor Health Urgent Care and Costco Gas Station...



75+ Restaurants (National Brand / Executive Dining Options)

- Applebee's Grill and Bar
- IHOP
- Five Guys
- Chipotle Mexican Grill
- Raising Canes
- Whataburger
- The Henry
- Season 52
- Olive & Ivy
- Ocean 44
- Metropolis
- P.F. Chang's



Extensive National-Brand Hotel Options

- Holiday Inn
- Marriott Phoenix Airport
- Hilton
- Radisson
- Crowne Plaza
- Extended Stay America
- Home Suites by Hilton
- Double Tree
- Howard Johnson
- Embassy Suites
- Royal Palms Resort and Spa by Hyatt
- The Phoenician – A Luxury Collection Resort

44th Street Corridor

4222 E THOMAS RD,
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The 44th Street Corridor is part of the prestigious Camelback Area known for its high-quality amenities. The area connecting Downtown to Scottsdale is undergoing transformation with a focus on mixed-use Class-A office developments and high-rise residential towers with sophisticated retail and dining options. Dozens of new developments with a total price of **\$10 Billion+** were developed over the past few years.

The Grove – 1.5 Miles

- A **\$300 Million** / 750,000 SF Creative Mixed-Use Campus in Arcadia
- Prestigious Historic Neighborhood with Lavish Amenities and Breathtaking Views of the Camelback Mountain
- Features **180,000+ SF** Class AA Office Space Fully Leased Before Construction Completed in 2023
- Commands One of the **Highest Rents** in Phoenix
- 58 Luxury Apartment Residences and a Variety of Upscale Dining Options
- Home to the State-of-the-Art Phoenix Suns Training Facility
- The Global Ambassador, a 108-Room Luxury Boutique Hotel

The Biltmore at Camelback Apartments - 1.5 Miles

- **270 Units** of the Best Luxury Apartment Living with a Frank Lloyd Wright Inspired Design
- Resort-Style Pool with Private Cabanas and a State-of-the-Art Fitness Center
- Easy Access to Shopping, Dining, and the Camelback Mountain Trails

Endres Bellview – 1 Mile

- A 6-Story / 786,800 SF Mixed-Use Community that will Add **604 New High-End Apartments** to the Area
- 4,000 SF Clubhouse, Pool, Fitness Center and 2,500 SF of Retail

44th Street Corridor

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Downtown Expansion:

- **\$8.5 Billion+** Public and Private Investment Infused into the Greater Downtown Area Minutes from The Property
- **7,500+** Luxury Apartment Units
- **1,000+** New Hotel Rooms
- The Astra Tower - Construction is Breaking Ground on this New **\$500 Million**, 44-Story Class A Office, Hotel, Apartment and Retail Mixed-Use Development
- **Tallest Building in Arizona** (542 ft), Minutes from the Property

Bioscience Core:

- **\$4.8 Billion** Expected Economic Gain
- 100-Acre Life Sciences Research Development
- 150 New Companies
- 20,500 New Jobs

Phoenix Medical Quarter:

- **\$80 Million** 7-Story Health Science Campus
- **\$130 Million** Recent Upgrades

\$10 Billion+ New Developments

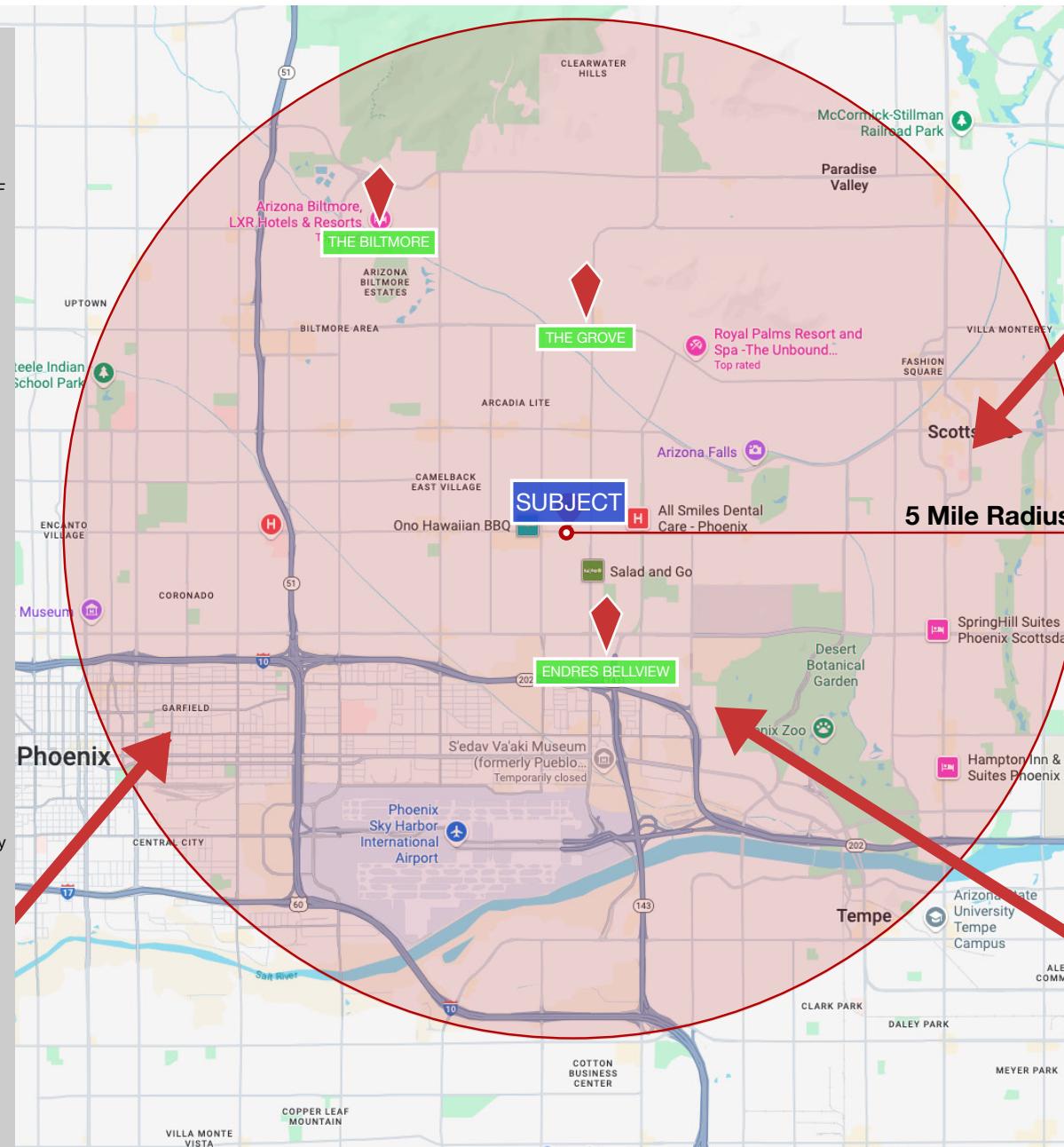
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APARTMENTS / MIXED USE

- 2025 - The Astra Tower - 697 unit / 229 Room Hotel / 36,000 SF Retail / 185,000 SF Class A Office / 44 stories / Tallest building in AZ.
- 2025 - The Central Park - 650 unit / 850,000 SF Office / 120,000 SF Retail
- 2025 The Whitney - 320 unit / 24-story
- 2025 - Union Phase 2 - 110 unit / 4-story
- 2025 - Rosie - 370 units / 18-story
- 2025 - Sol Modern - 747 unit / 29-story
- 2025 - Central Station - 690 unit / 33-story
- 2025 - Saiya - 389 unit / 23-story
- 2025 - The Henri - 313 unit / 7-story
- 2025 - Ray Phoenix 401 unit / 26-story
- 2024 - PALMTower - 352 unit / 28-story
- 2023 - Moon Tower - 326 unit / 24-story
- 2023 - Sky on the 6th - 309 unit / 26-story
- 2022 - The Rey - 323 unit / 7-story
- 2023 - AVE Sky 254 unit / 17-story
- 2022 - Derby - 222 unit / 21-story
- 2022 - Kenect - 320 unit / 23-story
- 2022 - AVE Terra - 692 unit / 342 units
- 2022 - X Phoenix - 253 unit / 20-story
- 2022 - Brix Warehouse - 300 units / 4-story
- 2022 - The Adeline - 379 unit / 25-story
- 2022 - The Battery - 276 unit / 5-story
- 2021 - Joy on 4th - 240 unit / 25-story
- 2021 - Portland Broadstone - 162 units / 5-story
- 2020 - The Ryan - 330 unit / 18-story
- 2020 - The McKinley 108 units / 5-story

OFFICE

- 2027 - Center for Advanced Molecular and Immunological Therapies (CAMI) - 200,000 SF
- 2024 Player 15 HQ - 76,000 SF
- 2021 - Phoenix Biomedical Campus - 225,000 SF



SCOTTSDALE

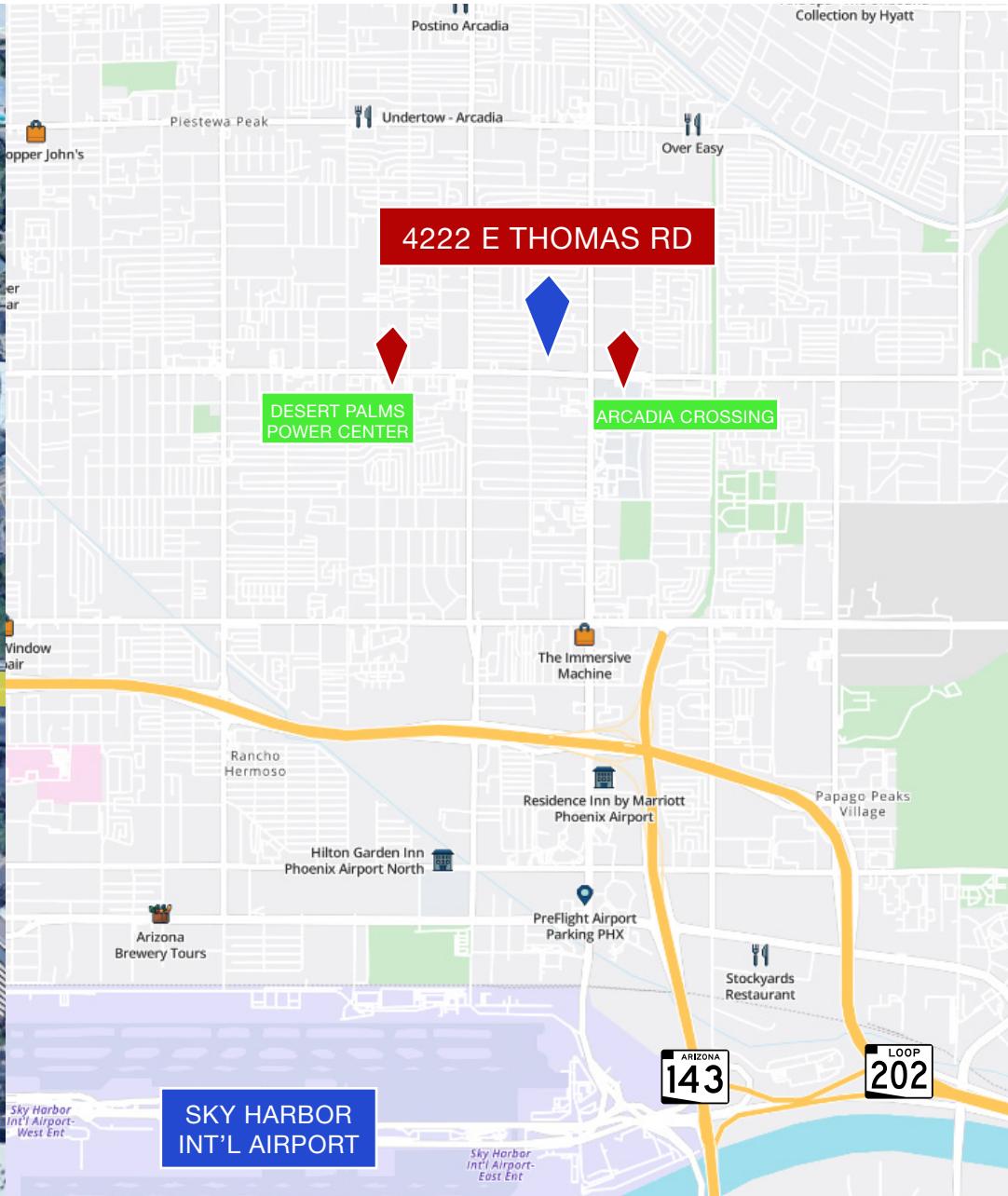
- One Scottsdale - 2.86 Million SF / 2,000 Units / 400 Hotel Rooms / Medical - Office - Retail / 120 Acres
- ASM Semiconductor R&D Innovation Center - \$325M / 405,000 SF / 500 New Jobs / 24 acres
- The Park - \$1 Billion+ / 150,000 Class A Office / 223 Room Hotel / 25,000 SF Retail / 1,200 Units

HOTEL

- 2026 - Denu Hotel and Spa - 236 Rooms
- 2021 - AC Hotel at Arizona Center - 160 Rooms
- 2021 - Hyatt Place 238 Rooms

Site Map

4222 E THOMAS RD,
Scottsdale, AZ 85018



III. Economy



Economic Highlights

2025 Population:	5,210,200
Average HH Income:	\$90,600
Total Civilian Employment:	2,543,810
Unemployment Rate:	3.8%
Total Businesses:	140,743
Metro GDP:	\$398.13 Billion
Retail Healthcare Spending:	\$680 Million
Hospital Spending:	\$56.2 Billion



A Diverse Economy:

- #1 US Semiconductor Manufacturing Region
- #1 Fastest Growing Life Science Market in the County
- Top 25 Healthcare Market Nationwide
- Strong Technology, Manufacturing, Healthcare, Finance and Aerospace Industries Reduce Reliance on any Particular Sector
- #6 Fastest-Growing US Metro Area / Population of **5.2 Million+**
- Annual Growth Rate of 1.45% Despite Covid Slowdown
- Unemployment Rate Below National Average

Favorable Business Climate:

- Competitive Tax Environment
- Light Regulatory Framework
- Affordable Land and Development Costs
- Robust Job Market with Competitive Wages
- **Fortune 500** Companies - Intel, Wells Fargo, Avent, Banner Health, State Farm, and a Plethora of Regional Businesses Moved to the City

Strategic Location:

- Due to its Proximity to the Long Beach Port in California and the U.S-Mexico Border, Phoenix Emerged as a Central Hub of the Southwest
- Amazon Built 3 New **1 Million+** SF Fulfillment Centers



Technology Hub / Silicon Desert:

- The Lack of Natural Disasters and Water Supply from the Colorado River Enticed Data Centers to the Region
- Taiwan Semiconductors (TSMC) Committed **\$165 Billion** to Developing 3 Chip-Manufacturing Fabs and R&D Facilities
- An Additional **\$210 Billion** is Committed to Building, Testing and Packaging Semiconductors
- A **\$7 Billion+** High Tech Mixed-Use Residential 'City Within the City' is Being Developed Adjacent to the TSMC Campus to Support 6,000 New Jobs
- Intel Received **\$19.5 Billion** in Federal Funding to Construct 2 New Fabs in Chandler and Become the Largest Chipmaking Site in the US
- ASM Semiconductor Developing an R&D Innovation Center in Scottsdale
- **450+ Tech Startups** Created Through Business Incubators like Phoenix Forge, LabForce and the Center for Entrepreneurial Innovation (CEI)

Largest Public University in the Nation:

- Arizona State University - 181,000 Students
- Most Innovative University in the Country for the 10th Consecutive year (U.S. News and World Report)
- ASU Supplies Local Companies with a Steady Source of Qualified Labor

IV. Healthcare Opportunity



Healthcare Research and Innovation

- **#1 in the Nation** in Life Science Job Growth
- 14,000 Bioscience / Health Care Jobs
- **\$6.7 Billion** Bioscience and Health Care Investments to Bolster Biotech Research, Innovation and Cooperation with Academic Research

Medical Quarter

- **\$80 Million** 7-Story Health Science Campus
- **\$130 Million** Partnership Between the Creighton University Health Sciences Campus and Barrow's Neurological Institute
- A Pioneering Genomics Consortium - 20 Research Institutions, 3 Universities, and Health Systems
- Highest Concentration of Research Scientists in AZ

Bioscience Core – 100 - Acre Life Sciences Innovation District in the Heart of Downtown

6 Medical Schools:

- A.T. Still University School of Osteopathic Medicine
- Mayo Clinic Alix School of Medicine
- Midwestern University Arizona College of Osteopathic Medicine
- University of Arizona College of Medicine Phoenix
- ASU Health Medical School (2028)
- Creighton University Arizona Health Education Alliance
(\$100 Million / 183,000 SF)

Strong Population Growth / Rising Demand for Patient Care

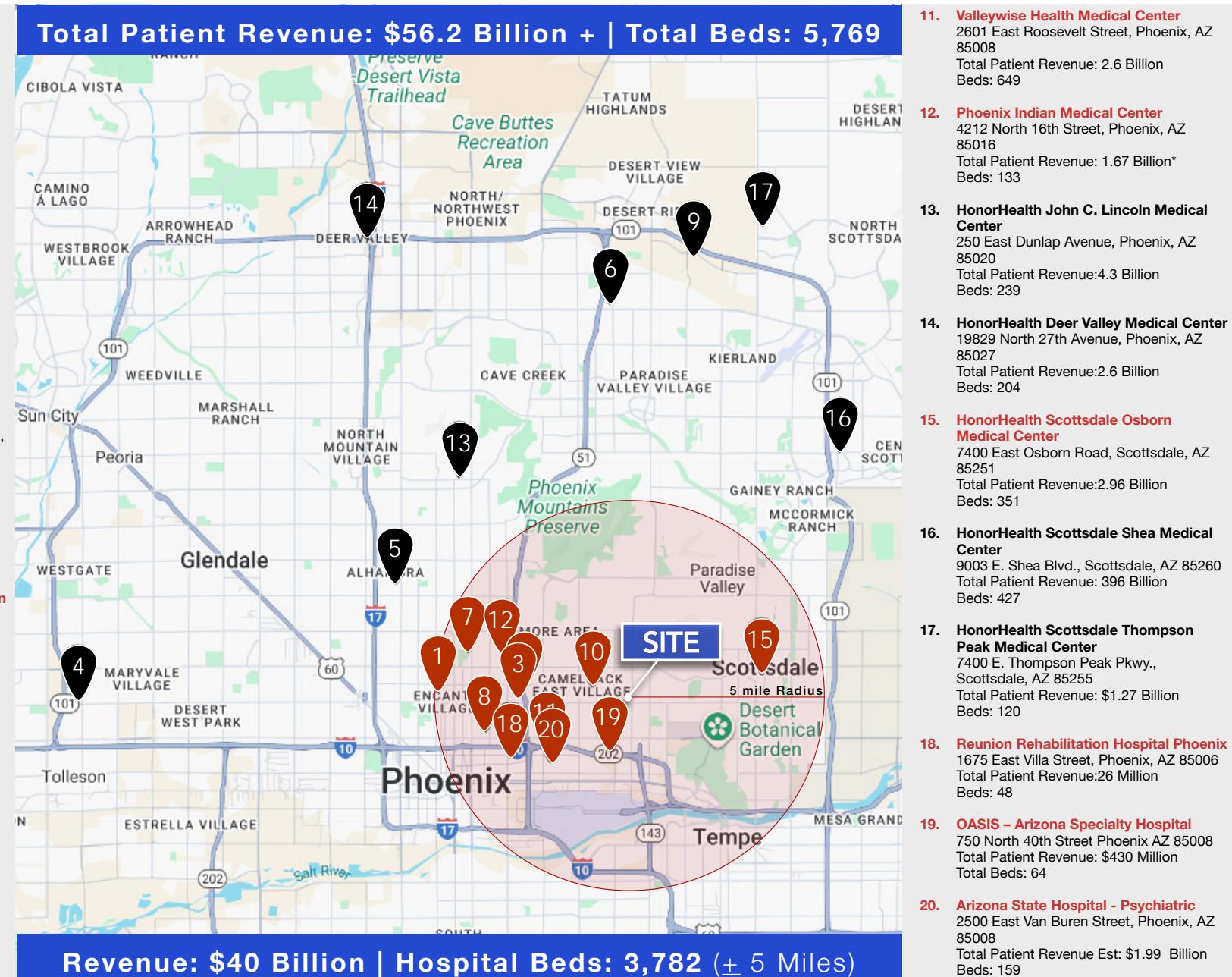
- **\$56.2 Billion** Patient Revenue - 27 Hospitals / 5,769 Beds
- **\$680 Million** Retail Healthcare Spending
- 4 Large Healthcare Systems:
 - Banner Health
 - Dignity/Abramo Health
 - HonorHealth
 - Valleywise Health
- **\$40 Billion** Hospital Revenue \pm 5 Miles from Property
12 Large Hospitals / 3,782 Beds:
 - St. Joseph Hospital (Beds: 577)
 - Abramo Arizona Heart Hospital (Beds: 278)
 - Valley Hospital (Beds: 112)
 - Phoenix Children's Hospital -Thomas Campus (Beds: 383)
 - Valleywise Health Medical Center (Beds: 647)
 - HonorHealth Scottsdale Osborn Hospital (Beds 351)
 - Carl T. Hayden Veterans' Administration Medical Center (Beds: 340)
 - Banner - University Medical Center (Beds: 678)
 - OASIS – Arizona Specialty Hospital (Beds: 64)
 - Arizona State Hospital (Beds: 159)
 - Phoenix Indian Medical Center (Beds: 133)
 - Reunion Rehabilitation Hospital Phoenix (Beds: 48)
- Numerous Ambulatory Surgery Centers and Clinics



20 Major Hospitals

4222 E THOMAS RD,
Scottsdale, AZ 85018

1. St. Joseph's Hospital and Medical Center
350 W Thomas Rd, Phoenix, AZ 85013
Total Patient Revenue: 6 Billion
Beds: 577
2. Abrazo Arizona Heart Hospital
1930 East Thomas Road, Phoenix, AZ 85016
Total Patient Revenue: 4.3 Billion
Beds: 278
3. Phoenix Children's Hospital Thomas Campus
1919 East Thomas Road, Phoenix, AZ 85016
Total Patient Revenue: 4.3 Billion
Beds: 383
4. Banner Estrella Medical Center
9201 West Thomas Road, Phoenix, AZ 85037
Total Patient Revenue: 1.9 Billion
Beds: 317
5. Abrazo Central Campus
2000 West Bethany Home Road, Phoenix, AZ 85015
Total Patient Revenue: 1.1 Billion
Beds: 154
6. Abrazo Scottsdale Campus
3929 East Bell Road, Phoenix, AZ 85032
Total Patient Revenue: 1.4 Billion
Beds: 128
7. Carl T. Hayden Veterans' Administration Medical Center
650 E Indian School Rd, Phoenix, AZ 85012
Total Patient Revenue: 4.3 Billion *
Beds: 340
8. Banner - University Medical Center Phoenix
1111 E McDowell Rd, Phoenix, AZ 85006
Total Patient Revenue: 4.9 Billion
Beds: 678
9. Mayo Clinic Hospital, Phoenix Arizona
5777 East Mayo Boulevard, Phoenix, AZ 85054
Total Patient Revenue: 6.1 Billion
Beds: 353
10. Valley Hospital - Behavioral Health
3550 East Pinchot Avenue, Phoenix, AZ 85018
Total Patient Revenue: 98 Million
Beds: 122



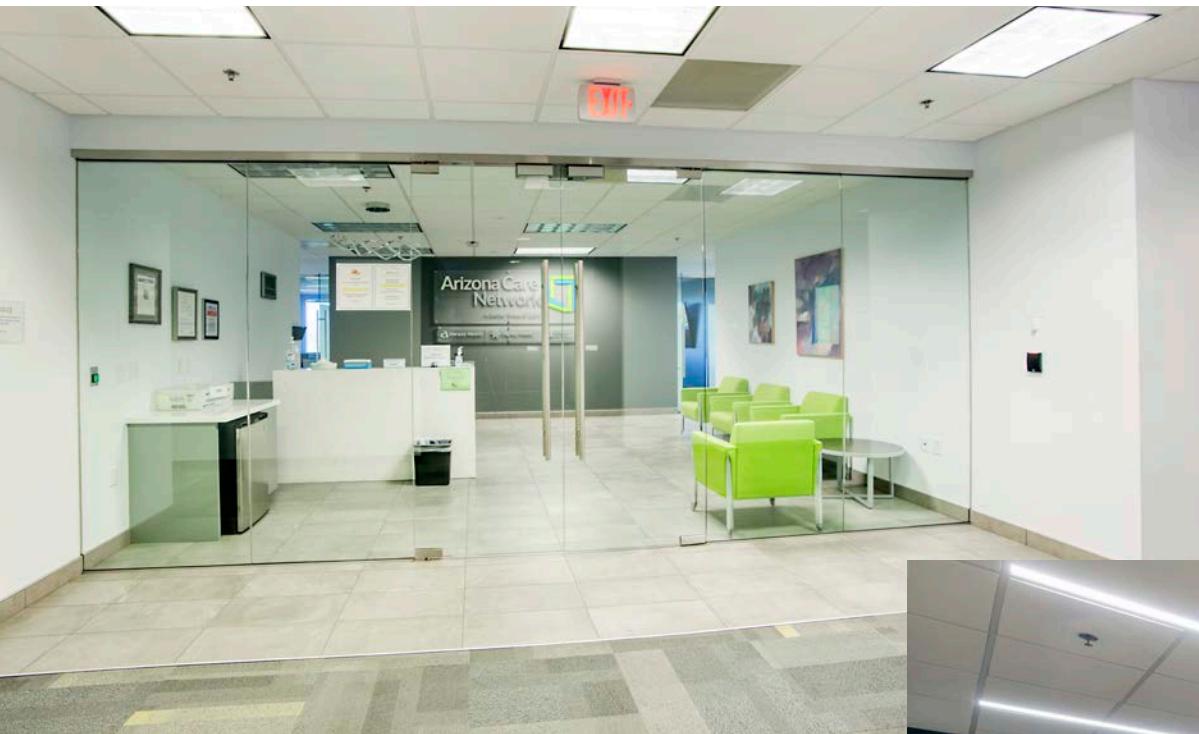
Space Available to New Owner

4222 E THOMAS RD,
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Interior Pictures

4222 E THOMAS RD,
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4222 E THOMAS ROAD SCOTTSDALE, AZ 85018

ARCADIA BUSINESS CENTER



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