

# 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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# TABLE OF CONTENTS

- I. PROPERTY
- II. LOCATION
- III. ECONOMY
- IV. HEALTHCARE OPPORTUNITY

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A low-angle, upward-looking photograph of a modern skyscraper with a glass and steel facade. The building's structure is composed of a grid of vertical and horizontal lines, creating a strong sense of height and perspective. The sky is a pale, hazy blue, and the overall tone of the image is clean and professional.

# I. Property



# Property Overview

**4222 E THOMAS RD,**  
Scottsdale, AZ 85018



Arcadia Business Center is a prominent  $\pm 93,120$  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  **$\pm 126,666$  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  **$\pm 38,464$  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,**  
Scottsdale, AZ 85018



## Size

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



## High-Visibility

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



## Occupancy

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



## 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

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,**  
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## 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



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## 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 Costo Gas Station...



## 75+ Restaurants (National Brand / Executive Dining Options)

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



## Extensive National-Brand Hotel Options

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







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





## 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

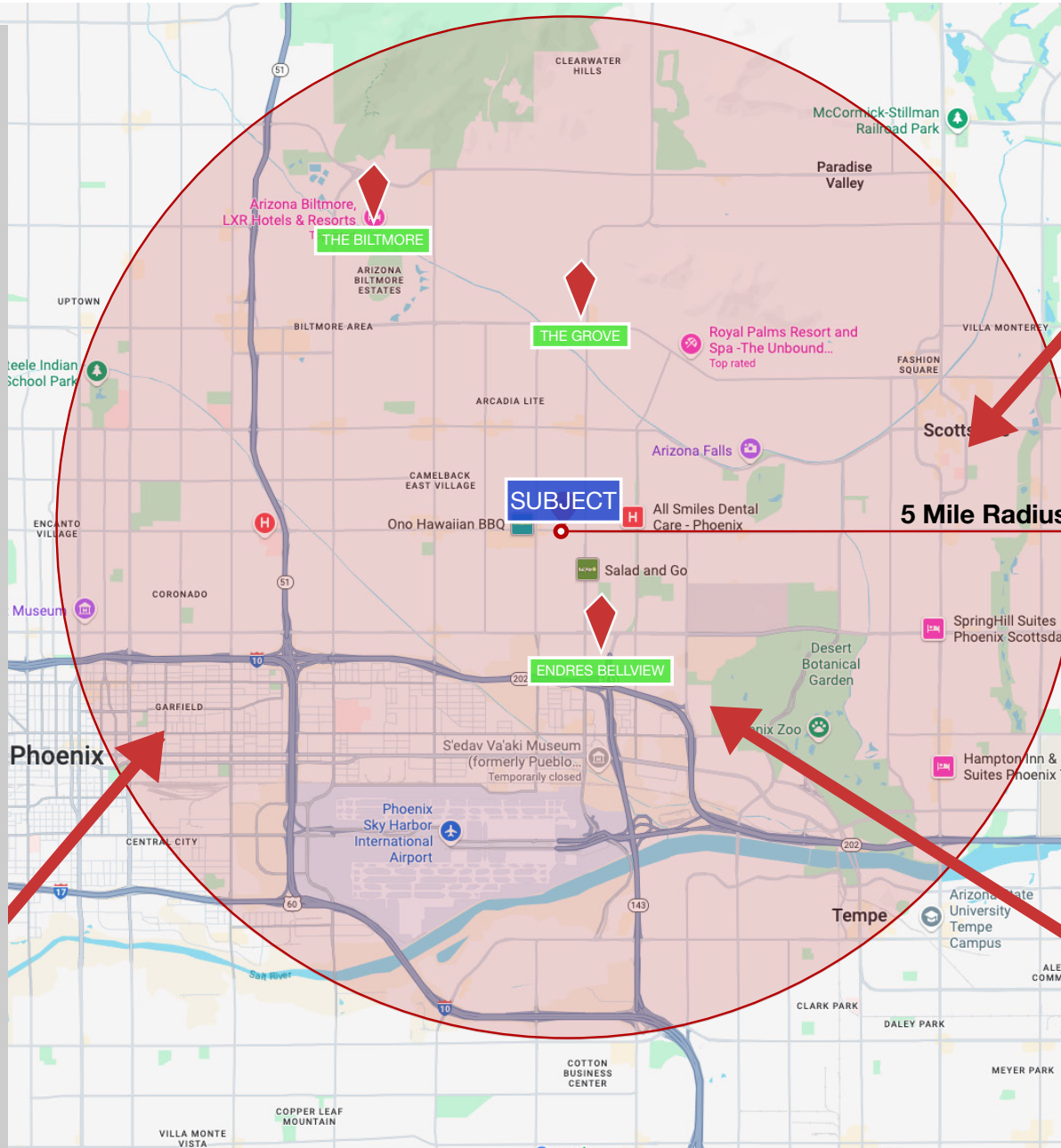
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## APARTMENTS / MIXED USE

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 - 747unit / 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

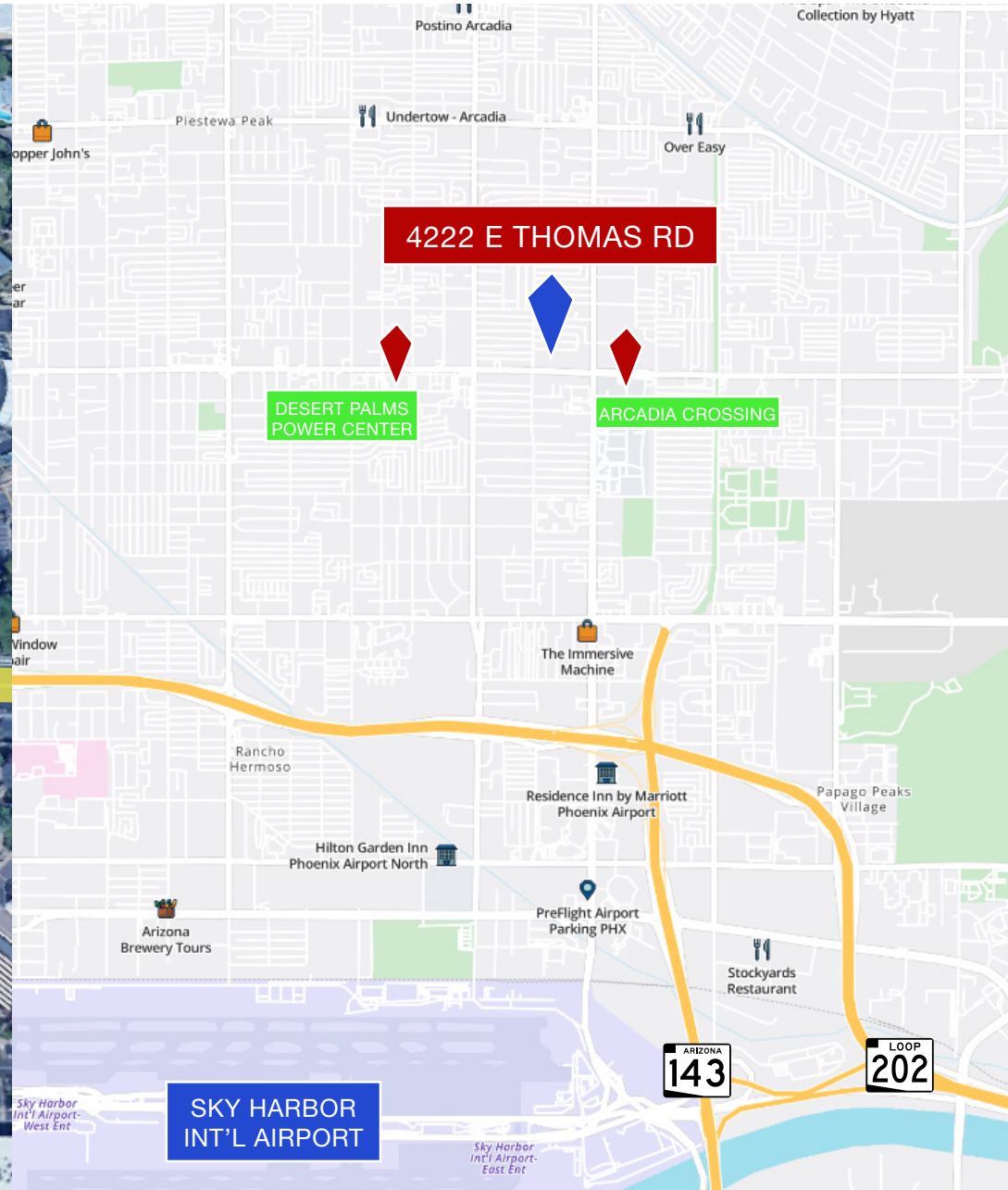
## HOTEL

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



# Site Map

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# III. Economy





## Economic Highlights

<b>2025 Population:</b>	5,210,200
<b>Average HH Income:</b>	\$90,600
<b>Total Civilian Employment:</b>	2,543,810
<b>Unemployment Rate:</b>	3.8%
<b>Total Businesses:</b>	140,743
<b>Metro GDP:</b>	\$398.13 Billion
<b>Retail Healthcare Spending:</b>	\$680 Million
<b>Hospital Spending:</b>	\$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/Abrazo Health
  - HonorHealth
  - Valleywise Health
- **\$40 Billion** Hospital Revenue  $\pm$  5 Miles from Property  
12 Large Hospitals / 3,782 Beds:
  - St. Joseph Hospital (Beds: 577)
  - Abrazo 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

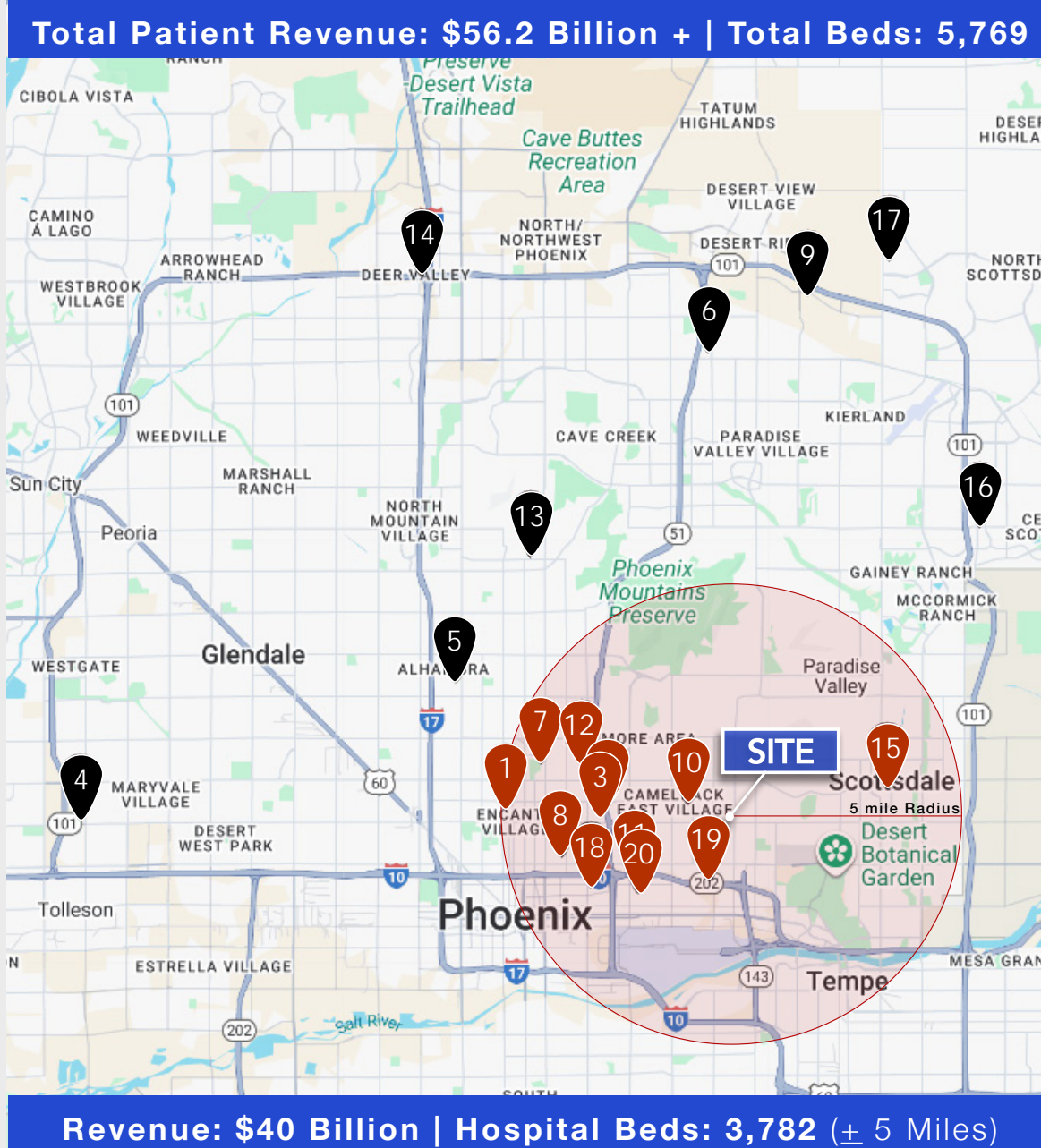




# 20 Major Hospitals

**4222 E THOMAS RD,  
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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

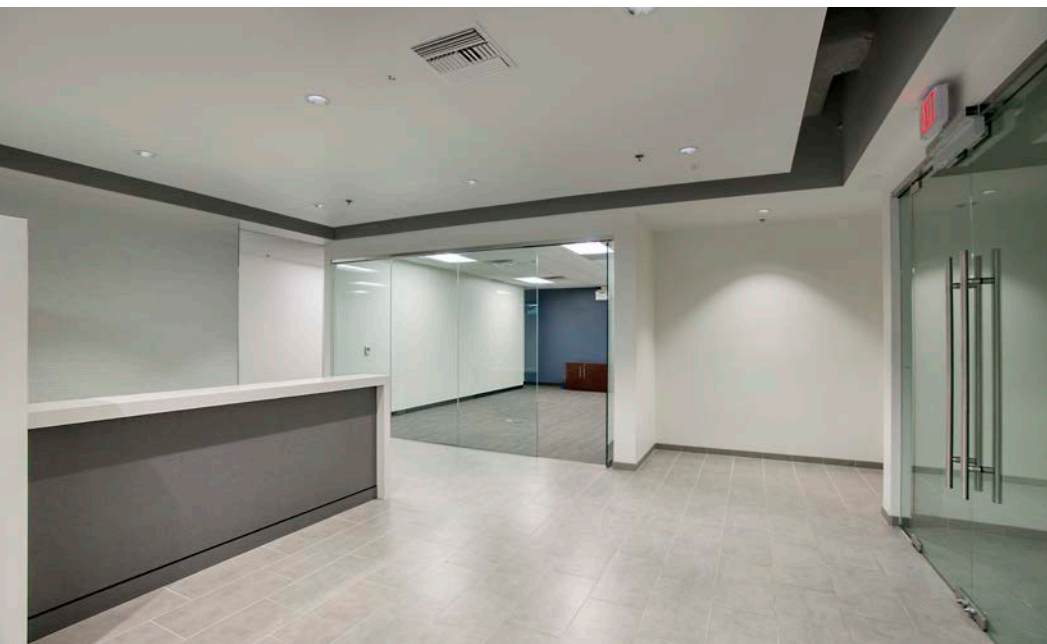


11. **Valleywise Health Medical Center**  
2601 East Roosevelt Street, Phoenix, AZ 85008  
Total Patient Revenue: 2.6 Billion  
Beds: 649
12. **Phoenix Indian Medical Center**  
4212 North 16th Street, Phoenix, AZ 85016  
Total Patient Revenue: 1.67 Billion\*  
Beds: 133
13. **HonorHealth John C. Lincoln Medical Center**  
250 East Dunlap Avenue, Phoenix, AZ 85020  
Total Patient Revenue: 4.3 Billion  
Beds: 239
14. **HonorHealth Deer Valley Medical Center**  
19829 North 27th Avenue, Phoenix, AZ 85027  
Total Patient Revenue: 2.6 Billion  
Beds: 204
15. **HonorHealth Scottsdale Osborn Medical Center**  
7400 East Osborn Road, Scottsdale, AZ 85251  
Total Patient Revenue: 2.96 Billion  
Beds: 351
16. **HonorHealth Scottsdale Shea Medical Center**  
9003 E. Shea Blvd., Scottsdale, AZ 85260  
Total Patient Revenue: 396 Billion  
Beds: 427
17. **HonorHealth Scottsdale Thompson Peak Medical Center**  
7400 E. Thompson Peak Pkwy., Scottsdale, AZ 85255  
Total Patient Revenue: \$1.27 Billion  
Beds: 120
18. **Reunion Rehabilitation Hospital Phoenix**  
1675 East Villa Street, Phoenix, AZ 85006  
Total Patient Revenue: 26 Million  
Beds: 48
19. **OASIS - Arizona Specialty Hospital**  
750 North 40th Street Phoenix AZ 85008  
Total Patient Revenue: \$430 Million  
Total Beds: 64
20. **Arizona State Hospital - Psychiatric**  
2500 East Van Buren Street, Phoenix, AZ 85008  
Total Patient Revenue Est: \$1.99 Billion  
Beds: 159



# Space Available to New Owner

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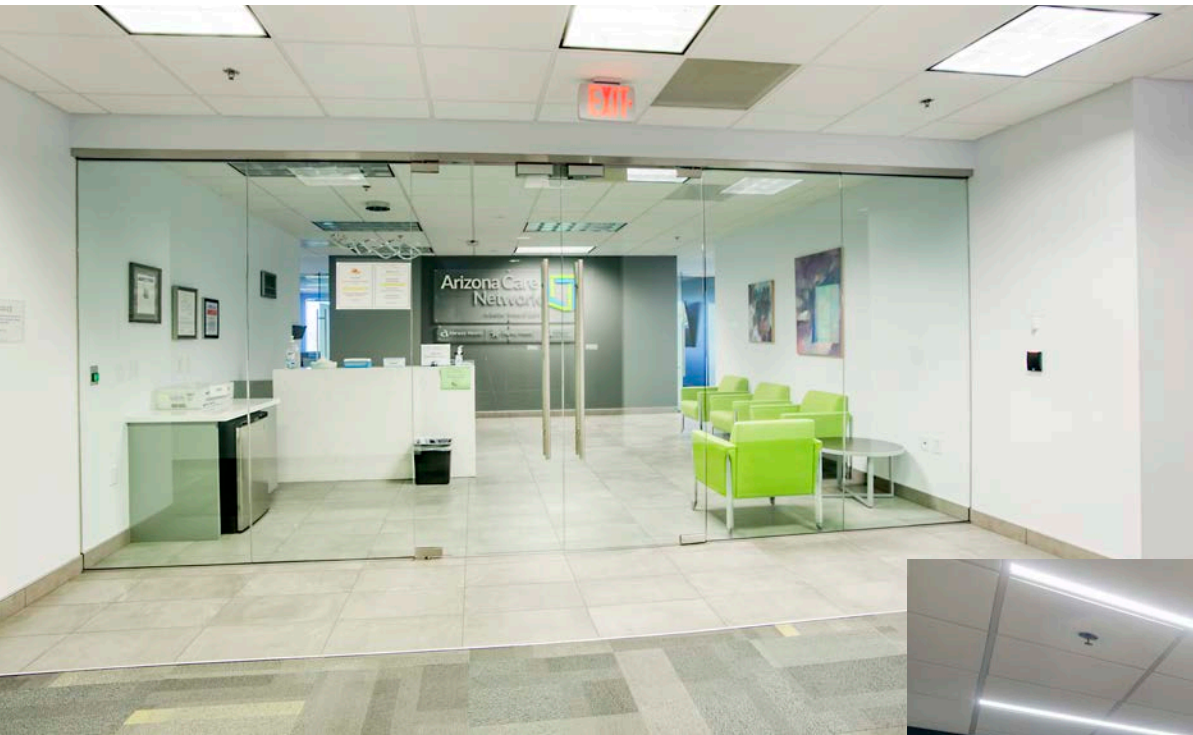


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# Interior Pictures

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# 4222 E THOMAS ROAD SCOTTSDALE, AZ 85018

## ARCADIA BUSINESS CENTER



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