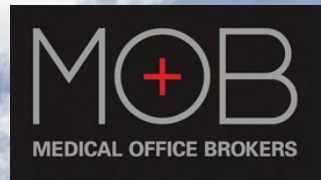


# FLAGSHIP BUILDING FOR SALE

## GENERAL & MEDICAL OFFICE



Lilac Office Plaza  
YOUR LOGO  
HERE  
1805

**1805 N SCOTTSDALE RD**  
**TEMPE, AZ 85288**

ARIZONAMOB.COM

MARINA HAMMERSMITH, CCIM  
602-315-8623  
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# PROPERTY HIGHLIGHTS

This flagship, free-standing building features 4,900 SF of Turnkey Medical Office and 5,203 SF of Creative Office Space. Perfect for healthcare practice headquarters, with administration and medical clinic under one roof.

- **Excellent Scottsdale Road Location:**
  - Less than 10 minutes from **HonorHealth Scottsdale Osborn Medical Center**
  - Less than a mile from the 202 Red Mountain Freeway, and just over two miles from the 101
- **Monument Sign with Scottsdale Road Frontage**
  - Highly visible location
  - Abundant Covered Parking



## OVERVIEW

Renovated:	2018
Availability:	9,923 SF
Sale Price	\$2,875,000.00
Total GBA:	±9,923 SF
Year Built:	1994
Lot Size:	±0.83 AC (36,155 SF)
Zoning:	CCS, Tempe
Traffic Counts:	Scottsdale Road: 33,633 VPD McKellips Road: 13,952 VPD

# GENERAL OFFICE

Features open ceilings with concrete floors and expertly appointed finishes throughout

- Three private offices
- Three executive offices
- Two conference rooms
- Two restrooms
- Three bullpens
- Break room with access to private outdoor space



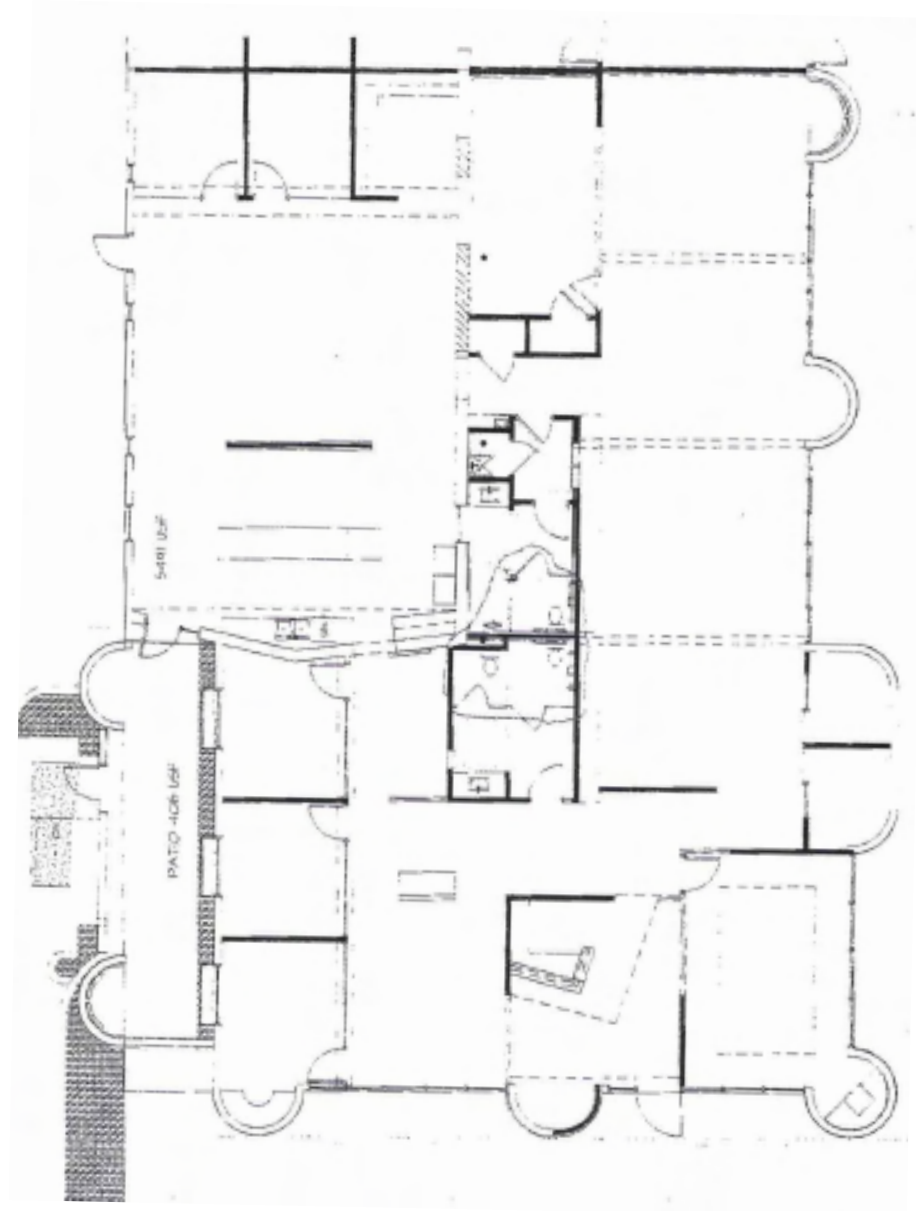


# GENERAL OFFICE PHOTOS





# GENERAL OFFICE FLOOR PLAN ± 5,023 SQUARE FEET





# MEDICAL OFFICE

Gorgeous turn-key medical office with quality finishes, including sliding exam room doors and solid-surface counters:

- Split floor plan
- Seven plumbed exam rooms
- Four restrooms
- Two labs
- Two offices
- Conference room
- Training room



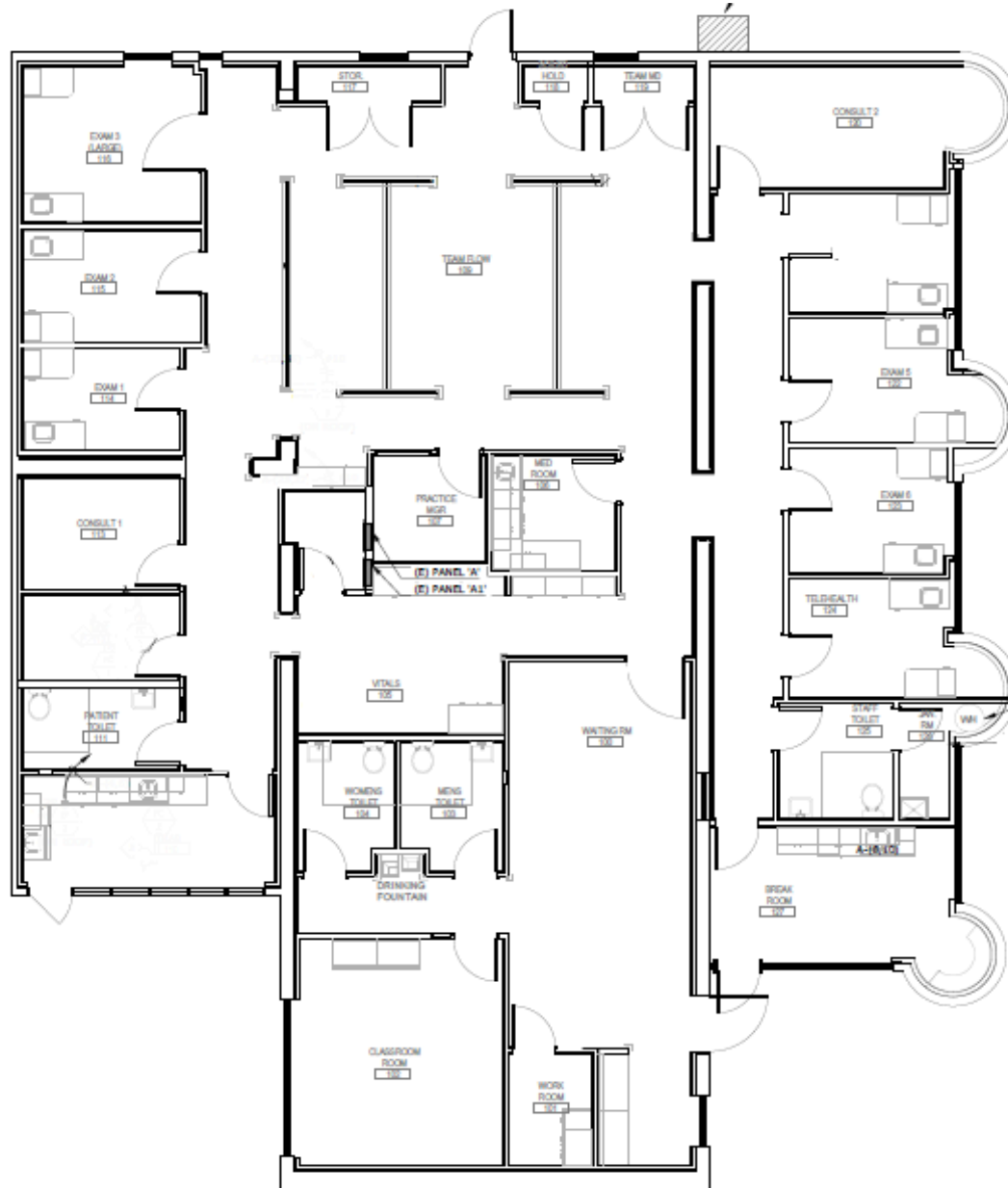


# MEDICAL OFFICE PHOTOS





# MEDICAL OFFICE FLOOR PLAN ± 4,900 SQUARE FEET





# AERIAL VIEW - NORTH FACING

Camelback Mountain

SCOTTSDALE  
*Fashion Square*

**HONORHEALTH™**

Honorhealth scottsdale  
osborn medical center  
*LESS THAN A 10 MINUTE DRIVE*

A 337-bed, full-service Scottsdale area hospital that is considered a leader in the fields of ICU, trauma, critical care, orthopedics, neurosurgery, and more.

## Tempe Gateway

The City of Tempe has purchased 1811-1859 N. Scottsdale Road, with plans for an exciting redevelopment project. The proposed redevelopment will feature:

- North Tempe Police Station and Training Facility
- At Least 50 Affordable-Housing Units
- A Modern Grocery Store

**CIRCLE K**



*McKellips Road: 13,952 VPD*

*Scottsdale Road 33,633 VPD*

**FOOD CITY**

**PROPERTY**



# AERIAL VIEW - SOUTH FACING

· TEMPE ·  
MARKETPLACE



ASU Arizona State University



202

Scottsdale Road 33-633 VPD

PROPERTY





# AERIAL MAP - TEMPE ARIZONA



**HONORHEALTH™**

Honorhealth scottsdale  
osborn medical center  
*LESS THAN A 10 MINUTE DRIVE*

**SKYSONG**  
THE ASU SCOTTSDALE INNOVATION CENTER  
±1.2M SF AT FULL BUILDOUT  
±2,500 EMPLOYEES

Tempe Gateway  
Redevelopment  
Project



· **TEMPE** ·  
**MARKETPLACE**

**BEST BUY**

**BARNES & NOBLE**

**RIO 2100**

1.345M SF Mixed-Use  
Under Development

**TEMPE TOWN LAKE**  
ON THE RIO SALADO

marina heights  
**State Farm**

**THE WATERMARK**  
TEMPE

**phoenix x300**  
ARIZONA CENTER FOR NATURE CONSERVATION

**Grass Clippings**

**DESERT BOTANICAL GARDEN**

**FELLOW**  
OSTERIA & PIZZERIA

**clever ramen**

**Papago Park**



LOOP 202

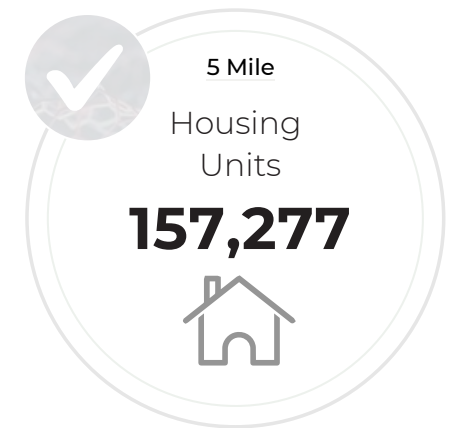
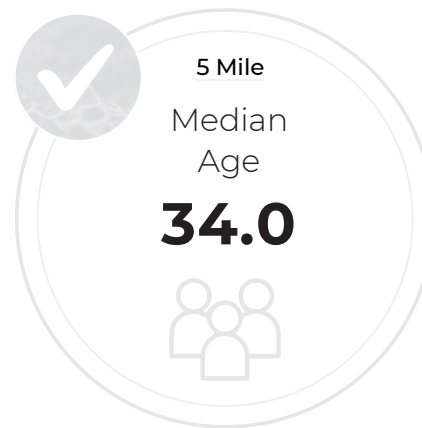
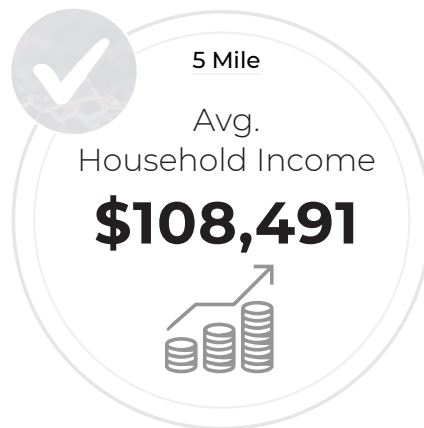
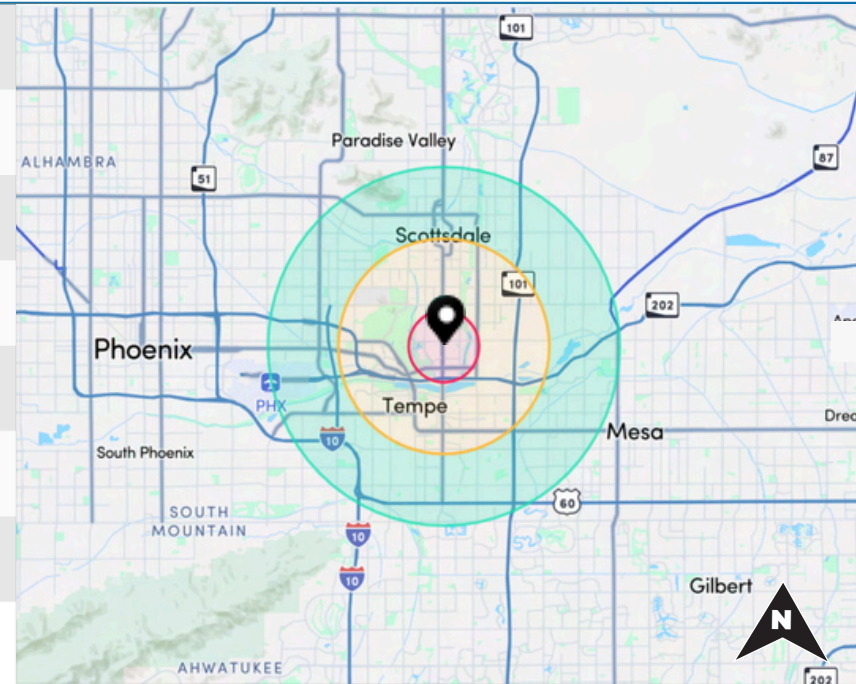
LOOP 101



# DEMOGRAPHICS - 1, 3, 5 MILE RADIUS OF SITE

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	20,117	131,114	<b>334,808</b>
Estimated Population:	14,459	124,335	314,061
2028 Proj. Residential Population:	16,000	138,062	340,307
Average Household Income:	\$110,937	\$91,463	<b>\$108,491</b>
Health Care Expenditure:	\$41.75M	\$333.11M	\$890.76M
Median Age:	33.2	31.6	<b>34.0</b>
Housing Units:	7,195	66,355	<b>157,277</b>
Total Households:	6,609	60,804	144,185

## DEMOGRAPHIC RADIUS RINGS







YOUR LOGO HERE  
1805

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**M T** HEALTHCARE PARTNERS

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**DISCLAIMER**

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