

Lilac Office Plaza

Presented by
American Medical Solutions

1805 N Scottsdale Rd, Tempe, AZ 85288



Price: \$20.00 /SF/YR

This 4,814-square-foot medical office suite, located in the 10,305-square-foot Lilac Office Plaza at 1805 North Scottsdale Road, offers exceptional visibility, ample parking, and direct exposure along one of Scottsdale's most traveled arterial corridors. Positioned within an established medical and professional district, Lilac Office Plaza benefits from prominent frontage, monument signage, and daily visibility to approximately 40,000 vehicles. The property provides immediate access to bus lines, strong connectivity to surrounding healthcare providers, and proximity to central traffic generators, including Old Town Scottsdale and Arizona State University, both approximately 2 miles away. Its location, 2.8 miles from Banner Health Osborn, reinforces its position within a robust, well-developed medical market. The area is supported by excellent demographics, serving a population of over 1 million residents with more than \$670 million in annual medical spending.

Lilac Office Plaza offers exceptional signage exposure on Scottsdale Road, capturing substantial daily traffic volumes and benefiting from its adjacency to a Food City-anchored shopping center, which brings additional foot traffic and consumer visibility. The property provides quick access to Loop 101, Loop 202, Phoenix Sky Harbor International Airport, and Downtown

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High-visibility 4,814-square-foot medical office suite at Lilac Office Plaza with Scottsdale Road frontage and strong daily traffic exposure.

Fully built-out medical layout with exam rooms, sinks, lab, reception, staff areas, and modern systems ready for immediate occupancy.

Prime Scottsdale location near Banner Health Osborn, Old Town, ASU, Loop 101/202, and major retailers, including Food City.

Ample parking, monument signage, bus line access, 2026 renovations, and strong demographics with over \$670M in annual medical spending.

environment, making Lilac Office Plaza an

Brandon Puglisi

brandonp@americanmedicalsolutions.com

(602) 997-7041

American Medical Solutions

2222 W Parkside Ln

Phoenix, AZ 85027

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Medical Office Building



Ample Parking

Major Tenant Information

Tenant	SF Occupied	Lease Expired
American Medical Solutions	-	

1805 N Scottsdale Rd, Tempe, AZ 85288



Signage Available

Listing space

1st Floor Ste 2

Space Available	4,814 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Suite 2 is fully built out and designed for efficient medical operations, offering 12 total rooms, including nine equipped with sinks: seven exam rooms, two consult rooms, a medication room, and an on-site lab. The layout features a large reception area, a bullpen-style work zone, a community or classroom space, multiple staff support areas, and a generous kitchen and break room. Interior improvements include commercial high-traffic flooring, noise-reduction features, key-code security access, and automated lighting and exit systems, ensuring a professional, operationally efficient environment. The suite is well-maintained, move-in ready, and supported by modern building systems conducive to long-term tenancy.

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Property Photos



Reception



Exam5

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Lab



10,305 -Square-Foot Office Plaza

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Property Photos



1805 North Scottsdale Road



Exceptional Visibility

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Highly Visible Location

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Location

