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LEVROSE
COMMERCIAL REAL ESTATE



FOR LEASE

ORANGE TREE MEDICAL PLAZA

3225 N CIVIC CENTER PLZ
SCOTTSDALE, AZ 85251



PROPERTY DETAILS

PROPERTY TYPE	Medical / Office
LEASE RATE	\$25.00/SF NNN
BUILDING SIZE	±10,254 SF
SUITE 1	±5,720 SF
SUITE 4	±540 SF
SUITE 1 & 4	Contiguous to ±6,260 SF
LOT SIZE	±0.94 AC
ZONING	S-R
PARKING RATIO	4.89 per 1,000





3225 N CIVIC CENTER PLAZA | SCOTTSDALE, AZ 85251

PROPERTY SUMMARY

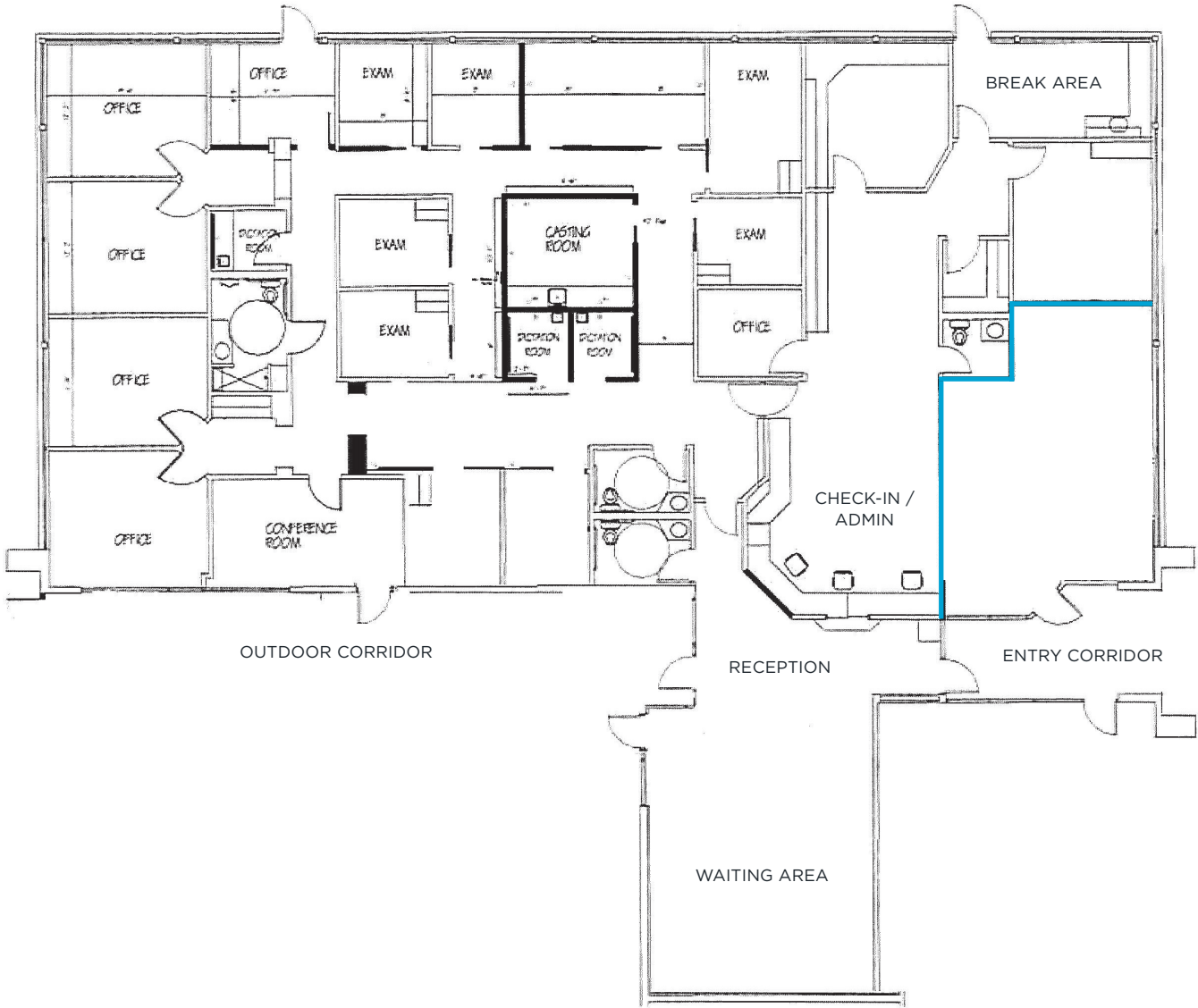
Located in the heart of Old Town Scottsdale, 3225 N Civic Center Plaza is a premier medical and professional office building offering exceptional accessibility and convenience. Just steps from HonorHealth Scottsdale Osborn Medical Center, Scottsdale Fashion Square, and numerous dining and retail amenities, the property provides an ideal location for medical and office users seeking a prestigious Scottsdale address.

HIGHLIGHTS

- Extraordinary parking ratio nearing almost 5 per 1,000 SF
- Located One block from HonorHealth Scottsdale Osborn Medical Center
- Quick walk to Old Town Scottsdale
- Tremendous daytime population
- Located near countless amenities including the W, Scottsdale Fashion Square Mall, restaurants, retail, and, exploding multi-family projects
- Excellent access to Loop 101 Freeway
- Surrounded by several other medical buildings

SUITE 1 | ±5,720 SF

*BLUE WALL CAN COME DOWN TO COMBINE
THE SUITES TOTALLY ±6,260 SF



AERIAL OVERVIEW



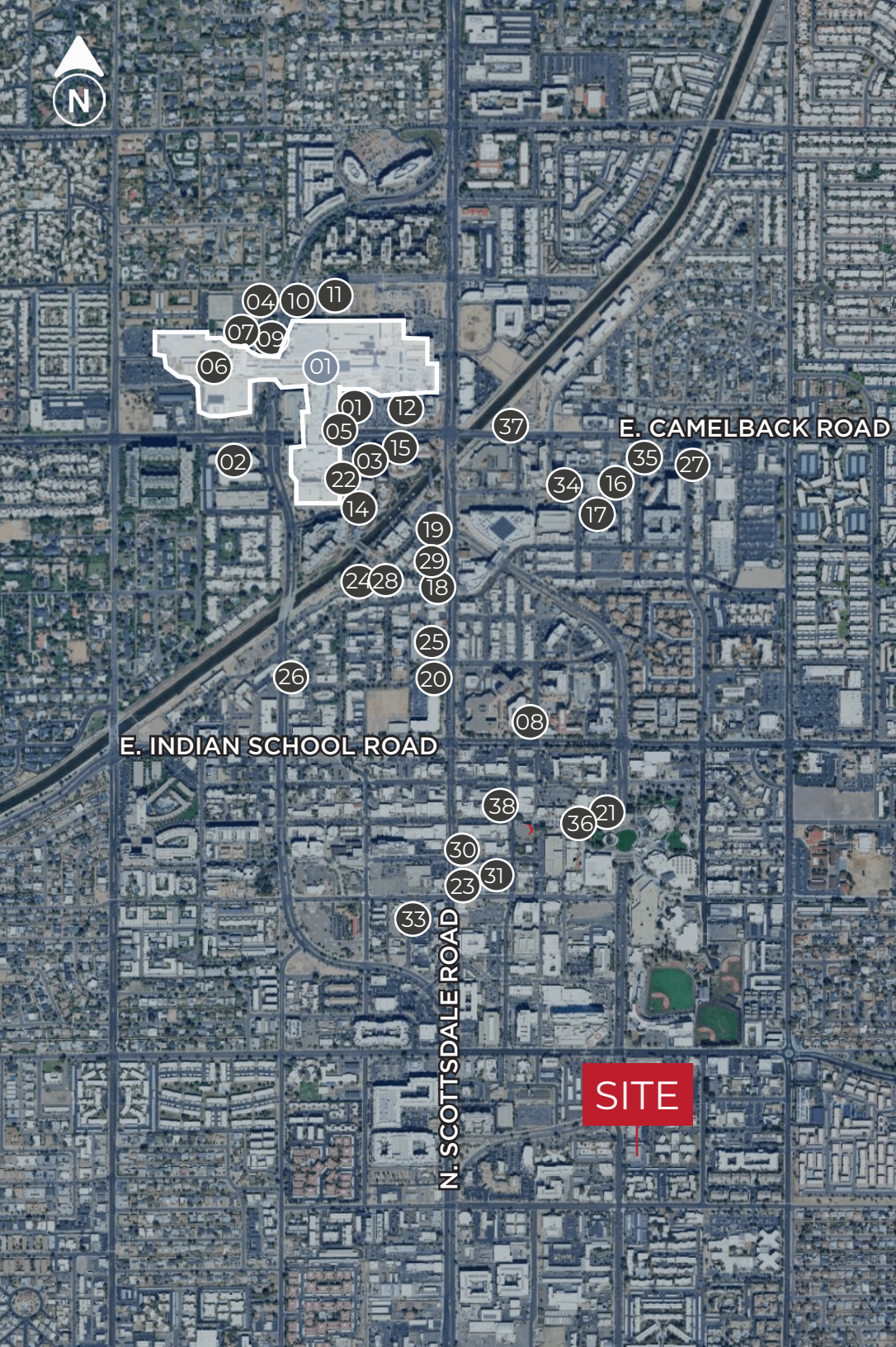
AERIAL OVERVIEW

Strategically located in the heart of Old Town Scottsdale, 3225 N. Civic Center Plaza places tenants at the crossroads of the area's most prominent destinations — minutes from Scottsdale Fashion Square, the upscale dining and retail of the Scottsdale Waterfront, and the energy of Scottsdale Stadium. The property also offers convenient access to the Loop 101, providing seamless connectivity throughout the greater Phoenix metro.



AERIAL OVERVIEW





SHOP

1. Scottsdale Fashion Square

All Saints	Carolina Herrera	IWC Schaffhausen	Prada
ALO	Christian Louboutin	Jimmy Choo	Quay
Apple	David Yurman	Louis Vuitton	Rolex
Balenciaga	Dior	Lulu Lemon	Saint Laurent
Bottega Veneta	Dolce & Gabbana	Marc Jacobs	St John
Breitling	Ferragamo	Montblanc	Tesla
Bulgari	Gucci	Neiman Marcus	Tiffany & Co
Burberry	Hermes	Omega	Versace
Cartier	Hublot	Panerai	Zimmerman



EAT & DRINK

- | | |
|-------------------------------|--------------------------|
| 1. Elephante | 20. Velvet Taco |
| 2. Mastro's City Hall | 21. Pinyon |
| 3. Maple & Ash | 22. Call Her Martina |
| 4. Ocean 44 | 23. STK Steakhouse |
| 5. Din Tai Fung (Coming Soon) | 24. Barrio Queen |
| 6. Nobu | 25. Bourbon & Bones |
| 7. Toca Madera | 26. EVO Old Town |
| 8. Tommy V's | 27. Cala Scottsdale |
| 9. Francine | 28. Citizen Public House |
| 10. Zinque | 29. The Montauk |
| 11. Wolf by Vanderpump | 30. Uchi |
| 12. Moxies | 31. STK |
| 13. Catch | 32. Drake's Hollywood |
| 14. Olive & Ivy | 33. Sizzle |
| 15. Culinary Dropout | 34. Kauboi |
| 16. Bottled Blonde | 35. SHIV |
| 17. Estelle | 36. AZ88 |
| 18. Farm & Craft | 37. Sexy Roman |
| 19. The Breakfast Club | |

SCOTTSDALE REDEVELOPMENTS

- **FalconEye / 5th & Goldwater** [CLICK TO LEARN MORE](#)

Planned mixed-use redevelopment with multifamily and ground-floor retail directly across from the subject property. This includes 309,000 square feet of residential floor area (232 units), approximately 32,000 SF of commercial floor area, and an above-ground parking structure (one level sub-grade) in a five story building on a ±4.8-acre site.

- **Scottsdale Quarter Refresh**

~\$100M reinvestment modernizing one of Scottsdale's premier mixed-use destinations

- **The Parque (Former CrackerJax)**

Multi-phase, multibillion-dollar mixed-use redevelopment led by FalconEye

- **The Arbor** [CLICK TO LEARN MORE](#)

Arbor Old Town is a transformative redevelopment of ±360,000 SF across ±6 AC at the northeast corner of Scottsdale Road and Indian School Road, converting three legacy office buildings into a hospitality-driven office campus.

- **Old Town Public Investment** [CLICK TO LEARN MORE](#)

~\$40M City of Scottsdale investment in streetscape, infrastructure, and placemaking

- **Old Town Office Repositioning**

Nearby adaptive-reuse and modern office conversions driving creative office demand





SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

243K 
POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

\$100,636 
MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

+11M 
ANNUAL VISITORS

Scottsdale welcomed 11+ million visitors in 2024, generating approximately \$3.7 billion in economic impact and supporting more than 36,000 jobs across the local economy.

\$540K 
MEDIAN HOUSING
VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.

A large saguaro cactus stands prominently in the foreground of a desert landscape. The background shows rolling hills and other smaller cacti under a clear sky. The entire image is in grayscale.

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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