

FOR SALE | MEDICAL | ±3,350 SF



Medical Office Condo

14220 N Northsight Blvd | Scottsdale, AZ 85260

CBRE

Northsight 101 Business Park

14220 N Northsight Blvd
Scottsdale, AZ 85260

Seize a prime practice location with this exceptional 3,350 SF commercial medical office condo located at 14220 N Northsight Blvd, Building D, in the dynamic Scottsdale market. This well-maintained property offers a strategic location and is ideally suited for a variety of medical practices.

The building is surrounded by a diverse mix of businesses, providing a built-in customer base and opportunities for synergistic partnerships. The property's layout is designed to accommodate various business models, making it a versatile investment with significant upside potential.

The suite is serviced by five independent commercial AC units installed in 2024. A new water heater installed in 2024. Roofing for the entire complex was redone in 2025.



Offering Summary

Type:	Medical Office
Project SF:	±43,561 SF
Available SF:	Suite 150 - ±3,350 SF
Purchase Price:	\$525/SF - \$1,758,750
Year Built	2006
Size Area:	±3.75 AC
Zoning:	S-R, Scottsdale
Size Area:	±3.75 AC
Number of Stories:	1-story
Parking Ratio:	4.0/1,000 SF 4 Assigned Covered Spaces
Signage:	Building and Entrance
Property Taxes:	\$3,400.62/year
Assoication Dues:	\$5,868.00/year

Property Highlights

- + Existing FF&E available per a separate bill of sale includes: exam tables, cryogenic chamber, office furniture and desks, laser and medical equipment.
- + Tranquil views of the park with several outside sitting areas ideal for lunch or employee breaks.
- + Strategic location situated in the highly desirable Scottsdale airport area with excellent accessibility and visibility.
- + Convenient access just ¼ mile from Loop 101 providing easy access for patients and staff.
- + High Daytime Population - surrounded by thriving residential area and high daytime population, ensuring a strong patient base.
- + Fully ADA-compliant access ensures accessibility for all patients.
- + Proximity to amenities just ¼ mile with over a million square feet of lifestyle and retail amenities offering convenience for patients and staff.
- + Medical Synergy ideal for medical practices seeking professional and well-located office space in close proximity to other successful medical practices.

Space Plan

±3,350 SF



Photos

RECEPTION



WAITING



LARGE OPEN OFFICE AREA



OFFICE



Photos

INTERIOR



INTERIOR



EXTERIOR



EXTERIOR



Photos

BREAK ROOM



EXAM ROOM



PARKING



OUTDOOR AREA



Aerial Overview

14220 N Northsight Blvd
Scottsdale, AZ 85260

Situated in a thriving commercial hub, this medical condo benefits from excellent accessibility, strong demographics, and a high level of visibility.



Scottsdale Quarter Shopping Mall

Scottsdale Airport

COSTCO
WHOLESALE

Walmart

Northsight Plaza Shopping Mall

RAINTREE DR

Scottsdale Towne Center Shopping Mall

LOOP
101

Sonora Village Shopping Mall

EoS
FITNESS

KOHL'S

EVANS RD

GELDING DR

NORTHSIGHT BLVD

14220 N NORTHSIGHT BLVD



NEARBY MEDICAL USERS

NextCare Urgent Care
Sunrise Medical Center
Banner Urgent Care
Scottsdale Travel Clinic
Health & Wellness Care
Amen Clinics
Arthur Andrew Medical
Ageless Men's Health
Scottsdale Rheumatology Center
Archetype Health & Wellness
Desert Mountain Obgyn
Northsight Vision Care
And many more....



Location and Demographics

2024

POPULATION

MEDIAN HOUSEHOLD INCOME

DAYTIME POPULATION

1 mile radius

5,977

\$129,572

31,037

3 mile radius

74,571

\$126,485

142,331

5 mile radius

172,229

\$130,004

270,403

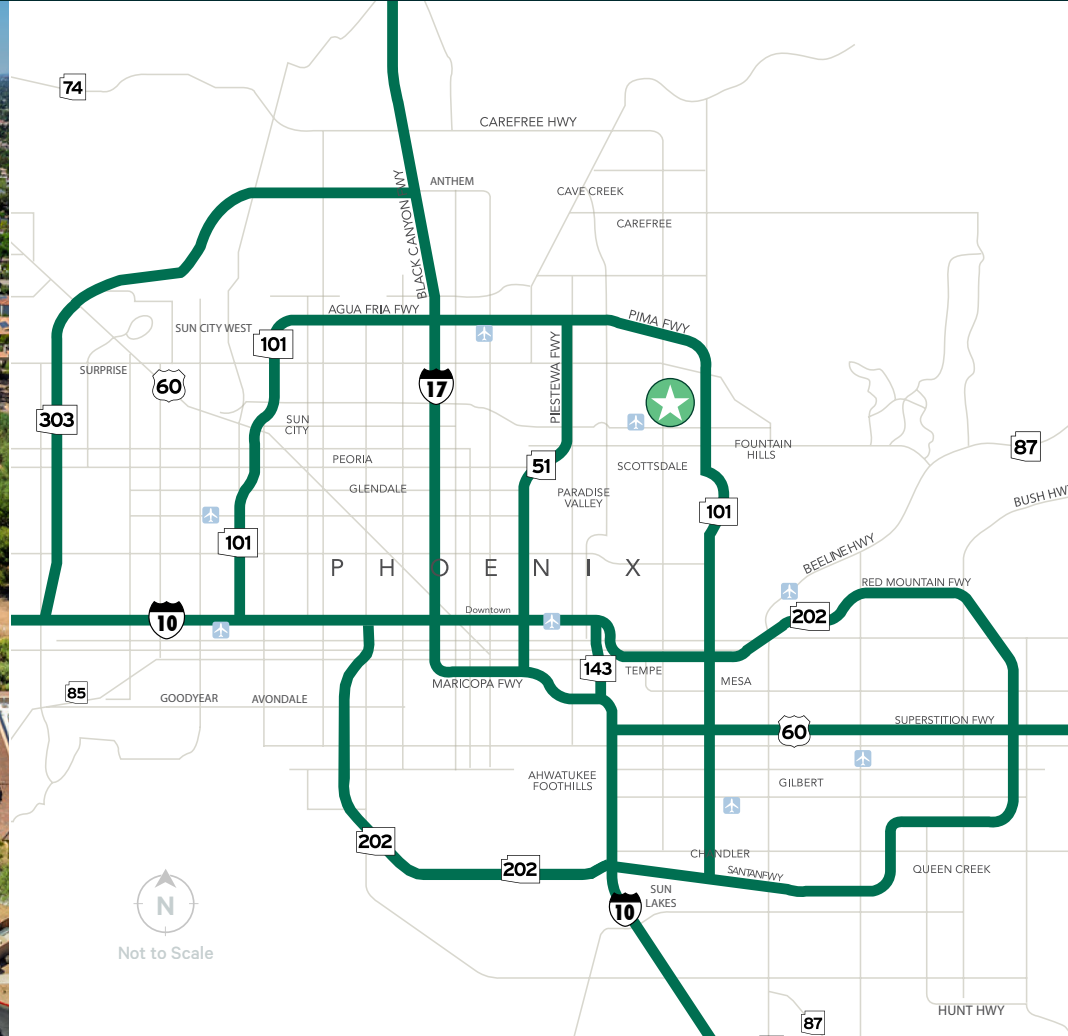
Source: ESRI

Traffic Counts

Source: MRSI / ADOT

Raintree Dr ±34,001

Loop 101 at Raintree Dr ±169,741



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PHILIP WURTH, CCIM

+1 602 369 9261

philip.wurth@cbre.com

ETHAN DIEDRICHSEN

+1 402 689 3895

ethan.diedrichsen@cbre.com

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