

# THE OFFICES AT MCDOWELL MOUNTAIN

16700 N Thompson Peak Parkway | Scottsdale, AZ 85260



±1,004 RSF | Medical Office For Lease

**Dylan Whitwer**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

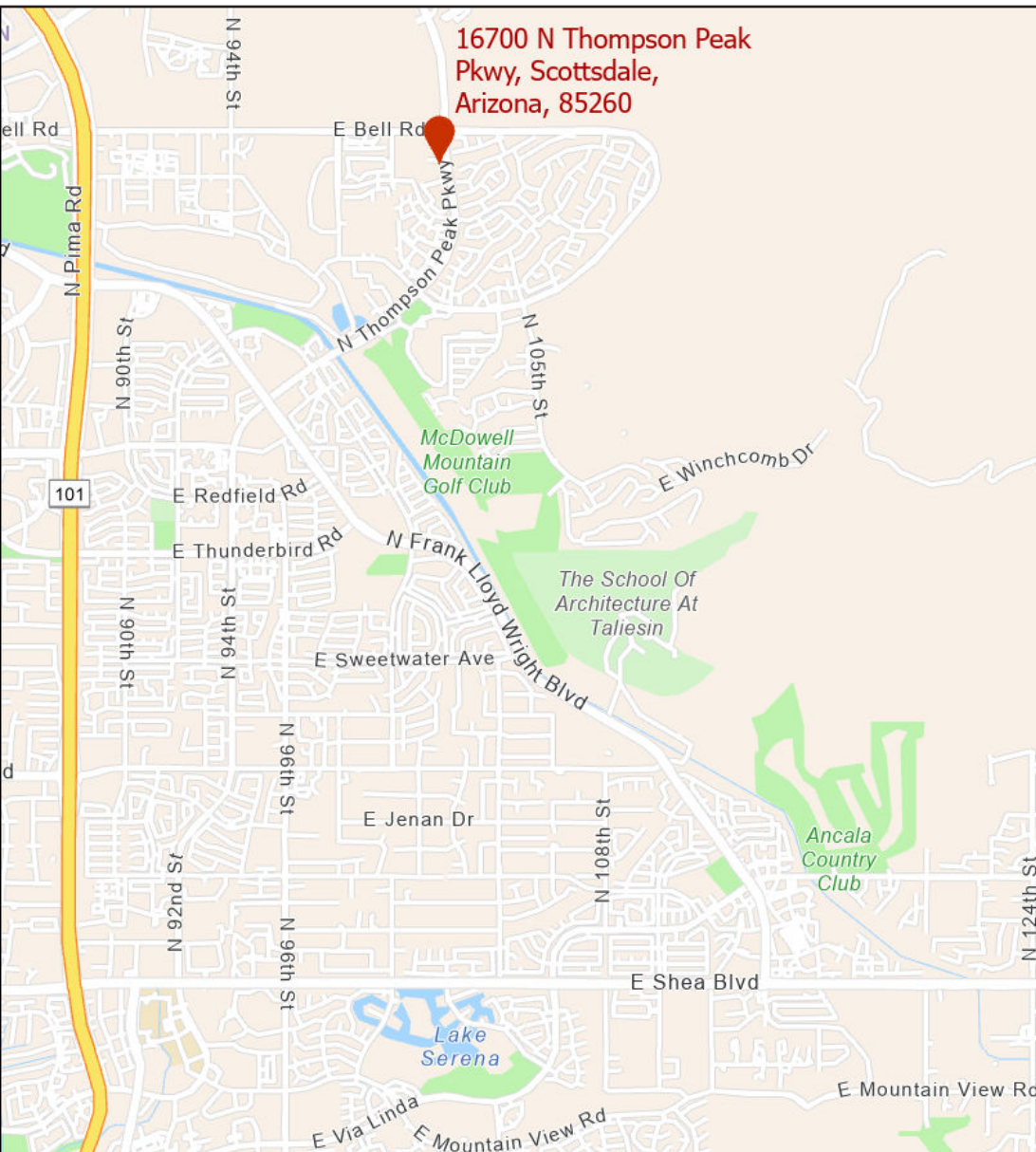
**NAI**Horizon

2944 N 44th Street, Suite 200  
Phoenix, AZ 85018

602 955 4000 | [naihorizon.com](http://naihorizon.com)



# Property Information



**16700 N Thompson Peak  
Pkwy, Scottsdale,  
Arizona, 85260**

<b>Location:</b>	16700 N Thompson Peak Parkway, Suite 160 Scottsdale, AZ 85260
<b>Available Size:</b>	±1,004 RSF
<b>Lease Price:</b>	\$30 PSF, Modified Gross
<b>Time Share:</b>	Call Broker For Details
<b>Zoning:</b>	SR, Scottsdale
<b>Parking:</b>	Two (2) covered, reserved and 5:1 uncovered, unreserved
<b>Fire Protection System:</b>	Fire sprinklered

## Property Features

- Prime Scottsdale location near Bell Rd and Thompson Peak Pkwy
- First floor space in a Class B, two-story medical office condominium building
- Private entrance, two exam rooms, one breakroom, and one restroom
- Timeshare Procedural Space available Monday, Tuesday, and Thursday (see floor plan)
- Landlord willing to improve the Suite with additional exam rooms, plumbing infrastructure, and enhance reception area for qualified Tenants
- Landlord may lease 170 (2,137 SF) in addition to 160 for qualified Tenants
- ±21,280 SF total building size
- Masonry and steel construction with upscale exterior finishes
- Near numerous outdoor activities such as hiking, biking, and golf
- Elevator-served building
- Shaded desert patio outside of unit

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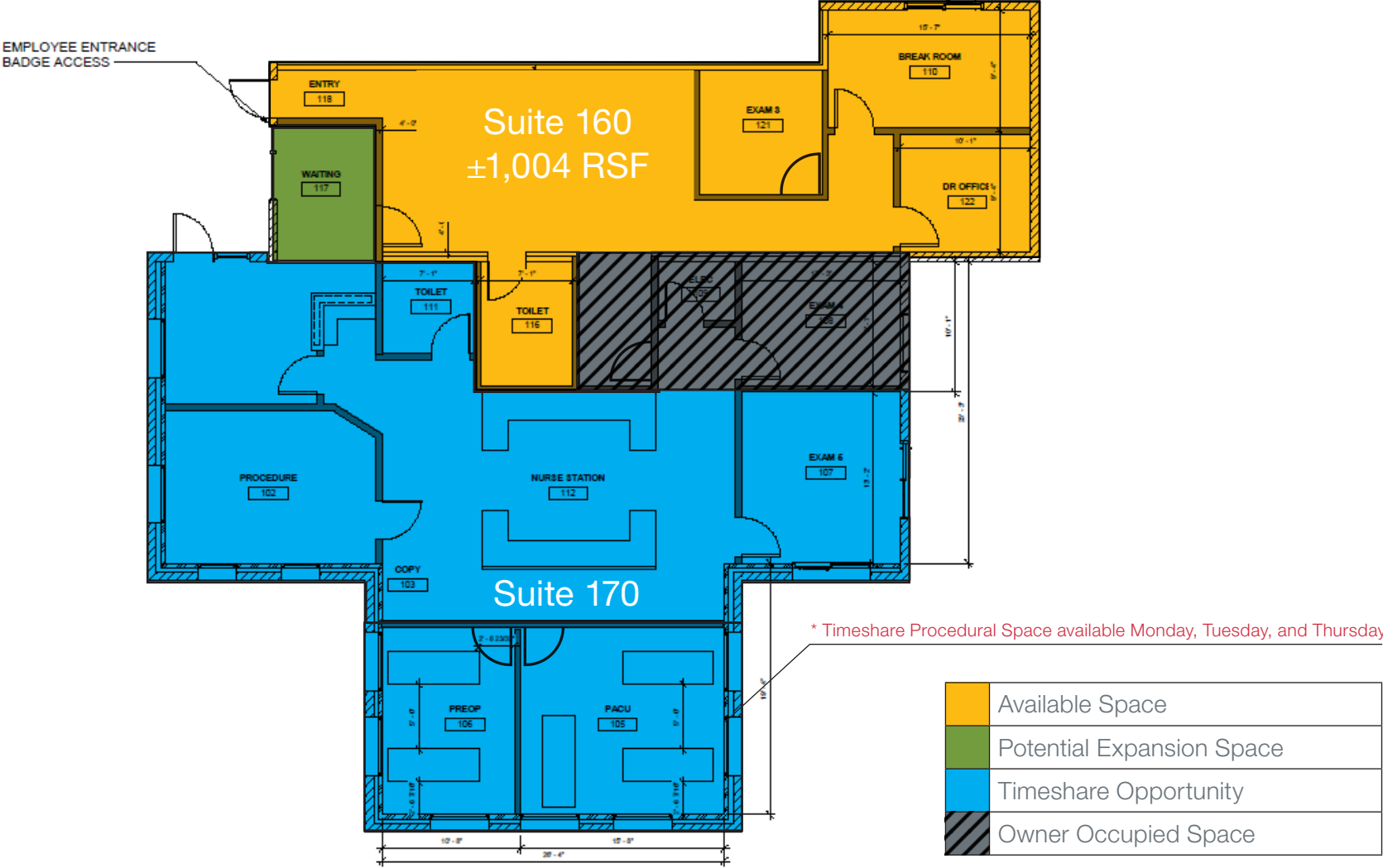
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# Floor Plan



26-04-005

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# Property Photos



Procedural Room Available Through Timeshare Opportunity

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