



Medical Office Building For Sale

1501-1515 E. OSBORN RD | PHOENIX, AZ 85016

 Transwestern

Investment Overview

The Transwestern Arizona Healthcare Real Estate Team is pleased to present to qualified investors this unique opportunity to acquire 1501-1515 E. Osborn Road in Phoenix.

This medical office investment opportunity includes ±32,687 square feet across two buildings, with long-term, stabilized tenants, and in close proximity to multiple major hospitals.

Located in the heart of Central Phoenix, the project is 96% occupied on 2.4 acres. The site is zoned R-5, allowing for potential conversion opportunities, as well as strong and stable cash flow.

Two (2) Story, Multi-Tenant
1501 E Osborn Overview

118-11-036J
Parcel No

R-5
Zoning

96%
Occupancy

2.4 Acres
Lot Size

±32,687 SF
Rentable SF

One (1) Story, Single-Tenant
1515 E Osborn Overview

110 Total Spaces | 38 Covered | 72 Surface
Parking

Block Construction
Building Structure

13 new Heat Pumps, thermostats, duct work, and register.
1501 E Osborn HVAC

Total of 27 WSHP (Water Source Heat Pumps) throughout the building.
1515 E Osborn HVAC

- **Building was demolished to gray shell and rebuilt with new store fronts, flooring, electrical, HVAC, plumbing, walls, doors, and ceiling tiles.**
 - **Building is now fire sprinklered to meet code.**
 - **Restrooms were remodeled**
- 1501 E Osborn Capital Improvements



Investment Highlights

\$7,250,000 (\$222/SF)

Sales Price

\$563,918

Year 1 NOI

7.8%

CAP Rate

96%

Occupancy

4.9 Years

WALT



Site Plan

1515 E Osborn



Community Partners

1501 E Osborn



Schaller Garvin & Associates



Dynamic Living Counseling, Inc.



Dynamic Living Counseling, Inc.

101

103

105



Paulson Photographic

201

Vacant



Haus Real Estate

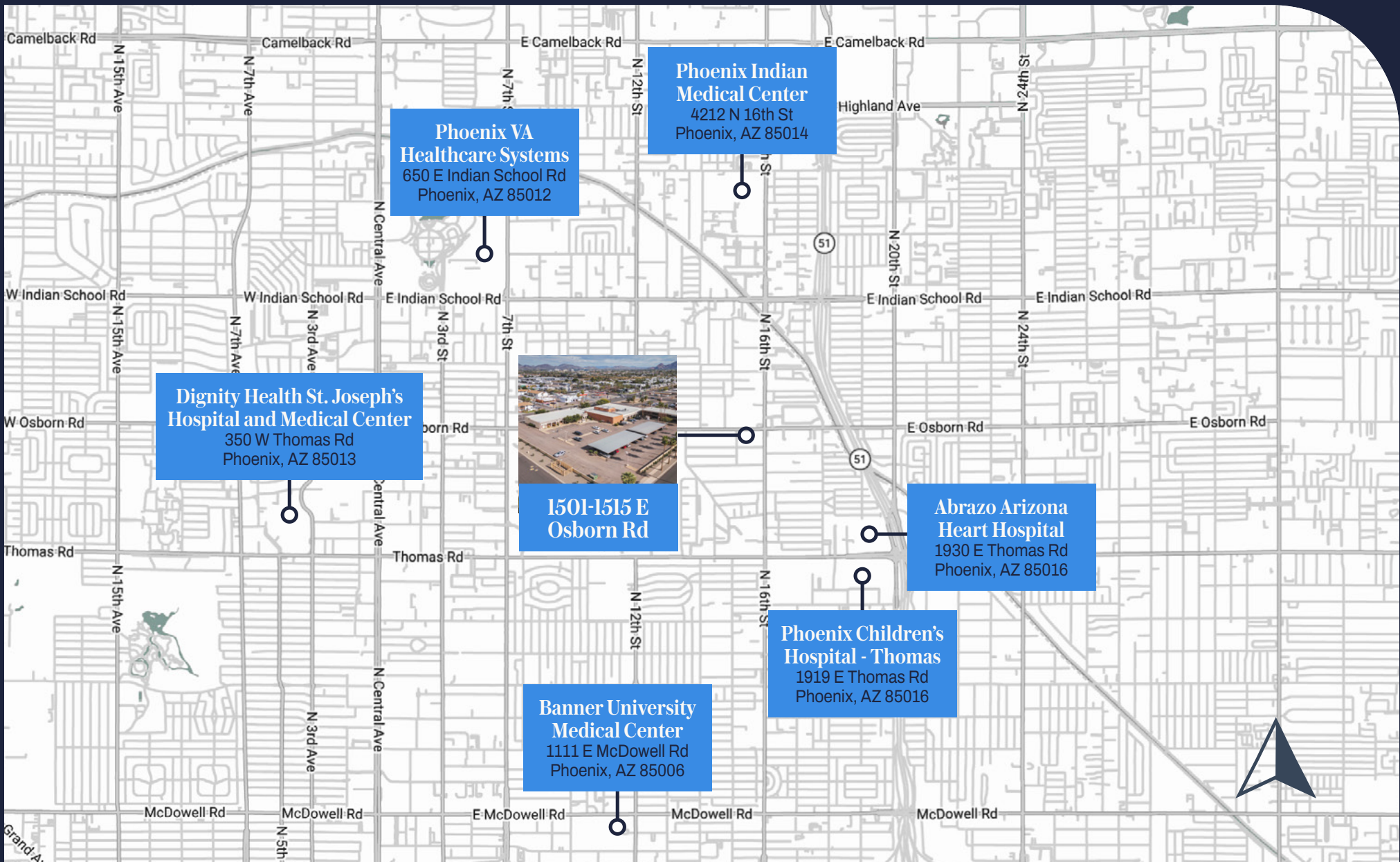
203

Miel Esthetics

204



*Not To Scale



Nearby Hospitals



Healthcare Investment Advisors

Kathleen Morgan

Managing Director
602-809-1048
kathleen.morgan@transwestern.com

Kevin Smigiel

Vice President
602-550-9295
kevin.smigiel@transwestern.com

Vince Femiano

Managing Director
602-791-3310
vince.femiano@transwestern.com

Andrew Olivet

Associate
602-370-2685
andrew.olivet@transwestern.com



2501 E Camelback Rd, Suite 1
Phoenix, AZ 85016

transwestern.com