

FOR SALE/FOR LEASE

FREE STANDING MEDICAL OFFICE BUILDING

**SCOTTSDALE
OLD TOWN PLAZA**

7287 E EARLL DRIVE, BLDG D | SCOTTSDALE, AZ



For Additional Information:

KEVIN SMIGIEL

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 **TRANSWESTERN** REAL ESTATE SERVICES

2501 East Camelback Road, Suite 1
Phoenix, Arizona 85016

T 602.956.5000 F 602.956.5333

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OFFERING DETAILS

SALE PRICE \$1,995,000 (\$319/SF)

LEASE RATE \$22.75/SF NNN

AVAILABLE Building D: ±6,328 SF

ZONING C-3

PARKING 4.60/1,000 SF

YEAR BUILT 2001

PROPERTY HIGHLIGHTS

- Blocks from HonorHealth Scottsdale Osborn Medical Center
- Effortless pull-up parking throughout the property
- Exceptional Old Town Scottsdale location within walking distance to countless retail and restaurant amenities
- Shared courtyard amongst the tenants



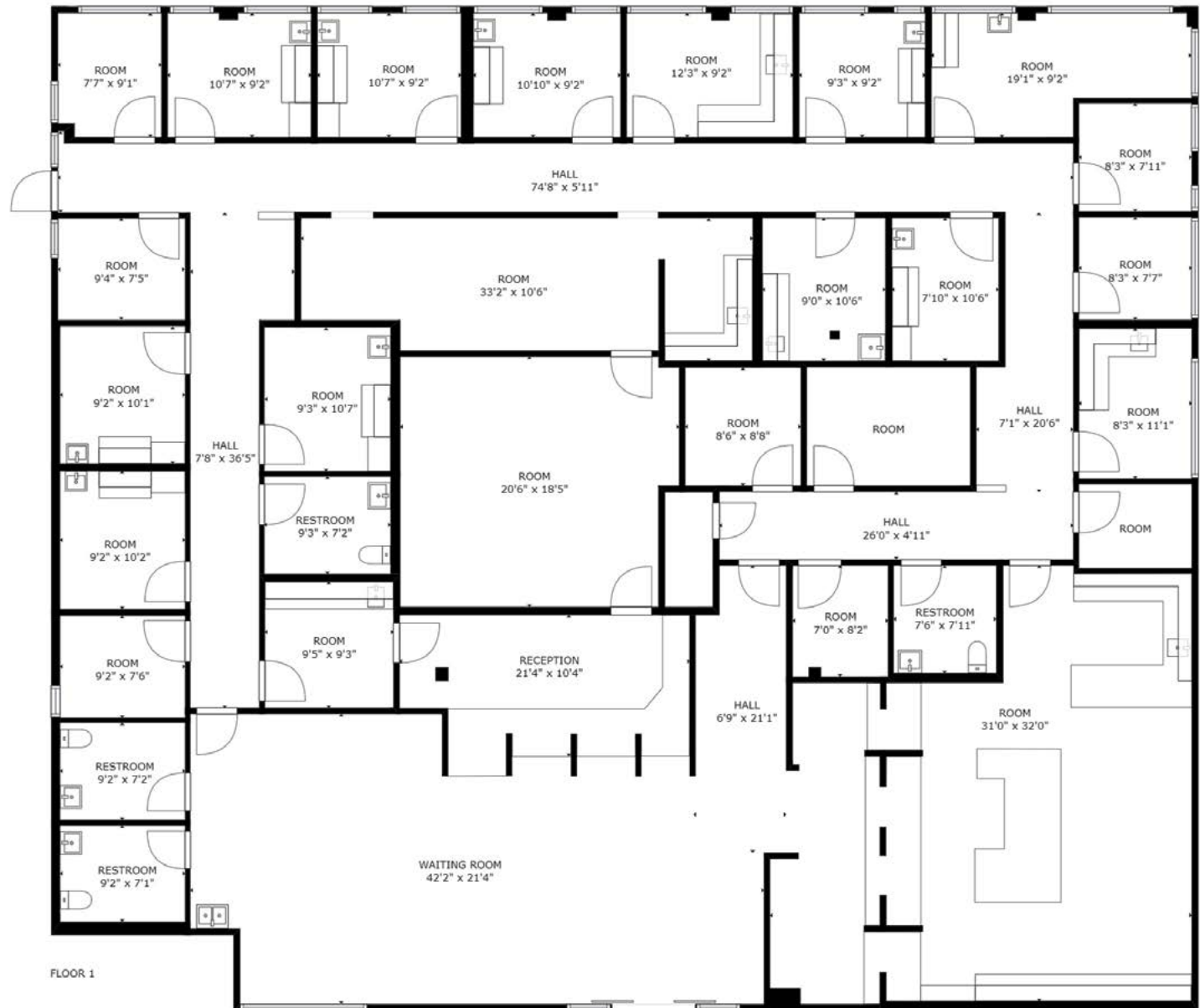


FLOOR PLAN

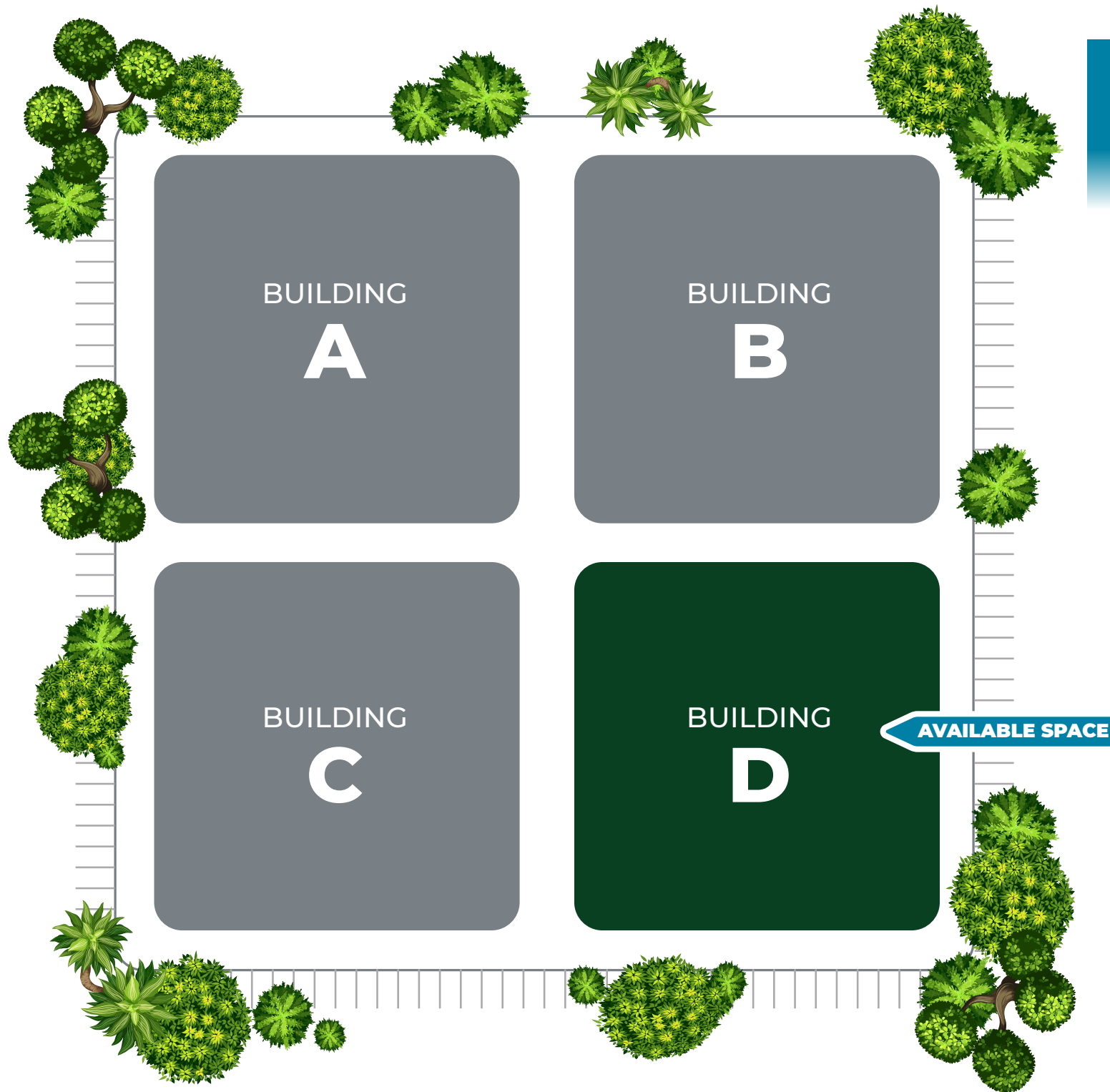
Building D ±6,328 SF

BUILD OUT SPECS:

- ±22 Exam Rooms
- Pharmacy
- Medical Lab Space
- 4 Restrooms
- Large Waiting Area



SITE PLAN



VIEW 3D TOUR HERE



JIMMY JOHN'S
 Since 1983
 GOURMET SANDWICHES

Panera
 BREAD

SIZZLE KOREAN BARBECUE

Buca di BEPPO
 Italian Restaurant

BOOTLEGGERS
 MODERN AMERICAN SMOKEHOUSE

Capriotti's
 SANDWICH SHOP

RA
 Sushi • Bar • Restaurant

SHINBAY

SALT
 SENORITA

GOLDWATER BREWING CO.

BRAT HAUS
 BRATS • BURGERS • BEER

REHAB
 BURGER THERAPY

CAMELBACK RD

N GOLDWATER BLVD

bc BREAKFAST CLUB

COLD BEERS & CHEESEBURGERS
 Registered Super 8

Chop Shop
 ORIGINAL
 THE BEST, LONGEST

The Montauk

Diego Pops

FARM & CRAFT
 food • affection • community

Olive & ivy
 RESTAURANT • MARKETPLACE

BARRIO QUEEN
 QUEEN & CO. MEXICAN

E INDIAN SCHOOL RD

HONORHEALTH
 GREENBAUM SURGICAL CENTER

Banner Behavioral Health Hospital

N DRINKWATER BLVD

SCOTTSDALE STADIUM

HONORHEALTH
 SCOTTSDALE OSBORN MEDICAL CENTER

N HAYDEN RD

Olive Garden
 ITALIAN KITCHEN

U.S. EGG
 BREAKFAST & LUNCH

Wendy's

Denny's

ORZO'S
 PIZZA RESTAURANT

Lo-Lo's
 Chicken & Waffles

CHIPOTLE
 MEXICAN GRILL

PANDA EXPRESS
 CHINESE KITCHEN

WHATABURGER

N SCOTTSDALE RD



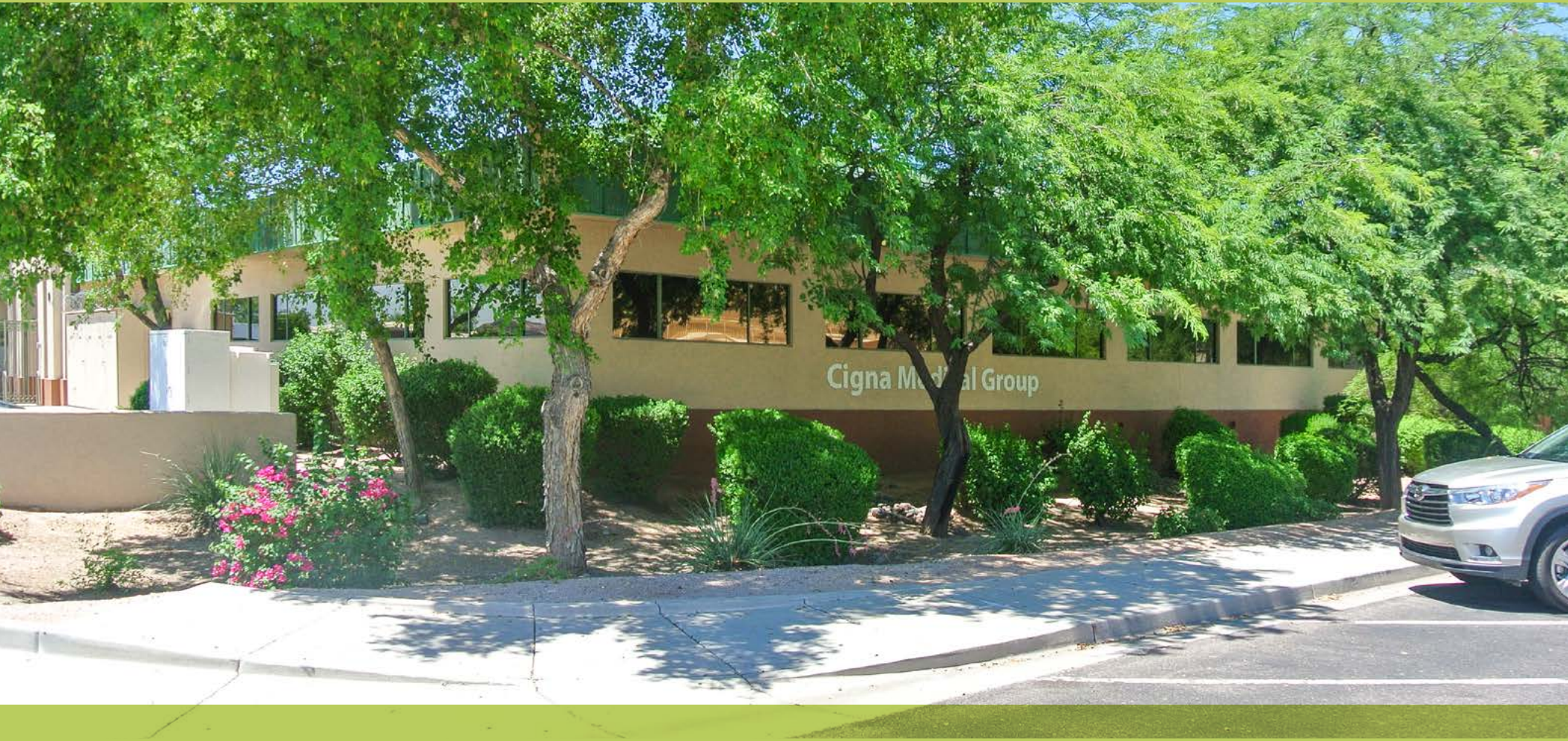
E EARLL DR

THOMAS RD

Banner Behavioral Health Hospital

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