

The Offices at Grayhawk

7900 E Thompson Peak Pkwy | Scottsdale, AZ 85255

±2,528 SF

(2) OFFICE CONDOS AVAILABLE FOR SALE

Suite 105 (±1,202 SF) is currently
available for owner user occupancy

Suite 104 (±1,326 SF) is leased thru
1/31/2029

\$1,087,040 Sale Price



MONUMENT
SIGNAGE
AVAILABLE



LOOP 101
FREEWAY
ACCESS



MEDICAL
CENTER
PROXIMITY



OWNER/USER OPPORTUNITY WITH IMMEDIATE INCOME AVAILABLE

Exclusive Listing Agent:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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Address	7900 E Thompson Peak Pkwy, Suites 104 & 105 Scottsdale, AZ 85255
Size	±2,528 SF
Parcel	212-36-965
Year Built	2001
Zoning	C-O
Parking Ratio	5/1,000
Sale Price	\$1,087,040 (\$430 PSF)

The Offices **at Grayhawk**

The Offices at Grayhawk present a rare opportunity to acquire a versatile, high-image commercial asset in one of North Scottsdale's most coveted business corridors. Designed specifically for an owner-user seeking both functional operational space and smart financial leverage, this offering includes two contiguous suites structured to deliver immediate utility alongside steady, passive income.

By occupying the vacant suite for your own practice or business, you can establish a high-profile presence in a top-tier submarket while the established tenant next door helps directly offset your monthly carrying costs.



Suite 105

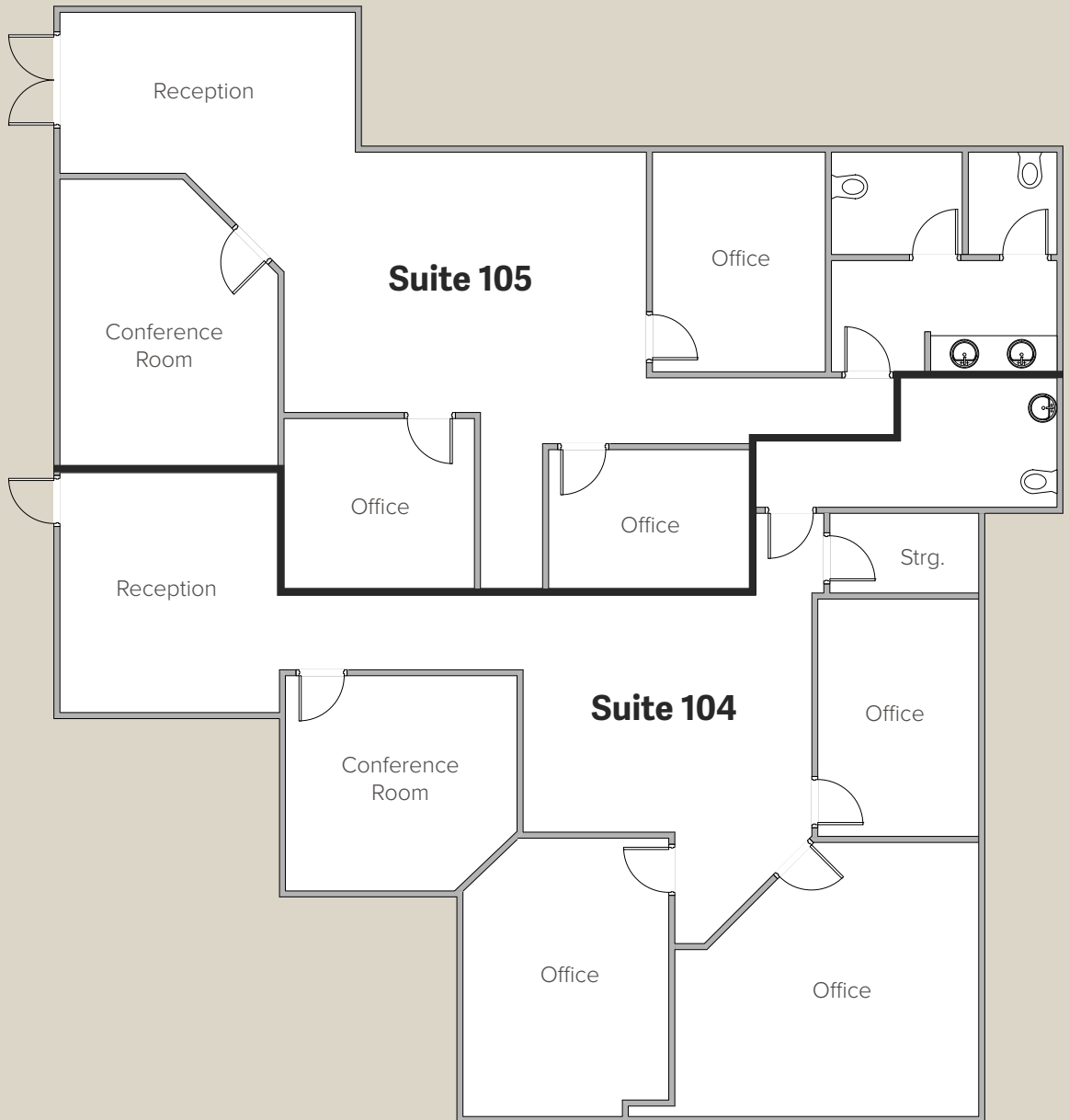
±1,202 SF

Available for immediate owner/user occupancy, the layout features a welcoming reception area, a dedicated conference room, and three private offices. It is the perfect footprint for a local business looking to establish a permanent presence in a premium North Scottsdale location while offsetting costs through the adjacent leased suite.

Suite 104

±1,326 SF

The space is currently leased to SG Wealth Managers through January 31, 2029. The well-designed floor plan includes a reception area, a conference room, four private offices, and a dedicated storage room, ideally configured to support the tenant's professional financial operations.



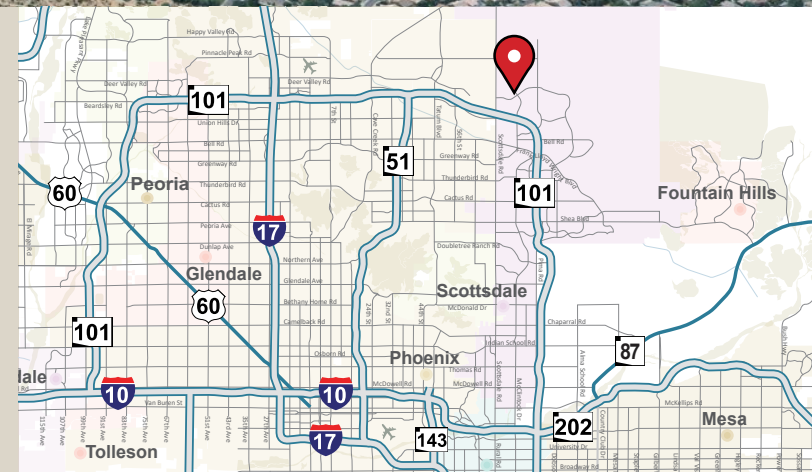
SG Wealth Managers sgwealthmanagers.com



Location & Area Overview

The Offices at Grayhawk benefit from an exceptional North Scottsdale location, positioned near the intersection of E Thompson Peak Pkwy and Hayden Rd. The property offers immediate proximity to major regional healthcare hubs, sitting just minutes away from HonorHealth Scottsdale Thompson Peak Medical Center, HonorHealth Thompson Peak Primary Care, and the Mayo Clinic.

Commuters enjoy seamless access to the Loop 101 Freeway, while the surrounding area provides an abundance of premium amenities. High-profile neighbors include the Scottsdale Airport, ASU Health Futures Center, the Scottsdale Promenade, Optima McDowell Mountain, and the Vi at Grayhawk senior living community.



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	8,535	50,166	148,377
Annual Growth 2020 - 2025	5.5%	4.8%	2.8%
2025 Households	4,346	23,546	65,401
Median Age	50.4	46.1	45.3
Bachelor's Degree or Higher	64%	62%	58%
Avg HH Income	\$176,746	\$163,687	\$156,115
Total Consumer Spending	\$168M	\$916.8M	\$2.6B
Daytime Employment	4,404	52,954	113,416
Businesses	513	5,942	13,803
Median Home Value	\$794,749	\$912,663	\$819,993



For More Information, Please Contact:

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