

OFFERING MEMORANDUM

# GRAYHAWK MEDICAL OUTPATIENT BUILDING FOR SALE

7960 E Thompson Peak Pkwy, Scottsdale, AZ 85255



**±7,822 SF | 100% LEASED**

Current Tenants: Desert Orthopedic, Metro Vein Center, and ATI Physical Therapy (Subtenant)

 **Transwestern**

# TABLE OF CONTENTS

- 4. Executive Summary
- 5. Property Overview
- 7. Desert Orthopedic Overview
- 9. Metro Vein Center Overview
- 12. Location Overview



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# PROPERTY OVERVIEW

7960 E Thompson Peak Pkwy, Scottsdale, AZ 85255

# EXECUTIVE SUMMARY

Transwestern is pleased to present the opportunity to acquire the ownership interest in 7960 E Thompson Peak Parkway, a 100% leased, single-story medical office condominium building located within the highly desirable Grayhawk medical corridor of North Scottsdale.

The Property consists of the entire building within a medical condo complex and is fully leased to a strong, complementary mix of healthcare providers operating on long-term leases with 3.0% annual rent escalations. The investment delivers durable in-place cash flow with an in-place Net Operating Income of \$225,826, supported by market-aligned rental rates and a favorable lease structure.

The Property is anchored by Metro Vein Centers and Desert Orthopedic Center, both operating fully built-out clinical suites with over \$100,000 in recent tenant improvements completed within the past year. With the current lease structure, the property has a weighted average lease term of approximately 8.7 years.

Strategically positioned near Loop 101, Mayo Clinic's Desert Oasis campus, HonorHealth's planned expansion, and Banner Health's new Hayden Road development, the Property benefits from exceptional demographics, a strong payer mix, and sustained outpatient medical demand in one of the most affluent and supply-constrained submarkets in the Phoenix MSA.



# PROPERTY OVERVIEW



**Sale Price:** \$3,625,000

**Price PSF:** \$463.44

**Total SF:** ±7,822 SF

**Zoning:** C-O

**In-Place NOI:** \$225,826

**Lease Escalations:** 3% Annually

**Current Tenants:**  
 -Metro Vein Centers  
 -Desert Orthopedic Center  
 -ATI Physical Therapy (Subtenant Under Desert Orthopedic Center)

**Weighted Avg Lease Term:** 8.7 Years

**% Leased:** 100% Leased Medical Outpatient Condominium Building

**Property Highlight:** Durable in-place cash flow with long-term visibility

**Property Highlight:** Recently invested, fully built-out clinical spaces



# TENANT PROFILES

7960 E Thompson Peak Pkwy, Scottsdale, AZ 85255

## Suite 104: ±4,613 SF

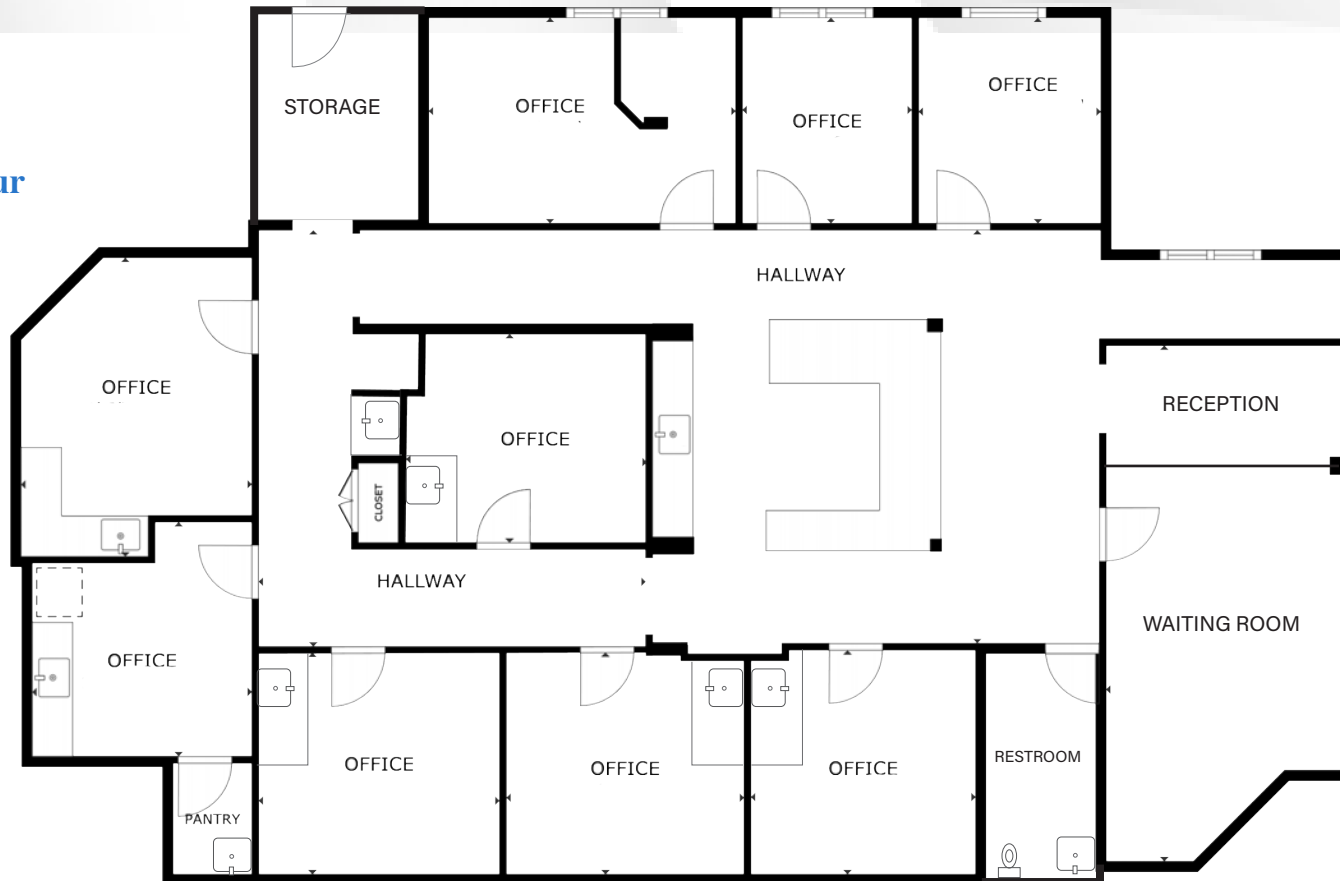
### Lease Expiration: October 31, 2034

Desert Orthopedic Center is an established orthopedic practice providing comprehensive musculoskeletal care, including evaluation, treatment, and rehabilitation services. The practice occupies a purpose-built clinical suite and serves as a complementary anchor within the building's medical tenancy.

The lease extends through October 2034 with annual 3.0% escalations, offering long-term income security from a practice deeply rooted in the North Scottsdale market and supported by nearby hospital systems and referral networks.



[Take Virtual Tour](#)



# DESERT ORTHOPEDIC CENTER LEASE ABSTRACT

<b>Square Footage</b>	4,613 SF
<b>Rent Commencement</b>	November 1, 2022
<b>Lease Expiration</b>	October 31, 2034
<b>Lease Term</b>	10 Years
<b>Security Deposit</b>	\$12,262.38
<b>Renewal Options</b>	None
<b>Operating Expenses</b>	Tenant responsible for janitorial
<b>Lease Type</b>	Full Service - Net of Janitorial
<b>Base Year</b>	2024
<b>Executor</b>	Sar Ahmed, Owner
<b>Sublease</b>	ATI Subleases ±2,026 SF under Desert Orthopedic Center Lease



## BASE RENT

Period	PSF	Annual	Per Month
November 1, 2022 – October 31, 2023	\$34.50	\$159,148.50	\$13,262.38
November 1, 2023 – October 31, 2024	\$35.00	\$161,455.00	\$13,454.58
November 1, 2024 – October 31, 2025	\$35.50	\$163,761.50	\$13,646.79
November 1, 2025 – October 31, 2026	\$36.00	\$166,068.00	\$13,839.00
November 1, 2026 – October 31, 2027	\$36.50	\$168,374.50	\$14,031.21
November 1, 2027 – October 31, 2028	\$38.00	\$175,294.00	\$14,607.83
November 1, 2028 – October 31, 2029	\$39.50	\$182,213.50	\$15,184.46
November 1, 2029 – October 31, 2030	\$41.00	\$189,133.00	\$15,761.08
November 1, 2030 – October 31, 2031	\$42.50	\$196,052.50	\$16,346.04
November 1, 2031 – October 31, 2032	\$44.00	\$202,972.00	\$16,914.33
November 1, 2032 – October 31, 2033	\$45.50	\$209,891.50	\$17,490.96
November 1, 2033 – October 31, 2034	\$47.00	\$216,811.00	\$18,067.58

# Suite 101: ±3,209 SF

## Lease Expiration: September 30, 2034

Metro Vein Centers is a nationally recognized provider specializing in the diagnosis and treatment of venous disease, with locations across multiple states. The tenant occupies a fully built-out clinical suite designed specifically for outpatient vein procedures and benefits from the area's affluent demographics and strong private-pay and insured patient base.

Metro Vein Centers is secured by a long-term lease through 2034 with 3.0% annual rent escalations, providing stable, predictable income and reinforcing the Property's long-term investment profile.



Take Virtual Tour



Metro Vein Centers —

# METRO VEIN CENTERS LEASE ABSTRACT

<b>Square Footage</b>	3,209 SF
<b>Rent Commencement</b>	May 1, 2024
<b>Lease Expiration</b>	September 30, 2034
<b>Lease Term</b>	10 Years
<b>Security Deposit</b>	\$12,561.05
<b>Renewal Options</b>	One (1) Sixty month option at 3% above expiring rate
<b>Operating Expenses</b>	Tenant responsible for janitorial
<b>Lease Type</b>	Full Service - Net of Janitorial
<b>Base Year</b>	2024
<b>Executor</b>	Andrew Provost, President



## BASE RENT

Period	PSF	Annual	Per Month
May 1, 2024 – September 30, 2024	\$36.00	\$0.00	\$0.00
October 1, 2024 – September 30, 2025	\$35.00	\$115,524.00	\$9,627.00
October 1, 2025 – September 30, 2026	\$35.50	\$118,989.60	\$9,915.80
October 1, 2026 – September 30, 2027	\$36.00	\$122,559.48	\$10,213.29
October 1, 2027 – September 30, 2028	\$36.50	\$126,236.16	\$10,519.68
October 1, 2028 – September 30, 2029	\$38.00	\$130,023.24	\$10,835.27
October 1, 2029 – September 30, 2030	\$39.50	\$133,923.96	\$11,160.33
October 1, 2030 – September 30, 2031	\$41.00	\$137,941.68	\$11,495.14
October 1, 2031 – September 30, 2032	\$42.50	\$142,079.88	\$11,839.99
October 1, 2032 – September 30, 2033	\$44.00	\$146,342.28	\$12,195.19
October 1, 2033 – September 30, 2034	\$45.50	\$150,732.60	\$12,561.05



# LOCATION OVERVIEW

7960 E Thompson Peak Pkwy, Scottsdale, AZ 85255

# LOCATION OVERVIEW



7960 E Thompson Peak Pkwy is located in North Scottsdale's Grayhawk community, one of the most affluent and medically dense submarkets in the Phoenix metropolitan area. The surrounding trade area is characterized by high household incomes, strong insurance coverage, and a favorable payer mix, making it an ideal environment for outpatient medical and specialty practices. Immediate access to Loop 101 allows for efficient regional connectivity throughout Scottsdale, Paradise Valley, Phoenix, and the Northeast Valley.

The location benefits from continued institutional healthcare investment, including Banner Health's new development along Hayden Road just south of Loop 101, HonorHealth's nearby land acquisition for future expansion, and Mayo Clinic's Desert Oasis campus, a premier outpatient destination serving patients across the Southwest. These healthcare anchors reinforce long-term demand for off-campus medical space and position the Property within a growing and supply-constrained medical corridor.

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