



Freestanding Scottsdale Office/Medical Building

FOR SALE | 10605 N. HAYDEN ROAD | SCOTTSDALE, AZ 85260

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to Purchase 10605 N. Hayden Road; a freestanding, single story garden style building, located in a highly desired medical and professional office complex. The property encompasses approximately $\pm 10,659$ square feet and was originally constructed in 1986, with a full renovation completed in 2015. Currently configured as a multi-tenant building, Suite 140 ($\pm 4,389$ SF) is available for immediate occupancy, ideal for an owner/user. Suites 100 ($\pm 2,138$ SF) and 110 ($\pm 4,132$ SF) are leased to established podiatry and physical therapy practices, providing steady rental income to help offset carrying costs and support future growth.

Boasting an abundance of natural light and high-end finishes the building fosters a bright and dynamic atmosphere creating an aesthetically pleasing work environment. Nestled on the hard corner of Shea Boulevard & Hayden Road, the property offers prominent visibility and signage with direct access to the Loop 101 Freeway and the prestigious Honor Health Shea Hospital Campus. This presents an attractive opportunity to a wide array of Users looking to establish themselves within the vibrant Scottsdale Office Market.

PROPERTY HIGHLIGHTS

- » Suite 140 ($\pm 4,389$ SF) Available For An Owner/User, With Remaining Suites Leased to Established Medical Tenants
- » Prominent Building Signage Opportunity with Exposure to High Traffic Counts
- » Part of a Professionally Managed Office Condo Complex
- » Situated in Close Proximity to HonorHealth Shea Medical Center
- » Tremendous Glass Line Which Brings in an Abundance of Natural Light
- » Effortless Pull Up Parking Throughout the Property
- » Direct Access to the Loop 101 Freeway



OFFERING DETAILS



Sale Price: \$3,595,000 (\$337.27/SF)



Building Size: ±10,659 SF



Owner/User Availability: ±4,389 SF (Suite 140)



PROPERTY SUMMARY



Building Breakdown:

Suite 100: $\pm 2,138$ SF
Suite 110: $\pm 4,132$ SF
Suite 140: $\pm 4,389$ SF

Total: $\pm 10,659$ SF



Parcel Numbers:

175-30-281 & 175-30-282



Year Built/Renovated:

1986/2015



Zoning:

S-R, City of Scottsdale
([View Code of Ordinances](#))



Parking:

± 5.00 /1,000 SF



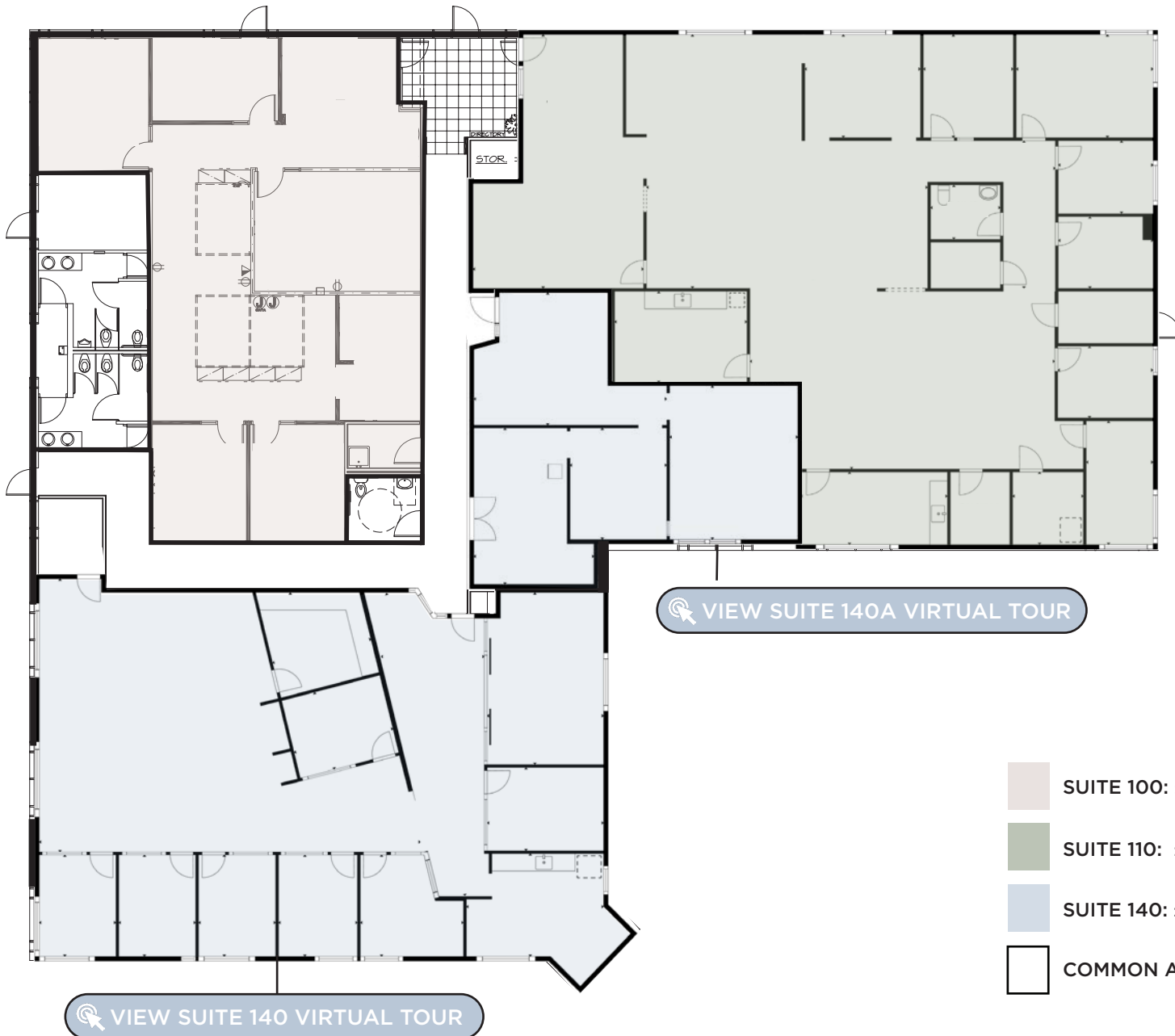
2024 Taxes:

\$19,706.94 (\$1.85/SF)



FLOOR PLAN

±10,659 SF





PROPERTY EXPENSES

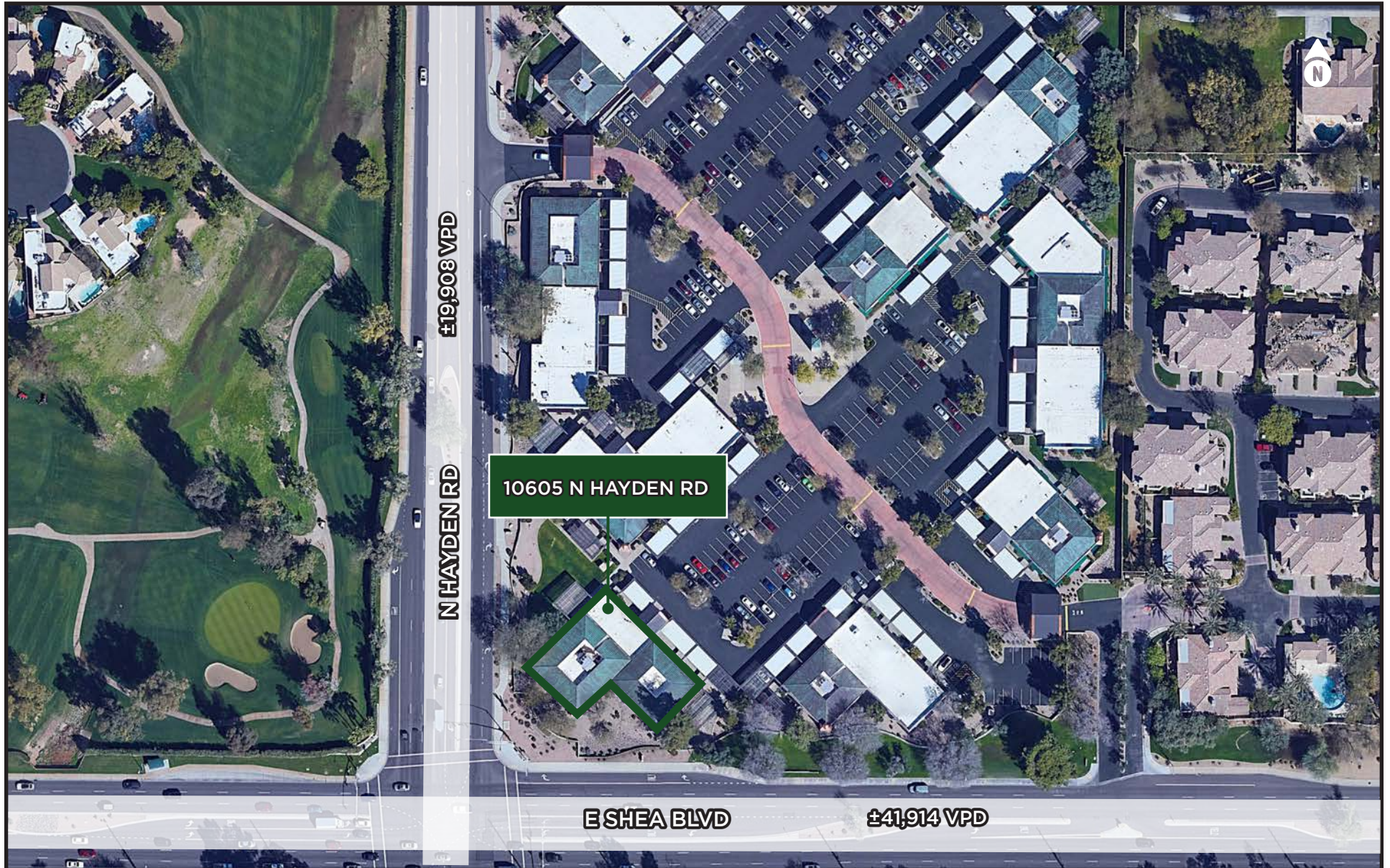
2026 ESTIMATED OPERATING EXPENSES

	Annual	Monthly	Price PSF
Utilities	\$35,640.00	\$2,970.00	\$3.34
Association Fees	\$26,400.00	\$2,200.00	\$2.48
Property Taxes	\$19,800.00	\$1,650.00	\$1.86
Repairs and Maintenance	\$15,000.00	\$1,250.00	\$1.41
Janitorial	\$11,100.00	\$925.00	\$1.04
Insurance	\$3,300.00	\$275.00	\$0.31
TOTAL EXPENSES	\$111,240.00	\$9,270.00	\$10.44

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AERIAL OVERVIEW







SITE



N HAYDEN RD

E SHEA BLVD

LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 3 MILES



20+ RETAIL STORES
WITHIN 3 MILES



10 MINUTES FROM
SCOTTSDALE AIRPORT

LOOP
101

LOOP
101

E SHEA BLVD

SITE

N HAYDEN RD



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	7,348	69,166	188,844
2029	7,987	75,854	206,994



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	3,290	31,917	86,615
2028	3,582	35,078	95,194



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$160,773	\$137,741	\$135,947





ZAK KOTTLER
Partner
480.272.1493
zkottler@levrose.com

JOE COSGROVE
Partner
480.628.4753
jcosgrove@levrose.com

HUNTER CHASSE
Vice President
480.421.8822
hchasse@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

