



NEW REDUCED SALES PRICE

Medical Office Building For Sale

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

 Transwestern

Executive Summary

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

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

The Seller recently repaved and restriped the parking lot. Within the last few months two (2) new leases have been executed in the 1501 E. Osborn Building.

Located in the heart of Central Phoenix, the project is 97% occupied on 2.2 acres. The site is zoned R-5, allowing for potential conversion opportunities.

Address:	1501-1515 Osborn Road, Phoenix, Arizona 85014
Offering:	1501 E. Osborn Road: Two (2) Story, Multi-Tenant Building 1515 E. Osborn Road: One (1) Story, Single Tenant Building
Total Square Footage:	$\pm 32,687$ RSF
Land Area:	2.2 Acres
Parking Ratio:	116 spaces, 112 regular, 4 handicapped: Ratio: 3.55 per 1,000
Tax Parcel Number:	118-11-036J
Zoning:	R-5



Investment Highlights

\$6,950,000 (\$213/SF)

Sales Price

\$583,327

Year 1 NOI

8.4%

CAP Rate

97%

Occupancy

4.7 Years

WALT



Site Plan

1515 E Osborn



Community Partners

1501 E Osborn



DYNAMIC LIVING
COUNSELING, INC.



DYNAMIC LIVING
COUNSELING, INC.

Vacant

Dynamic Living Counsel-
ing, Inc.

Dynamic Living Counsel-
ing, Inc.

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PAULSON
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PHOENIX, ARIZONA
EST. 1985



BTS Event Manage-
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Haus Real Estate

Miel Esthetics

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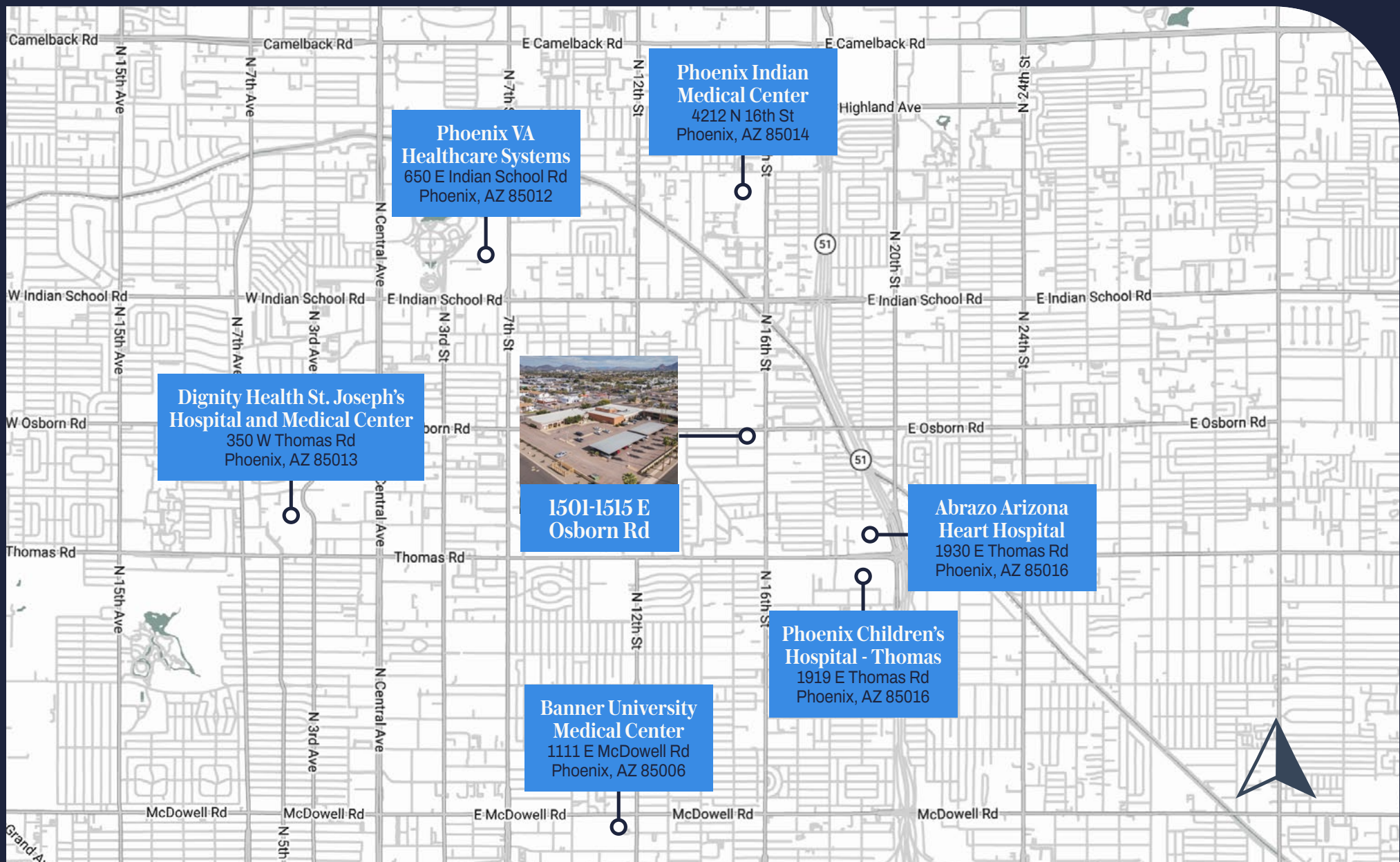
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*Not To Scale



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