



2777 East Camelback Road, Suite 230
 Phoenix, Arizona 85016
 (480) 994-8155 • (480) 994-8599
 www.GPE1.com



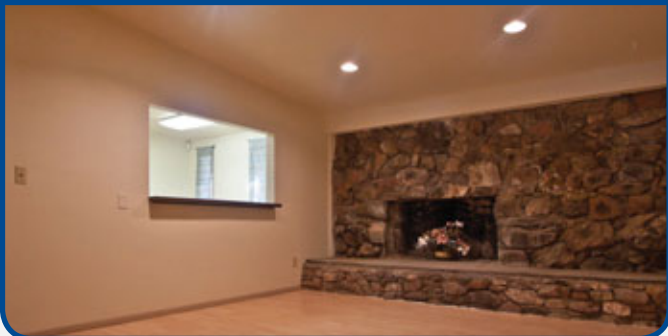
Sarah Weddle
 Senior Vice President
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 sweddle@gpe1.com



COMMERCIAL ADVISORS

7103 EAST THOMAS ROAD - Scottsdale, AZ 85257

Fireplace in Waiting Room



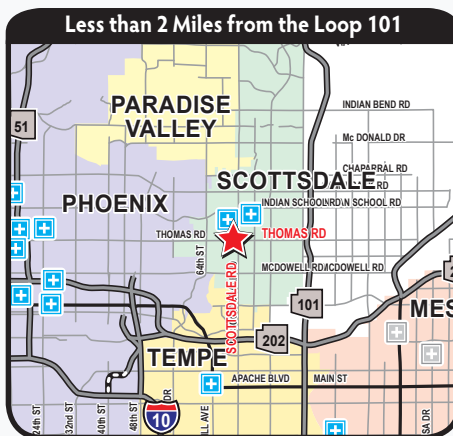
7103 EAST THOMAS ROAD

East Thomas Road & North 71st Place

Project Size	1,125 SF
Availability	1,125 SF
Purchase Price	Negotiable
Lease Rate	\$15.00/SF Modified Gross
Annual Increases	3%
Tenant Improvements	Negotiable
Parking	6:1,000/SF



Freestanding Medical Office Building for Sale or Lease in Scottsdale



AMENITIES

- Recently remodeled; new wood floors, paint, ceiling fans, sinks in rooms and landscaping
- Close to Scottsdale Healthcare Osborn, Downtown Scottsdale and Freeways
- 4 large exam rooms with sinks
- Large waiting area with fireplace.
- Business office, private office plus private entrance
- Great visibility from Thomas Road; over 32,000 cars per day



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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