



# Free Standing Medical Office for Sale/Lease

3300 N 75th St, Scottsdale, AZ 85251



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# Property Highlights

A rare opportunity has emerged to purchase this free-standing medical office building in the heart of Old Town Scottsdale. This facility offers a prime location for healthcare providers looking to establish or expand their presence in one of Arizona’s most desirable areas. The property features a functional layout with ample parking for staff and patients, and the potential for interior customization to suit specific medical specialties. Additionally, this 0.85 AC lot may be a prime redevelopment opportunity. Strategically located near HonorHealth Scottsdale Osborn Medical Center, a leading 337-bed, full-service hospital, this property benefits from proximity to comprehensive medical services including a Level I Trauma Center, advanced cardiovascular care, orthopedic and spine services, and state-of-the-art surgical facilities.

The surrounding Old Town Scottsdale area is renowned for its vibrant atmosphere, featuring high-end shopping, fine dining, art galleries, and cultural attractions, combining historic charm with modern amenities. This unique purchase opportunity is positioned for long-term value appreciation and stable occupancy in a rapidly growing healthcare market, making it an exceptional choice for those seeking to secure an established medical office property in one of Scottsdale’s most sought-after locations.



7,574 SF

Building Size



1978

Year Built



\$3,500,000  
(\$463.40/SF)

Sale Price



130-20-023D

Parcel Number



0.85

AC Lot Size



5.94/1,000 SF

Parking Ratio



SR

Zoning



HonorHealth Hospital

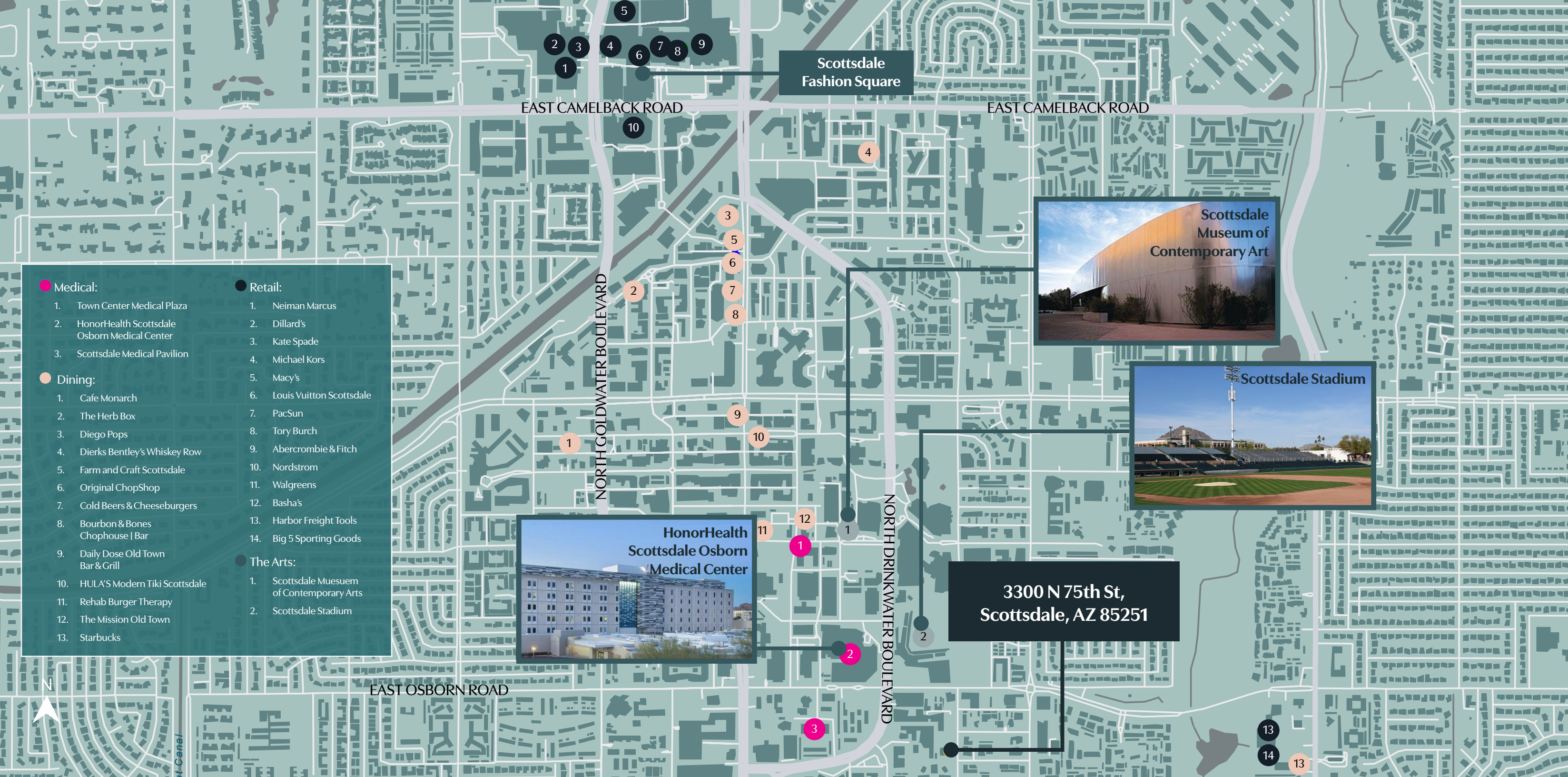
Close Proximity



# In the Heart of Old Town Scottsdale

Old Town Scottsdale offers a unique blend of Western heritage and modern amenities, featuring art galleries, boutique shops, and fine dining. This vibrant district is complemented by nearby world-class healthcare facilities, including HonorHealth Scottsdale Osborn Medical Center.






The area’s mix of cultural attractions, nightlife, and proximity to top-tier medical services makes it an ideal location for both residents and healthcare professionals, combining the charm of a historic district with the convenience of contemporary urban living.



Site plan



Demographics

	1 mile	3 miles	5 miles
 2024 Total Population	18,842	101,105	233,398
 2024 Median Age	34.4	39	33.9
 2024 Average Household Income	\$112,522	\$128,686	\$119,422
 2024 Average Household Size	1.77	1.95	2.04
 2024 Total Households	10,436	51,181	110,798



## Drop a line:

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