

THOMAS OFFICE PARK

6908 E THOMAS ROAD
SCOTTSDALE, AZ 85251



6% CAP NNN
investment Sale



480-323-6072



OFFERING DETAILS

Particulars	Amount	Comments
Annual Rent	\$433,094.64	
Cam Charges	\$0.00	<i>no HOA</i>
Property Tax	\$18,924.12	
Landscaping	\$3,000.00	
Trash	\$2,133.04	
Electricity	\$24,563.50	Tenant CAM
Total Expenses 2024	\$48,620.66	
expenses for landlord	\$24,057.16	
NOI	\$409,037.48	
Parcel Number		
130-15-094B (0.64 Acres)		
130-15-007A (0.15 Acres)		

SALE PRICE **\$6,820,000**
BUILDING SIZE **±16,405 SF**

TOTAL LOT SIZE
 ±0.79 AC (±34,441 SF) 64 Spaces

TOTAL PARKING
 74 owned parking spaces (Which is approximately
 4.25 spaces per 1,000 sq. ft. of building area.)

ZONING
 C-1, City of Phoenix



PROPERTY HIGHLIGHTS



- Great Scottsdale location
- Near Old Town with Thomas Rd Frontage
- Remodeled lobby, elevator, hallways and bathrooms

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



ADDITIONAL PHOTOS



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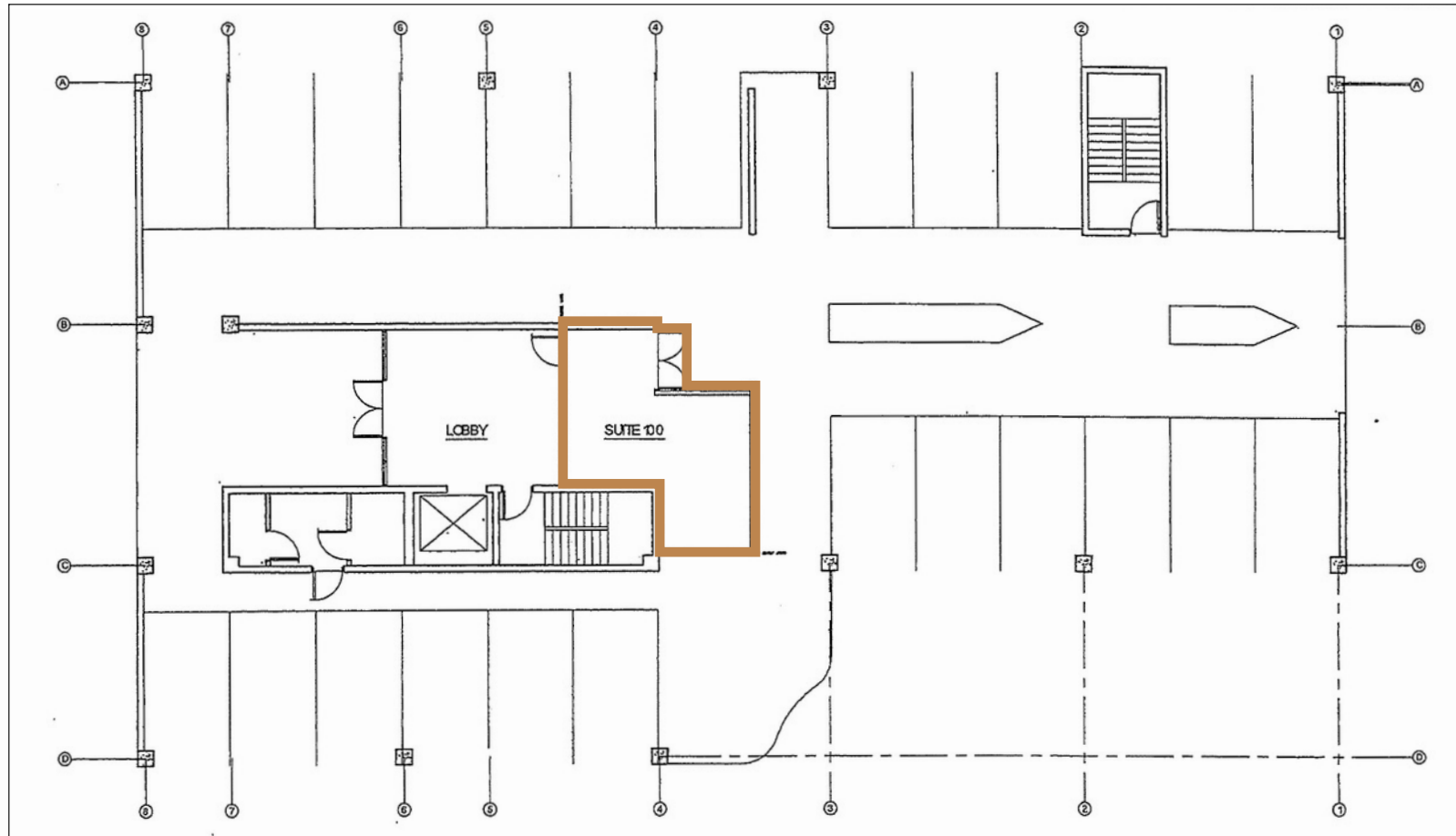


ADDITIONAL PHOTOS



FLOOR PLAN

Under Building Parking ±345 SF

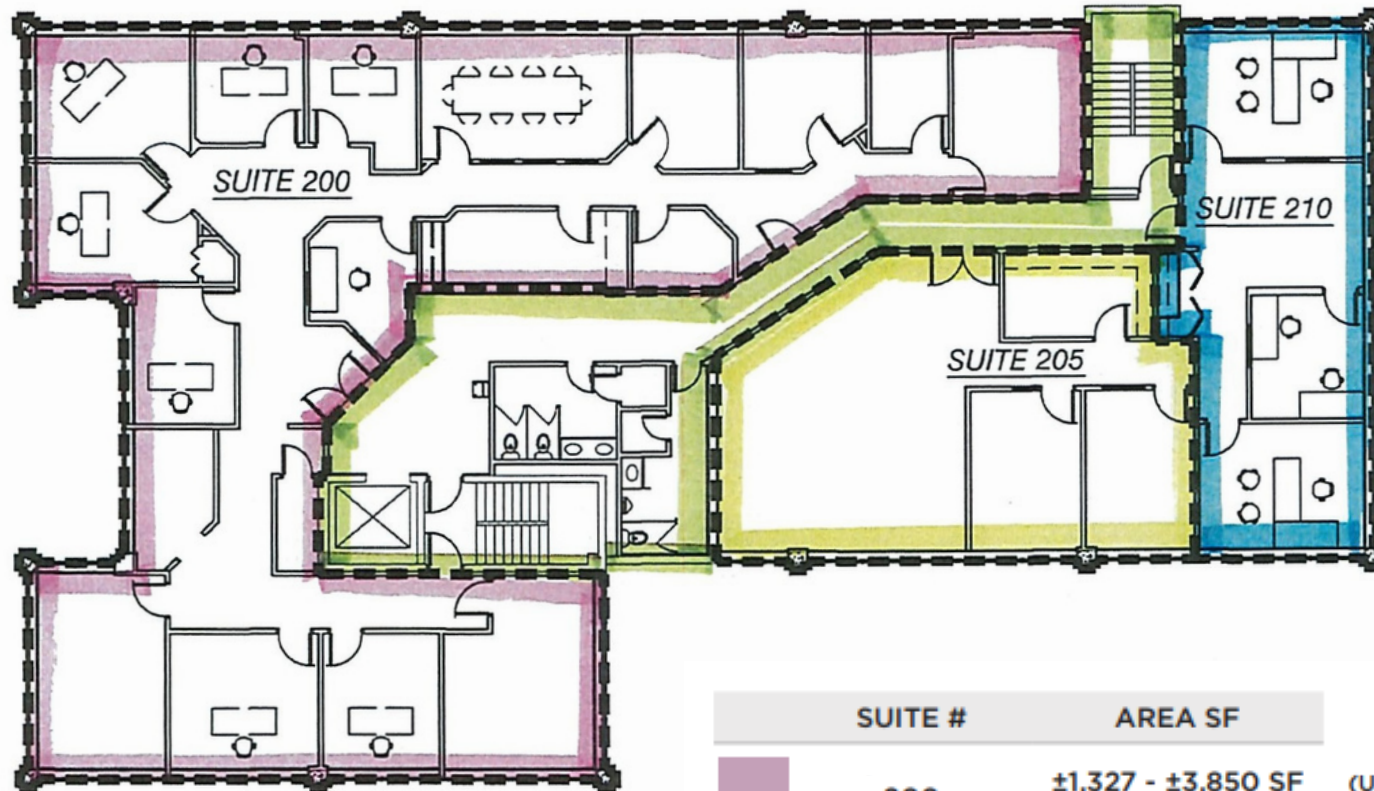


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SUITE #	
	100

FLOOR PLAN

2nd Floor ±7,244 SF Total

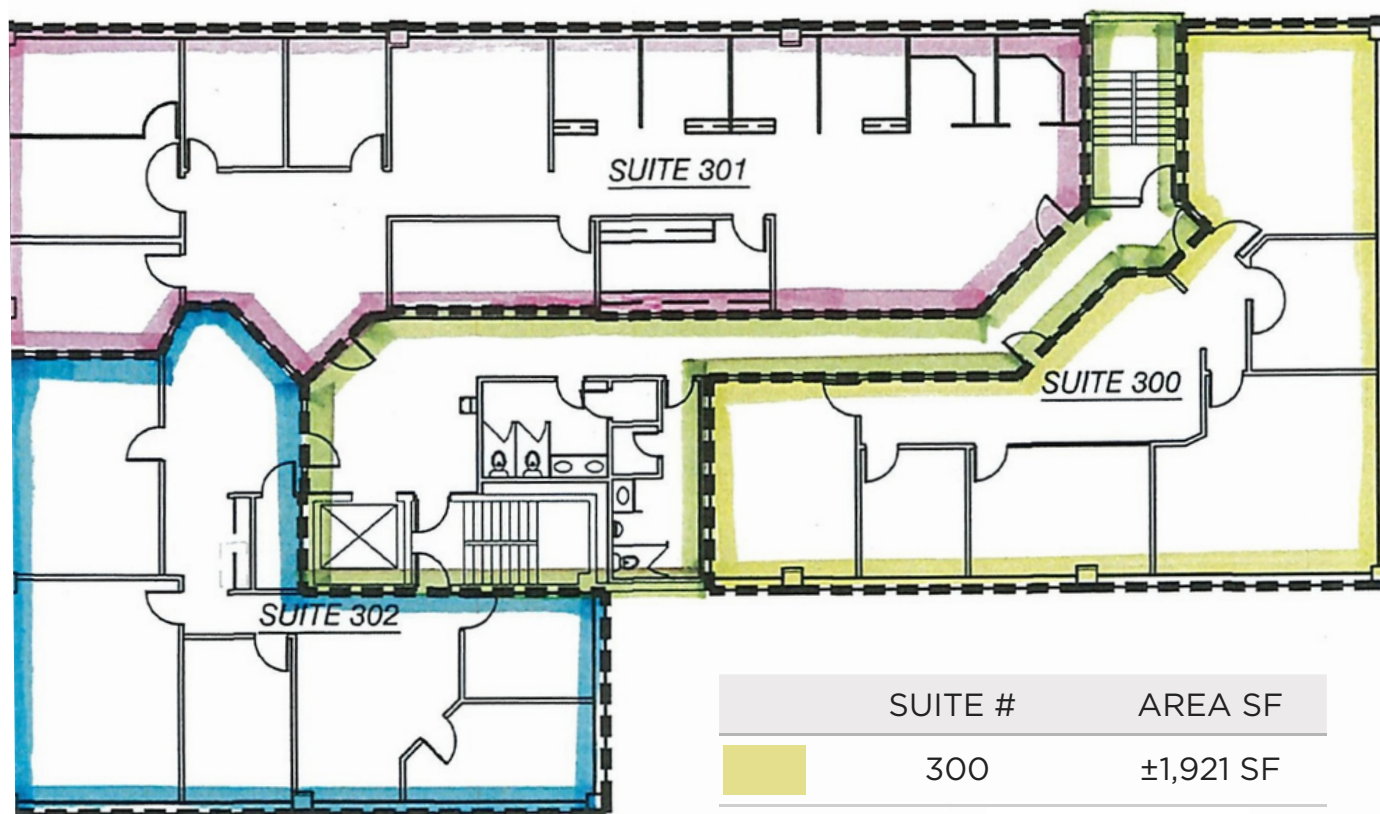


	SUITE #	AREA SF	
	200	±1,327 - ±3,850 SF	(USEABLE SF)
	205	±1,203 SF	
	210	±908 SF	
	Common Areas	±1,283 SF	

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FLOOR PLAN

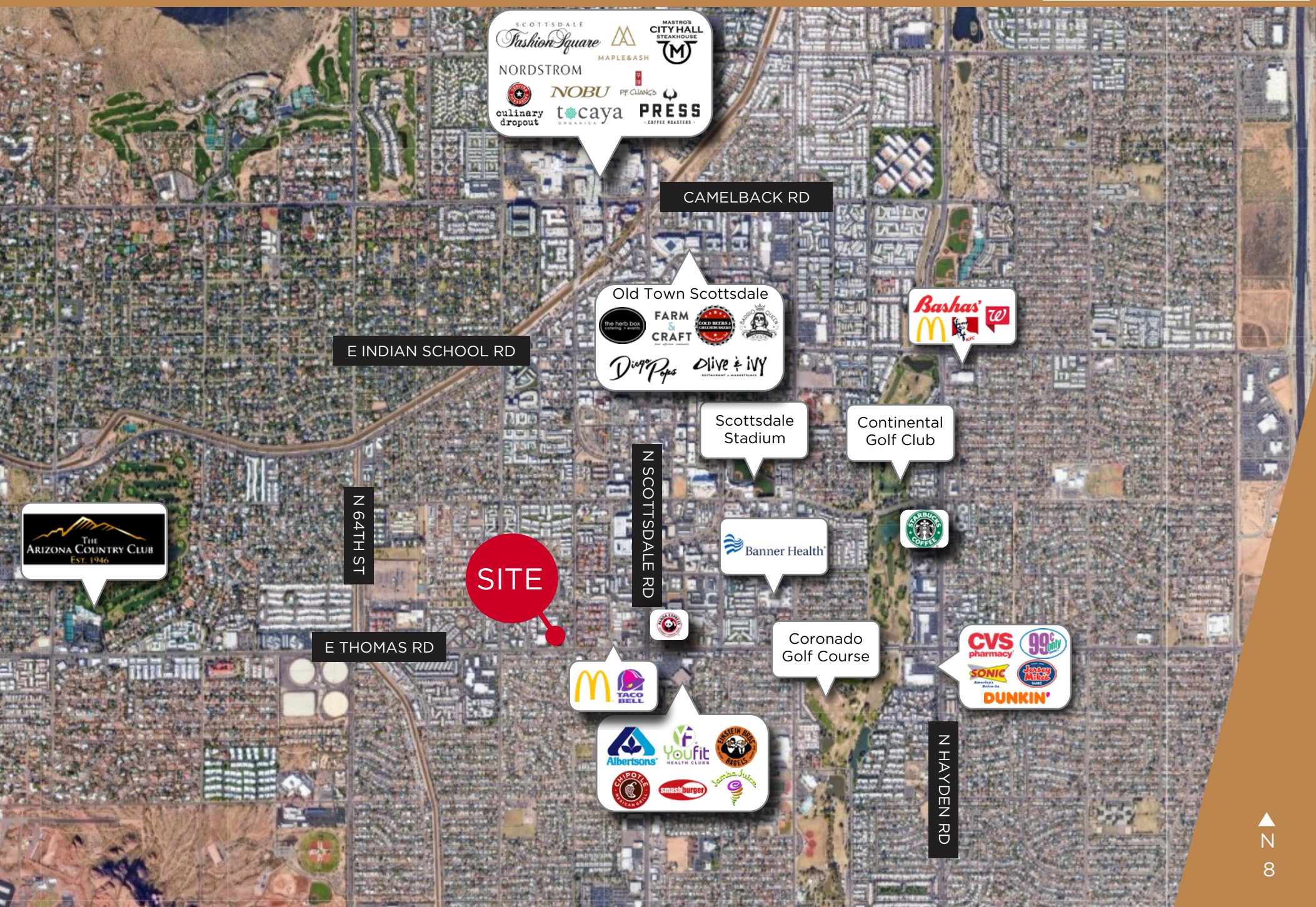
3rd Floor ±7,749 SF Total



	SUITE #	AREA SF	
	300	±1,921 SF	
	301	±2,679 SF	
	302	±1,765 SF	(USEABLE SF)
	Common Areas	±1,384 SF	

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AERIAL OVERVIEW





SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



WATERFRONT & SOUTHBRIDGE

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



ENTERTAINMENT DISTRICT

The laid-back daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.



5TH AVENUE SHOPPING

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



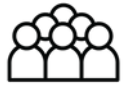
HISTORIC OLD TOWN

This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.



240K +
TOTAL POPULATION



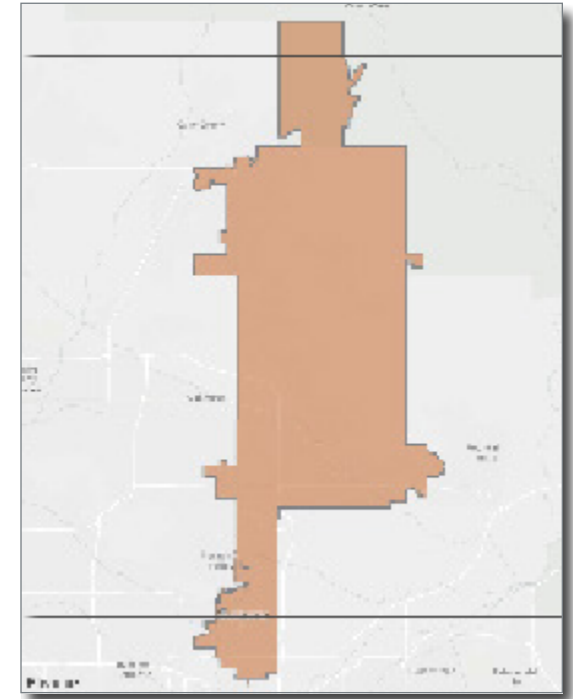
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.





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REAL ESTATE



480-323-6072

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