

# Arizona Orthopedic Specialist *at The Presidio*

1100 SOUTH DOBSON ROAD, SUITE 203B, CHANDLER, AZ 85286



## FOR SALE

## INVESTMENT OPPORTUNITY

**\$1,085,853.20 (6.85% CAP RATE)**

- › Suite 203B - 3,241 SF medical office
- › 100% leased
- › Located at The Presidio, an ±86,300 SF Class "A" executive office/medical condominium complex at the NWC of Dobson Road and Loop 202 Freeway
- › Great location in Chandler's Price Road Employment Corridor and within a mile of three freeway exits
- › Close to Chandler Fashion Center and Chandler Regional Hospital
- › Numerous shopping, dining and other retail amenities in the immediate area

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## Confidentiality and Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1100 S. Dobson Road, Suite 203B, Chandler, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 1100 S. Dobson Road, Suite 203B, Chandler, AZ or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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## Property Summary

<b>Location:</b>	1100 S. Dobson Road, Suite 203B, Chandler, AZ
<b>Building Size:</b>	±3,241 SF
<b>Occupancy:</b>	100% Occupied by Arizona Orthopedic Specialist
<b>Year Built:</b>	2008 (Tenant improvements: 2017)
<b>Property Type:</b>	Two story office/medical condominium
<b>Construction Type:</b>	Masonry
<b>Parking:</b>	5.0:1,000
<b>Zoning:</b>	PAD, City of Chandler
<b>Leases:</b>	This building is 100% leased. Lease is on a triple net basis with the tenant responsible for utilities, insurance, common area maintenance, property tax and janitorial.
<b>Highlights:</b>	<ul style="list-style-type: none"><li>- Located at The Presidio, an ±86,300 SF Class A executive office/medical condominium complex in Chandler</li><li>- Within a mile of three freeway exits, Chandler Fashion Center, Chandler Regional Hospital and within Chandler's Price Corridor employment district</li><li>- Numerous shopping, dining and other retail amenities in the immediate area</li></ul>





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## Tenant Summary- Dr. Matanky

Dr. Matanky is a leading expert with significant experience in the most advanced and modern techniques in the fields of Orthopaedic Surgery. His specific areas of expertise include total joint replacements, sports reconstructions and joint arthroscopies, and adult and juvenile trauma/fractures. Dr. Matanky has a rich background in adult reconstructive techniques and total joint replacements, and is a reputable expert in computer navigation techniques for total knee replacements and total shoulder replacements. Because of this extensive experience in these advancing computerized technologies, Dr. Matanky regularly lectures and trains other orthopedic surgeons in these modern techniques.

Since moving to Arizona in 1994, Dr. Matanky has become a regional expert in the field of orthopaedic trauma and fracture care. He has treated thousands of fractures via a variety of non-surgical and surgical techniques. He is a pioneer in minimally invasive fracture surgical care and remains dedicated to employing the most advanced orthopedic techniques to help patients return to their normal lives as quickly and efficiently as possible.

Dr. Matanky is affiliated with several surrounding area hospitals including, Arizona Orthopedic Surgical Hospital and Banner Casa Grande Medical Center.

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## Lease Information- Suite 203B

<b>Building Size:</b>	±3,241 SF
<b>Lease Term:</b>	96 months
<b>Lease Commencement:</b>	October 1, 2017
<b>Lease Expiration:</b>	September 31, 2025
<b>Lease Type:</b>	NNN - Tenant responsible for all utilities, insurance, common area maintenance, property tax, janitorial and electric
<b>NNN Expenses:</b>	Estimated at \$4.87 PSF
<b>Option to Renew:</b>	Two (2) five (5) year options at market rate
<b>Option to Terminate:</b>	None
<b>Option to Purchase:</b>	None
<b>Personal Guaranty:</b>	Yes
<b>Monthly Base Rent:</b>	\$6,198.41
<b>Total Monthly Income:</b>	\$6,198.41
<b>Annual Increases:</b>	\$6,198.41 flat for the initial two years with a 3% annual increase beginning in month 25

## Financial Summary

<b>Price:</b>	\$1,085,853.20
<b>Price PSF:</b>	\$335.04
<b>NOI:</b>	\$74,380.92
<b>Cap Rate:</b>	6.85%
<b>Down Payment:</b>	\$434,341.28 (40%)
<b>Cash/Cash Yield:</b>	6.6%

### Proforma Loan

<b>Loan Balance:</b>	\$651,512 (60%)
<b>Interest Rate:</b>	5%
<b>Amortization:</b>	25 Years
<b>Maturity Date:</b>	10 Years
<b>Mortgage:</b>	\$3,808.67 Monthly/ \$45,704.04 Annually
<b>Additional Income:</b>	\$0.00 (garage unit & parking)
<b>Total Monthly Income:</b>	\$3,808.67

### Annual Operating Info

<b>Gross Potential Rent:</b>	\$74,380.92
<b>Plus Recapture:</b>	NNN
<b>Effective Gross Income:</b>	\$
<b>Less Expenses:</b>	NNN
<b>Net Operating Income:</b>	\$74,380.92
<b>Annual Debt Service:</b>	\$45,704.04
<b>Pre-Tax Cash Flow:</b>	\$28,676.88

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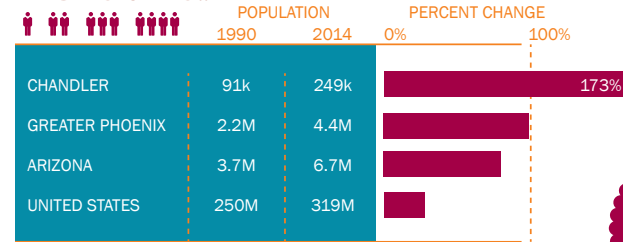
## City of Chandler

Businesses, particularly those in the high-tech segments of the economy, looking to establish a presence in Arizona consistently target Chandler to attract the talent they need to run their enterprises. The most prominent technology company in the area is Intel. The chip giant is the largest employer in Chandler (and one of the largest employers in the state), with approximately 11,900 workers in the area.

In addition to a deep collection of technology companies, the city of Chandler has a diversified group of large local employers, with many financial services businesses forming significant presences in the area. Both Bank of America and Wells Fargo have campuses in the city that employ thousands of workers.

The Price Road Employment Corridor is popular with the growing Chandler tech employment base. The ASU Research Park, which is operated by the university, has businesses including Avnet and Digital Realty Trust among its tenants, and in recent quarters Amkor, Go Daddy and ViaSat have committed to significant blocks of space in the Park.

### RAPIDLY GROWING ::

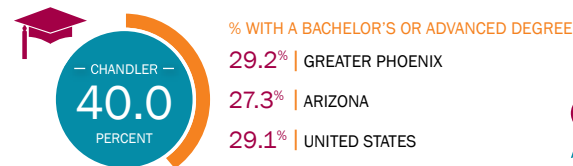


DATA SOURCES: US CENSUS BUREAU (DECENNIAL CENSUS & INTERCENSAL ESTIMATES), ARIZONA DEPARTMENT OF ADMINISTRATION (ANNUAL POPULATION ESTIMATES)

### AWARD-WINNING (2015 - 2016) ::



### TALENTED WORKFORCE ::



\*73.2% of Chandler residents 25+ years of age have at least some college education  
DATA SOURCES: US CENSUS BUREAU (AMERICAN COMMUNITY SURVEY)



### HOME TO INDUSTRY LEADERS ::

COMPANY	#EMPLOYEES
INTEL	11,300
WELLS FARGO	4,500
BANK OF AMERICA	3,800
VERIZON WIRELESS	2,400
CHANDLER REGIONAL MEDICAL CENTER	2,100
PAYPAL	2,000
ORBITAL ATK	1,650
MICROCHIP TECHNOLOGY	1,625
NXP SEMICONDUCTORS	1,400
BASHAS' CORPORATE HQ & DISTRIBUTION	1,100

DATA SOURCES: CITY OF CHANDLER ECONOMIC DEVELOPMENT DIVISION

### WELL-PAYING JOBS ::



DATA SOURCES: US CENSUS BUREAU (AMERICAN COMMUNITY SURVEY)

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