

IRONWOOD DEVELOPMENTS



IRONWOOD VILLAGE | IRONWOOD OFFICE SUITES | IRONWOOD COURTYARD



FOR SALE OR LEASE



IRONWOOD OFFICE SUITES, STE 101

10133 N. 92nd Street, Suite 101, Scottsdale

Size	2,654 SF
Sale Price	\$350.00/SF
LeaseRate	\$23.00/SF NNN
Parking	4.79:1,000 SF
Highlights	<ul style="list-style-type: none"> • Ironwood Office Suites consists of 13 buildings, totaling 96,033 SF • Landscaped pedestrian walkways provide easy access to building • Energy efficient design, high-speed internet access and individual electric meter • Across the street from Scottsdale Shea Hospital

FOR SALE OR LEASE



IRONWOOD OFFICE SUITES, STE 102

10229 N. 92nd Street, Suite 102, Scottsdale

Size	2,613 SF
Sale Price	\$294.00/SF
LeaseRate	\$20.00/SF NNN
Parking	5:1,000 SF with 3 covered/reserved
Highlights	<ul style="list-style-type: none"> • Will consider seller carryback • Standard office TI with extra storage and cabinets • High-speed internet access and individual electric meter



For More Information, Contact:

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LAST REMAINING UNIT



IRONWOOD COURTYARD

9590 E. Ironwood Square Drive, Scottsdale

Size	3,081 Contiguous SF
Sale Price	\$235.00/SF
Parking	5:1,000
Highlights	<ul style="list-style-type: none"> • Partially completed and permitted TI Plans which include full HVAC, air handlers, duct work and metal stud framing • Prestigious private balcony • Excellent building signage • Next to Scottsdale Healthcare Hospital • Last remaining suite at Ironwood Courtyard • Covered Parking • Class A Office Condos

STAND ALONE BUILDING FOR SALE



IRONWOOD VILLAGE

Size	6,011 SF
Sale Price	\$300.00/SF
Parking	7 covered, reserved parking spaces
Highlights	<ul style="list-style-type: none"> • 100% Built out • Located within Ironwood Village Office Park • Prime location on the corner of 95th Street & Mountain View • Within 3 miles of Scottsdale Healthcare Shea Hospital

SHELL SPACE FOR SALE



IRONWOOD VILLAGE

Size	1,620 SF
Sale Price	\$230.00/SF
Parking	2 covered, reserved parking spaces
Highlights	<ul style="list-style-type: none"> • Last shell space at Ironwood Village • Perfect for physician looking to be close to Scottsdale Healthcare Shea • Conveniently located on 95th Street just south of Mountain View and within 3 minutes of Scottsdale Healthcare Shea