

# 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"> <li>• Ironwood Office Suites consists of 13 buildings, totaling 96,033 SF</li> <li>• Landscaped pedestrian walkways provide easy access to building</li> <li>• Energy efficient design, high-speed internet access and individual electric meter</li> <li>• Across the street from Scottsdale Shea Hospital</li> </ul>

## 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"> <li>• Will consider seller carryback</li> <li>• Standard office TI with extra storage and cabinets</li> <li>• High-speed internet access and individual electric meter</li> </ul>



For More Information, Contact:

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**LAST REMAINING UNIT**



**IRONWOOD COURTYARD**

9590 E. Ironwood Square Drive, Scottsdale

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

**STAND ALONE BUILDING FOR SALE**



**IRONWOOD VILLAGE**

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

**SHELL SPACE FOR SALE**



**IRONWOOD VILLAGE**

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