



Ironheart Commercial  
Closing Deals & Protecting  
Trust  
10265 W Camelback Rd., Ste.  
104  
Phoenix, AZ 85017  
brokered by AIRE

# FOR SALE | Medical / Professional Office Suite

**2812 North Norwalk, Ste 120, Mesa, AZ 85215**



**Adam Lewis**  
Commercial Real Estate  
602-478-3711  
[adam@ironheartcommercial.com](mailto:adam@ironheartcommercial.com)



**Rosie Rivas**  
Commercial Real Estate  
623-326-5772  
[Rosie@ironheartcommercial.com](mailto:Rosie@ironheartcommercial.com)



# Property Highlights

- Professional Lobby with Dedicated Reception Area
- 3 Move-In Ready Treatment Rooms
- Modern Lunchroom / Breakroom Suite.
- 2 Private In-Suite Restrooms
- Versatile Large Open Back Room
- Ready for immediate occupancy and operation.



Brokered by A.I.R.E



**Adam Lewis**  
Commercial Real Estate  
602-478-3711  
adam@ironheartcommercial.com



**Rosie Rivas**  
Commercial Real Estate  
623-326-5772  
Rosie@ironheartcommercial.com



Brokered by A.I.R.E

# Unlimited Potential Awaits

Step into a premium workspace located in the Beautiful Commons Subdivision. This meticulously maintained suite offers a strategic blend of patient-facing elegance and operational efficiency. With 3,600 square feet of adaptable space, it is perfectly suited for medical practitioners, legal professionals, or scaling corporate teams. The possibilities are endless, whether you need a high-tech training center, additional treatment rooms, or a creative collaborative hub, the large open back room provides the canvas for your vision.



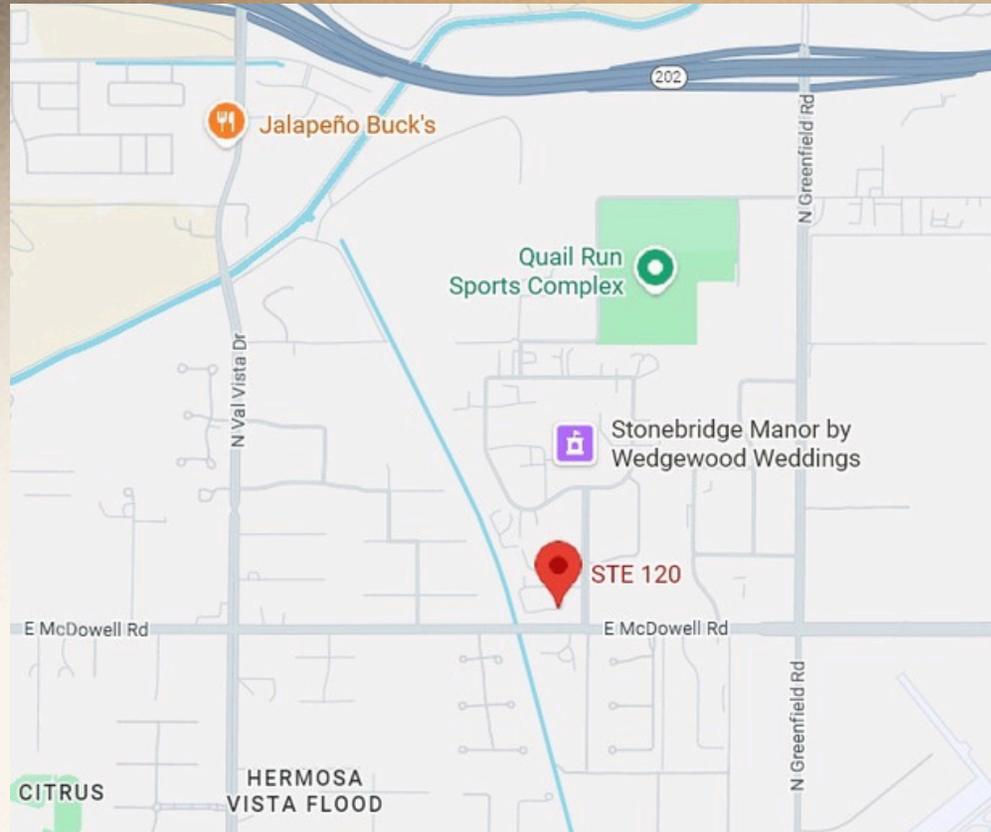
**Adam Lewis**  
Commercial Real Estate  
602-478-3711  
adam@ironheartcommercial.com



**Rosie Rivas**  
Commercial Real Estate  
623-326-5772  
Rosie@ironheartcommercial.com



**Ironheart Commercial**  
**Closing Deals & Protecting Trust**  
**10265 W Camelback Rd., Ste. 104**  
**Phoenix, AZ 85017**  
**brokered by AIRE**



Strategically positioned in North Mesa's high-growth corridor between Val Vista and Greenfield, 2812 N Norwalk offers unparalleled connectivity with immediate access to the Loop 202 Freeway and close proximity to Falcon Field Airport and major global employers like Boeing. This prime location is supported by exceptional 2026 demographic projections, featuring an affluent local market where median household incomes exceed \$83,400 and average incomes in the immediate 85215 area reach upwards of \$105,000. The area boasts an elite talent pool, with over 44% of residents holding an Associate Degree or higher and 91% of the local workforce engaged in white-collar professions. As Mesa continues to lead the nation in population growth, this asset ensures long-term appreciation and consistent client density. Ultimately, this property represents an ideal opportunity for an owner-user in the healthcare, technology, or professional services sectors seeking a future-proofed building with robust infrastructure within a stable, high-income submarket.



**Ironheart Commercial**  
Closing Deals & Protecting Trust

10265 W Camelback Rd., Ste. 104  
Phoenix, AZ 85017

brokered by AIRE



**Adam Lewis**  
Commercial Real Estate  
602-478-3711  
adam@ironheartcommercial.com



**Rosie Rivas**  
Commercial Real Estate  
623-326-5772  
Rosie@ironheartcommercial.com

Ironheart Commercial Real Estate is a Phoenix, Arizona-based commercial real estate team operating under AIRE, an Arizona-licensed real estate brokerage. Ironheart Commercial provides full-spectrum commercial real estate services, including investment sales, owner-user representation, leasing, and advisory services throughout Arizona.

As a dedicated commercial team within AIRE, Ironheart Commercial is built around disciplined execution, market knowledge, and accountability. The team combines transactional experience with a practical, data-informed approach to advising clients and executing commercial real estate assignments. Ironheart Commercial operates with a focus on clarity, responsiveness, and alignment with client objectives.

### Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and confidential. It is intended solely for use by the party in receipt and may not be reproduced, distributed, or disclosed to any other person or entity without the prior written consent of Ironheart Commercial Real Estate, a commercial real estate team operating under AIRE, an Arizona licensed real estate brokerage ("AIRE"). This OM has been prepared for the purpose of providing a preliminary summary to prospective buyers or tenants and to determine potential interest in the subject property. It does not constitute an offer to sell or lease, nor a solicitation of offers.

The information contained herein is not a substitute for a complete and independent due diligence investigation. AIRE and Ironheart Commercial Real Estate have not made any investigation, and make no warranty or representation, express or implied, as to the accuracy or completeness of the information contained in this OM. Without limiting the foregoing, no representation or warranty is made regarding income or expenses, future financial performance, size or square footage, zoning or land use compliance, environmental conditions, presence or absence of hazardous substances, compliance with state or federal laws, physical condition of the property or improvements, or the financial condition, business prospects, or intended use of the property by any buyer or tenant.

All information contained herein has been obtained from sources believed to be reliable; however, AIRE has not verified, and will not verify, any of the information provided. AIRE has no obligation to update, revise, or supplement this OM. Prospective buyers and tenants must independently verify all information and bear all risk associated with any inaccuracies or omissions.

By accepting this OM, the recipient acknowledges that AIRE and Ironheart Commercial Real Estate may represent the seller or landlord of the subject property and that no agency or fiduciary relationship is created with the recipient unless expressly agreed to in writing. To the fullest extent permitted by law, the recipient agrees to release and hold harmless AIRE and Ironheart Commercial Real Estate from any claims, costs, or liabilities arising out of the recipient's review of this OM or its investigation, purchase, or lease of the subject property, except to the extent caused by willful misconduct or fraud.