

*For Lease*

# IRONWOOD VILLAGE

9941 N 95TH ST, SUITE 101, SCOTTSDALE, AZ



*±3,000 SF Medical Space Available*

*For more information contact*

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# PROPERTY HIGHLIGHTS



BALANCED MIX  
OF HEALTHCARE  
SPECIALTIES AT  
THE PROJECT



3,000 SF SPACE  
WITH GREAT  
PATIENT FLOW



5.0/1,000 PARKING  
RATIO WITH  
COVERED RESERVED  
AVAILABLE



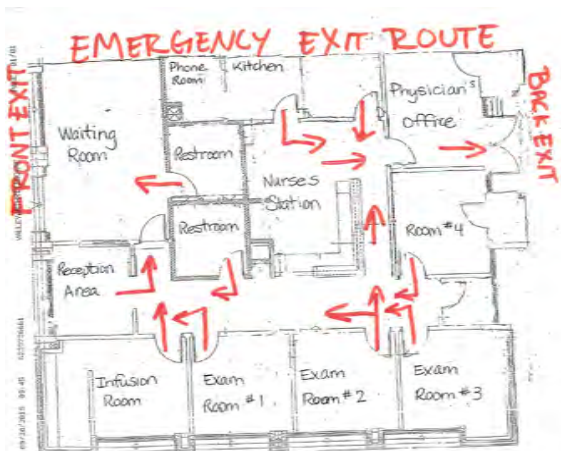
EASE OF  
NAVIGATION  
WITH DRIVE-UP  
PATIENT ACCESS



6,363 SF 1-STORY  
BUILDING



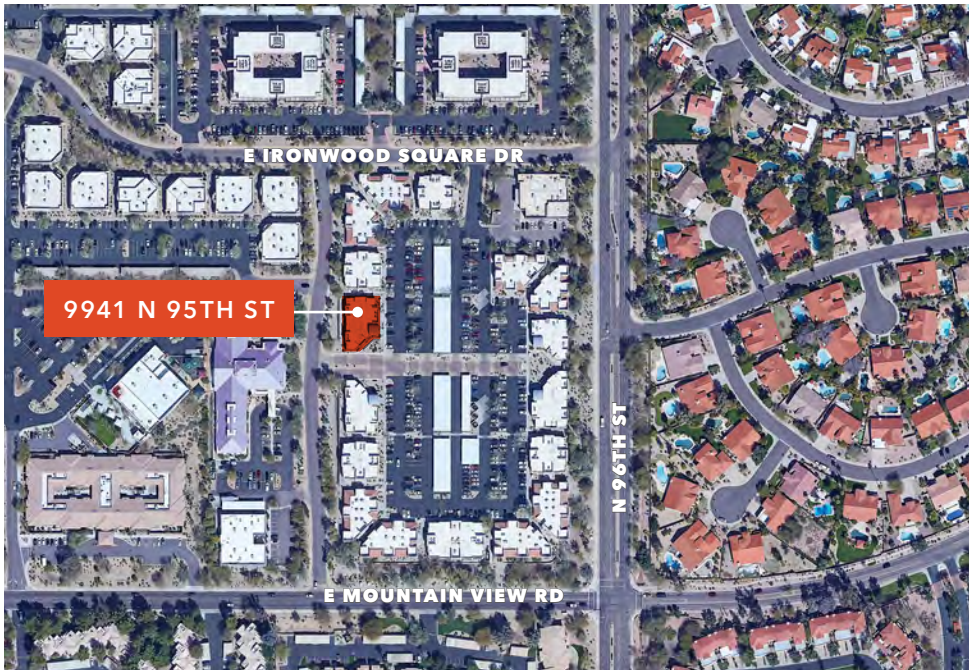
NO HOSPITAL  
CAMPUS USE  
RESTRICTIONS



## IRONWOOD VILLAGE

9941 N 95th Street is a well-located 3,000 square foot medical office in Scottsdale located the Ironwood Village condominium project. The space is currently an orthopedic office that is ready to occupy with a large waiting area, exam rooms, MA station, break with private entrance and procedure rooms.

The property is located within minutes to HonorHealth Scottsdale Shea Medical Center and does not have campus use restrictions. Patients will enjoy the drive-up exterior entry with ease of navigation to their provider's office.



*Strategically Located*

*FAVORABLE*

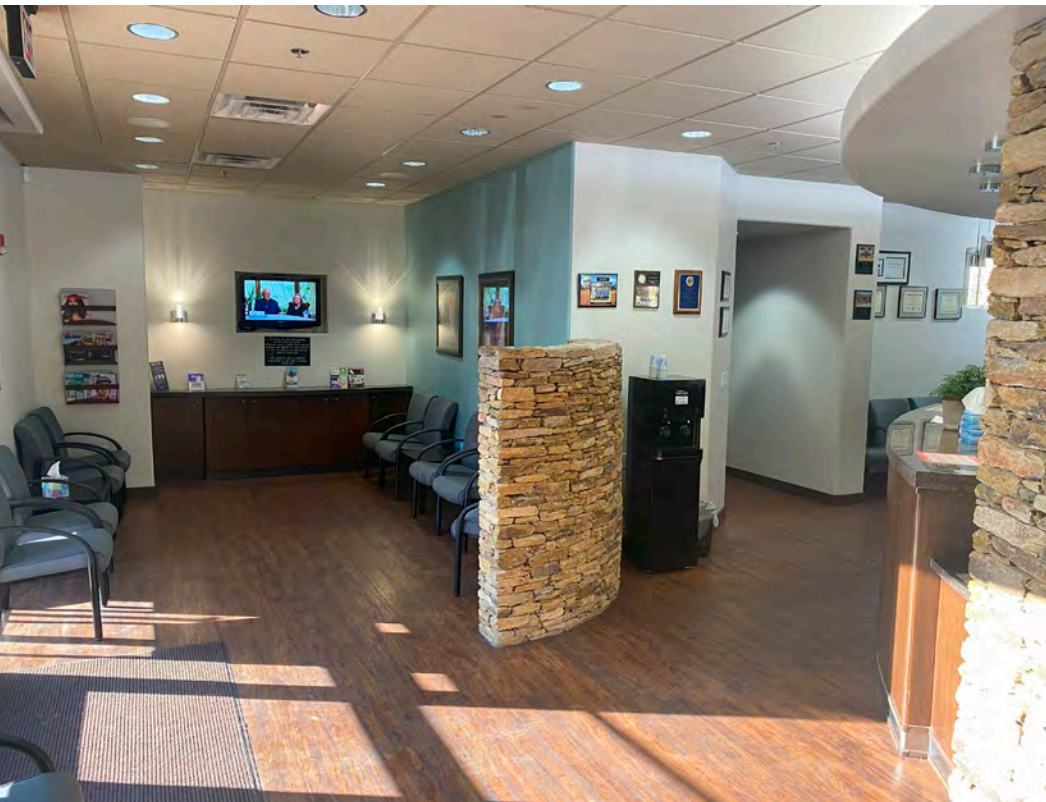
SCOTTSDALE DEMOGRAPHICS

*MINUTES*

TO HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER

*EASY ACCESS*

TO LOOP 101 OFF SHEA BLVD





E SHEA BLVD

N 96TH ST

HONORHEALTH.  
Scottsdale Shea Medical Center

9941 N 95TH ST

E MOUNTAIN VIEW RD

LOOP  
101

N 110TH ST

N 92ND ST

SCOTTSDALE FIESTA

1 MIN

TO HONORHEALTH SCOTTSDALE SHEA MEDICAL CENTER

4 MIN

TO LOOP 101 ACCESS

4 MIN

TO SCOTTSDALE FIESTA RETAIL AMENITIES

14 MIN

TO MAYO CLINIC HOSPITAL

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