



Scottsdale Office Condo for Sale



Ironwood Village

9965 N. 95TH ST. #101, SCOTTSDALE, AZ 85258

PRESENTED BY:

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PROPERTY SUMMARY

IRONWOOD VILLAGE

9965 N. 95TH ST. #101
SCOTTSDALE, AZ 85258

OFFERING SUMMARY

SALE PRICE:	\$685,000
UNIT SIZE:	1,649 SF
PARKING:	2 Covered, Reserved
SIGNAGE:	Building and Parking Lot Monument Signage
APN:	217-74-055
CAM FEES:	\$289.94/Mo.
2026 PROPERTY TAX	\$3,627.68

PROPERTY SUMMARY

SVN is pleased to present this ±1,649 SF office condominium in the heart of Scottsdale. The subject unit is located within the Ironwood Village office condominium complex, situated within an established medical hub near HonorHealth Scottsdale Shea Medical Center. The suite features a highly functional office layout consisting of a reception area, multiple private offices, a kitchen, and a private restroom, making it well suited for a variety of administrative, professional, or medical office users. The property also offers excellent visibility with building signage along Ironwood Square Drive, along with monument signage at the entrance to the parking area. Two covered, reserved parking spaces are included with the sale, providing an additional amenity for an owner-user or investor.



PROPERTY HIGHLIGHTS

- Move-in ready office condominium in the heart of Scottsdale
- Prime location within the Ironwood Village medical hub near HonorHealth
- Highly functional office layout suitable for administrative, professional, or medical office use
- Excellent visibility with building signage along Ironwood Square Drive and monument signage facing the parking area
- Minutes from the Loop 101 Freeway and surrounded by a wide variety of retail, dining, and service amenities



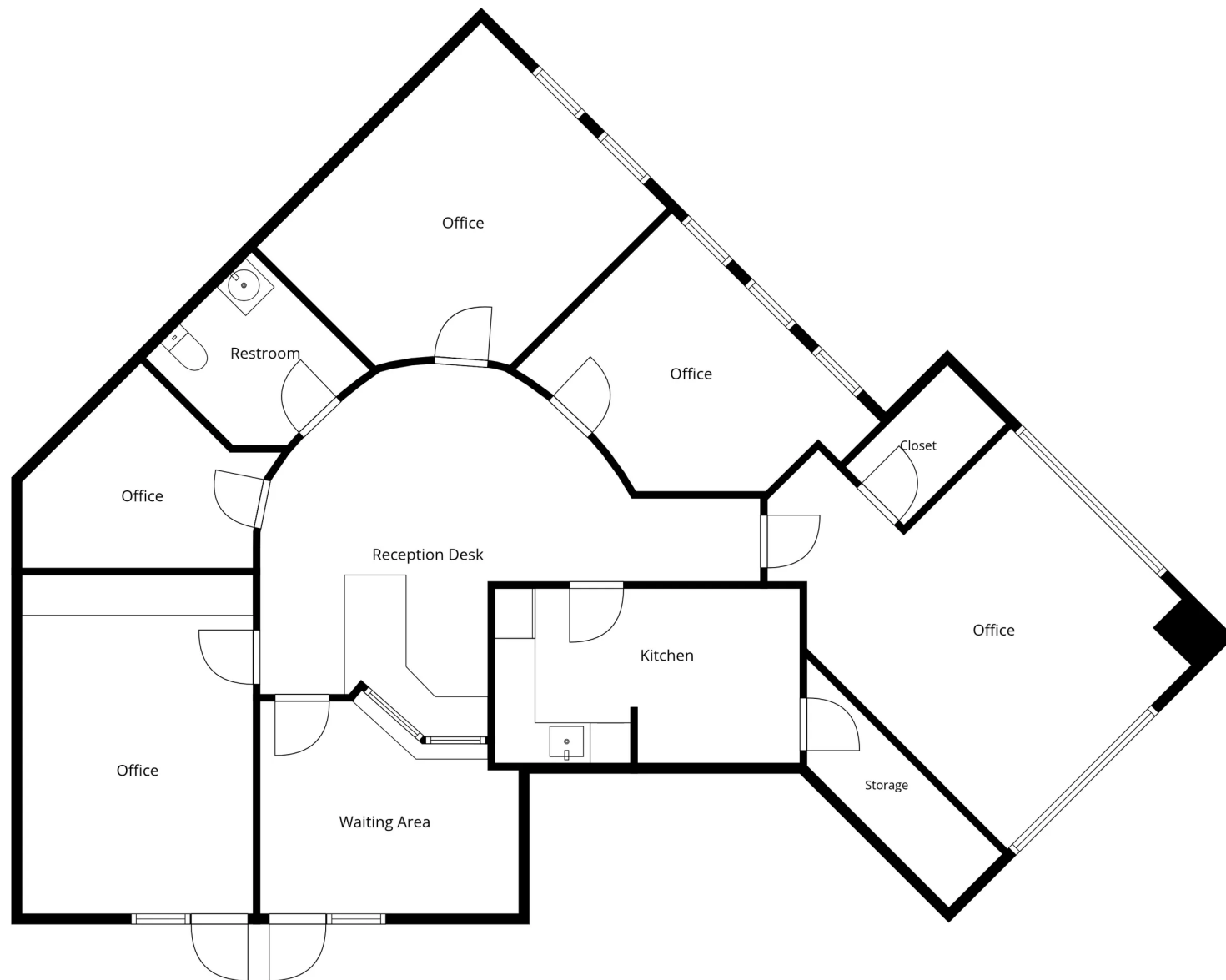
**CONVENIENT
FREEWAY ACCESS**



**DIRECT ACCESS
TO HONOR HEALTH**



**AMENITY RICH
AREA**



INTERIOR PICTURES



LOCATION DESCRIPTION

Ironwood Village offers an excellent Central Scottsdale location within an established medical and professional office corridor, making it especially well suited for a medical, healthcare, or professional owner-user. The property is located immediately east of the Loop 101 and Shea Boulevard interchange, providing convenient regional access for patients, employees, and clients traveling from Scottsdale, Paradise Valley, Phoenix, and the surrounding East Valley. The office condominium is also positioned within close proximity to HonorHealth Scottsdale Shea Medical Center and a significant concentration of surrounding medical practices, specialty providers, and healthcare-related businesses. HonorHealth itself operates specialty medical services within the Ironwood Village complex, further reinforcing the property's medical-office environment.

The surrounding Shea Boulevard/92nd Street medical district includes primary care, orthopedic, specialty, and other healthcare providers associated with the nearby hospital campus, creating opportunities for referral relationships and convenient access to complementary medical services. Beyond its medical advantages, the property is surrounded by Scottsdale's strong residential demographics and an extensive collection of restaurants, retail, hotels, and everyday amenities. For an owner-user, Ironwood Village provides the opportunity to establish a professional presence in a recognizable Scottsdale medical corridor while benefiting from immediate Loop 101 access, proximity to HonorHealth Scottsdale Shea Medical Center, and convenient connectivity throughout the metropolitan area.







DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,829	64,358	133,009
AVERAGE AGE	48.9	49.4	48.5
AVERAGE AGE (MALE)	49.3	48.2	47.8
AVERAGE AGE (FEMALE)	47.4	50.2	49.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,585	30,973	62,129
# OF PERSONS PER HH	1.9	2.1	2.1
AVERAGE HH INCOME	\$140,480	\$157,308	\$168,761
AVERAGE HOUSE VALUE	\$614,364	\$815,087	\$885,381

2023 American Community Survey (ACS)

