



9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF, Fully Furnished Sublease



EXTERIOR PATIENT ENTRANCE ON SOUTH PARKING LOT

\$34 PSF Modified Gross  
Sublease Expiration 2/28/29

**Dylan Whitwer**

602 393-6609

dylan.whitwer@naihorizon.com

**Don Morrow**

602 393-6608

don.morrow@naihorizon.com

**Cade Olivas**

602 393-6663

cade.olivas@naihorizon.com

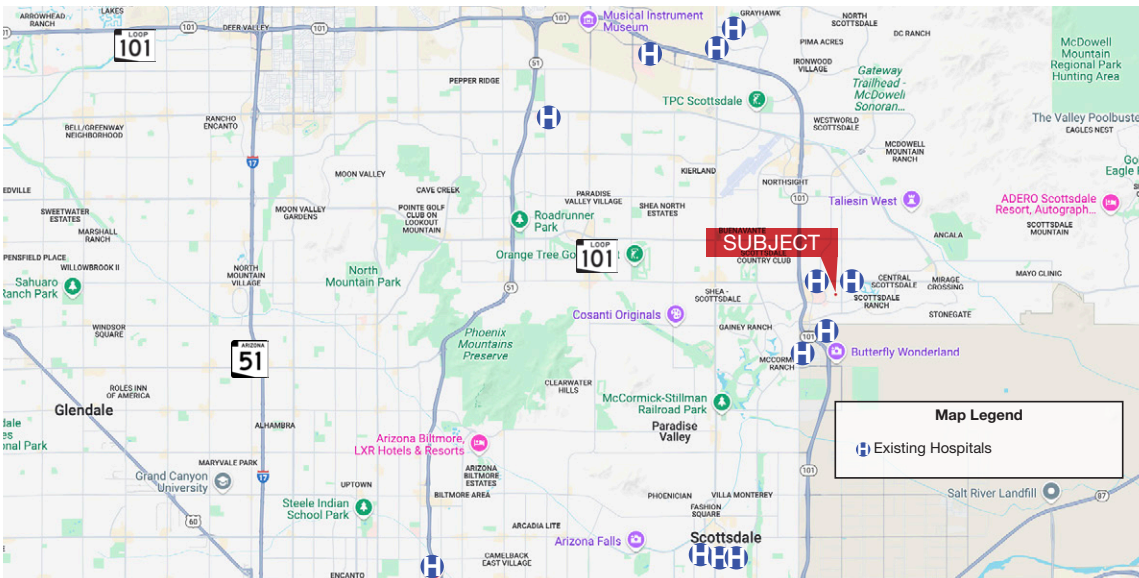
2944 N 44th St, Suite 200,  
Phoenix, AZ 85018  
602 955-4000 | [naihorizon.com](http://naihorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# Site Features

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease



PROPERTY INFORMATION	
Property Name:	Ironwood Courtyard Condominium
Sublease Rate:	\$34 PSF MG
Size:	3,325 SF (Units 121, 122, 124)
Sublease Expiration:	2/28/29
Furniture:	<b>Furniture and equipment available</b>
Zoning	CB-1

Fully Built-Out, Fully Furnished,  
Move-In Ready, Former Medical Suite

## Property Features

- Functional layout with reception, 9 exam rooms with sinks, 4 private offices, 2 labs with sinks, 2 bathrooms, admin space, storage, and break room
- Pull-up and park first floor patient entrance, rare for the project
- Located in a professional medical condo complex
- 3 reserved covered parking spaces available

## Location Features

- Prime Scottsdale location near major medical providers
- Within minutes of HonorHealth, Shea, and Thompson Peak
- Convenient access to Loop 101 via 90th St or Pima Rd
- High-income area with supporting retail and amenities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Median Age	57.1	51.0	49.8
Population	8,382	65,900	136,904
Average HH Income	\$165,203	\$185,490	\$195,767
Average Home Value	\$729,486	\$827,342	\$877,594

Dylan Whitwer

602 393-6609

dylan.whitwer@naihonor.com

Don Morrow

602 393-6608

don.morrow@naihonor.com

Cade Olivas

602 393-6663

cade.olivas@naihonor.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

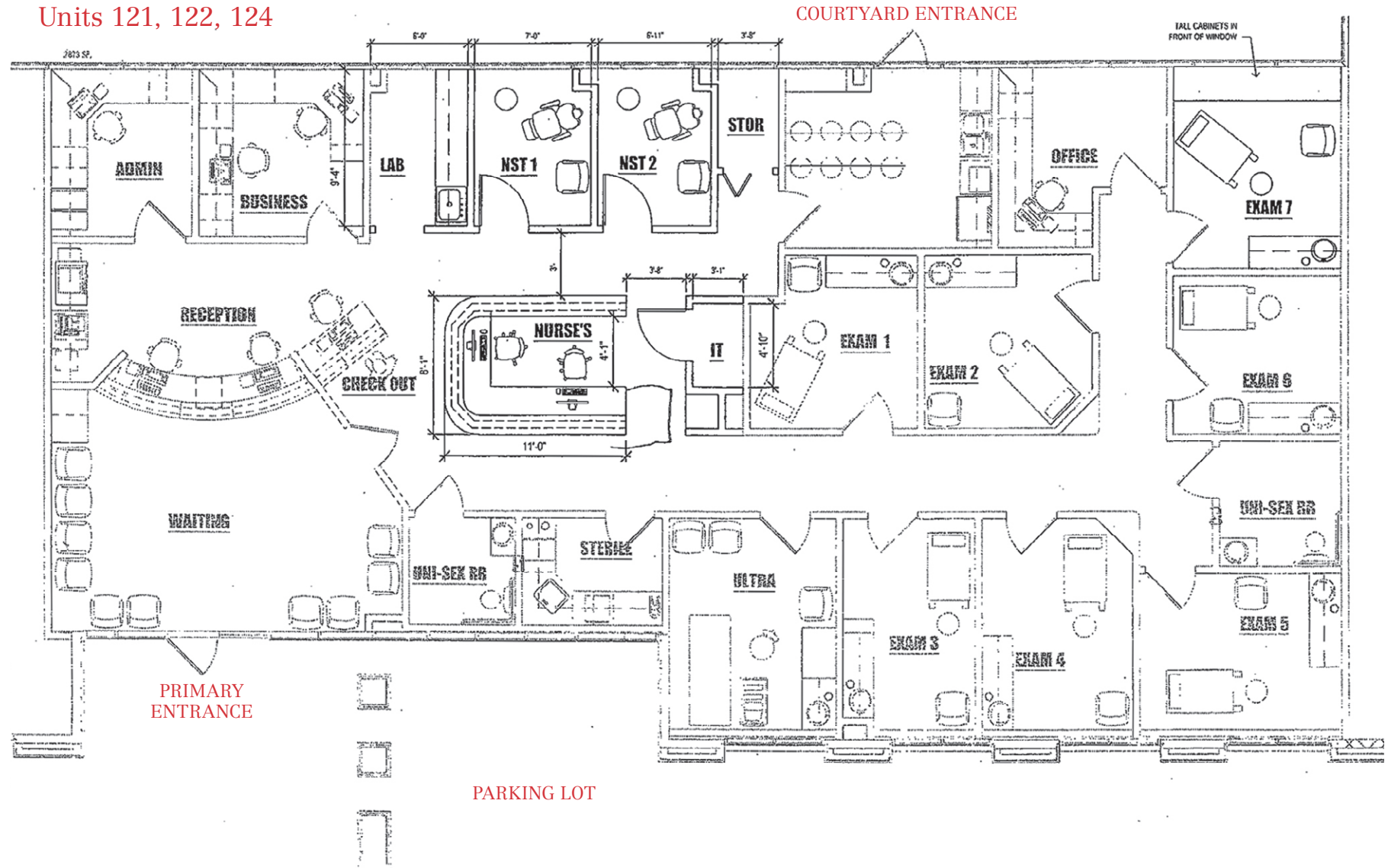
**NAI**Horizon

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018  
602 955-4000 | [naihonor.com](http://naihonor.com)

# Floor Plan

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease

Units 121, 122, 124



Dylan Whitwer

602 393-6609

dylan.whitwer@naihorizon.com

Don Morrow

602 393-6608

don.morrow@naihorizon.com

Cade Olivas

602 393-6663

cade.olivas@naihorizon.com

**NAI**Horizon

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018

602 955-4000 | [naihorizon.com](http://naihorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# Property Photos

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease



**Dylan Whitwer**

602 393-6609

dylan.whitwer@naihonorizon.com

**Don Morrow**

602 393-6608

don.morrow@naihonorizon.com

**Cade Olivas**

602 393-6663

cade.olivas@naihonorizon.com

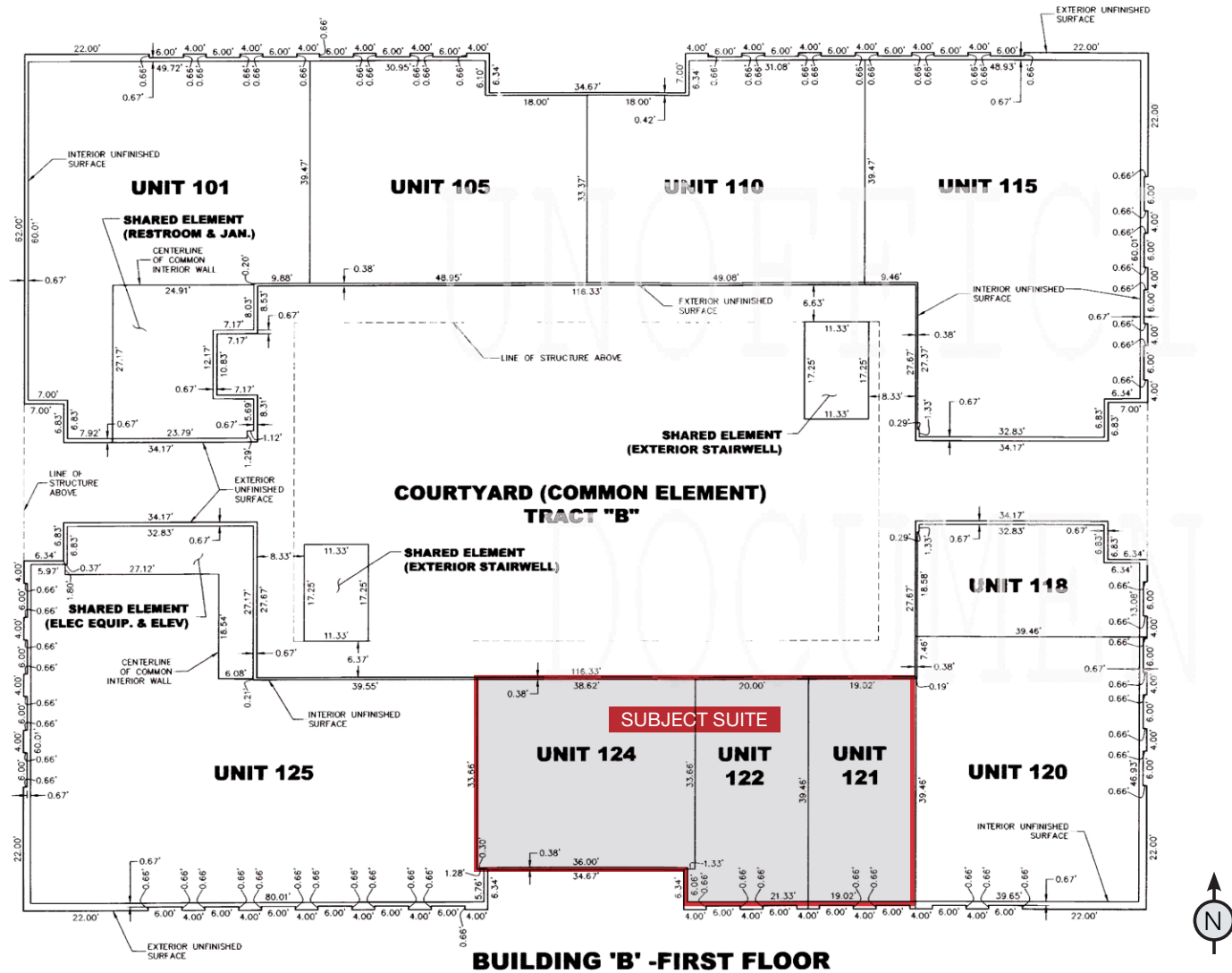
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**NAI**Horizon

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018  
602 955-4000 | [naihonorizon.com](http://naihonorizon.com)

# Site Plan

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease



Dylan Whitwer

602 393-6609

dylan.whitwer@naihonorizon.com

Don Morrow

602 393-6608

don.morrow@naihonorizon.com

Cade Olivas

602 393-6663

cade.olivas@naihonorizon.com

**NAI**Horizon

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018

602 955-4000 | [naihonorizon.com](http://naihonorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# 3-5-7 Mile Map

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease



Dylan Whitwer

602 393-6609

dylan.whitwer@naihorizon.com

Don Morrow

602 393-6608

don.morrow@naihorizon.com

Cade Olivas

602 393-6663

cade.olivas@naihorizon.com

**NAI**Horizon

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018

602 955-4000 | [naihorizon.com](http://naihorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# Medical Map

9500 Ironwood Square Dr, Suite 124  
Scottsdale, AZ | 3,325 SF Sublease



25-04-039

**Dylan Whitwer**

602 393-6609

dylan.whitwer@naihonorizon.com

**Don Morrow**

602 393-6608

don.morrow@naihonorizon.com

**Cade Olivas**

602 393-6663

cade.olivas@naihonorizon.com

**NAI Horizon**

2944 N 44th St, Suite 200,  
Phoenix, AZ 85018

602 955-4000 | [naihonorizon.com](http://naihonorizon.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.