

FOR SALE AND LEASE

Medical office suite

Ironwood Office Suites II

9455 E Ironwood Square Drive
Scottsdale, 85258



**Get more
information**

Kevin Helland

D 480 423 7942

C 623 293 1543

kevin.helland@avisonyoung.com

Ben Seale

D 480 423 7901

C 602 810 2386

ben.seale@avisonyoung.com

**AVISON
YOUNG**

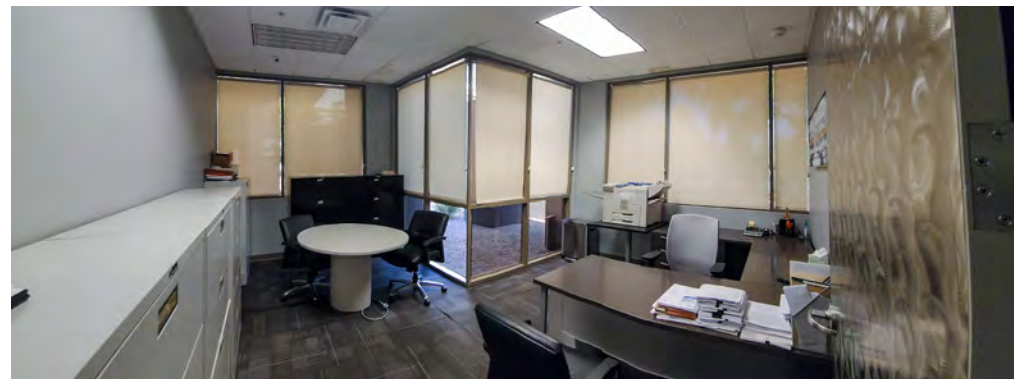
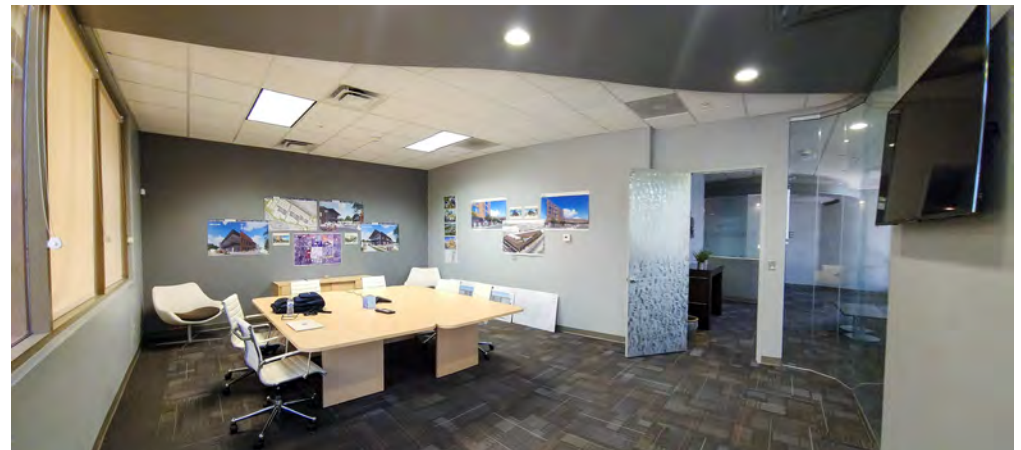
Property overview

For sale and lease
9455 E Ironwood Square Dr

This medical condo is located in the heart of the vibrant central Scottsdale medical submarket anchored by the Honor Health Scottsdale Medical Center near Loop 101 and Shea Boulevard. The submarket has an abundance of synergistic medical practitioners, is ideal for physicians who may be on staff at the Scottsdale Medical Center and contains an amenity rich environment complete with myriad restaurants and shopping. Ownership is seeking to lease the property to a long-term medical user and is willing to offer a generous tenant improvement allowance for qualified tenants or outright sell the building.

Property features include:

- Multiple entrances
- High ceilings
- 8 covered parking spaces
- Large breakroom
- Building signage

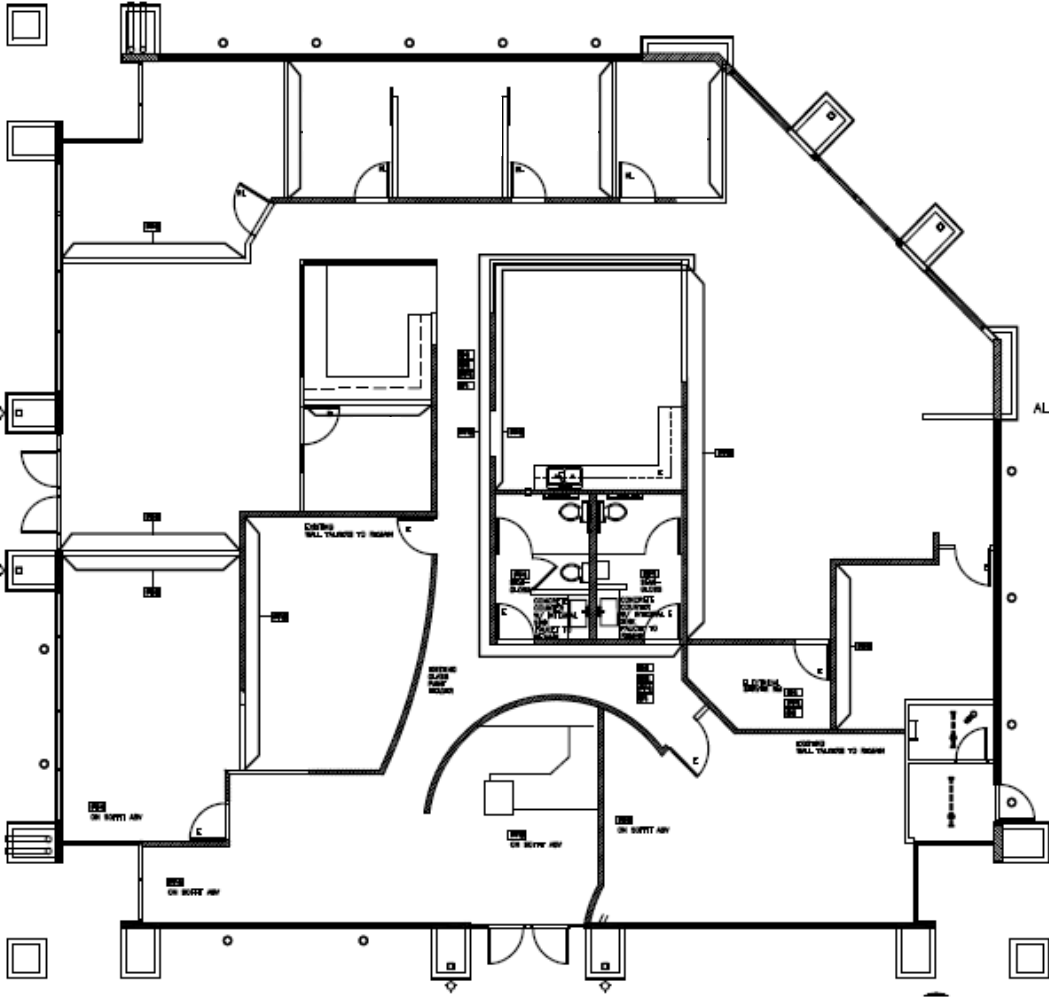


Offering summary

Class	B
Year built	2004
Lease rate	\$22/psf/NNN
Sale price	\$2,150,000
Operating expenses	\$5.32/sf
Building size	±5,736 sf
Parking	4/1,000 sf

Floor plan

For sale and lease
9455 E Ironwood Square Dr



Photos

For sale and lease
9455 E Ironwood Square Dr



Location

For sale and lease
9455 E Ironwood Square Dr





Get in touch

Kevin Helland

D 480 423 7942

C 623 293 1543

kevin.helland@avisonyoung.com

Ben Seale

D 480 423 7901

C 602 810 2386

ben.seale@avisonyoung.com

Visit us online
avisonyoung.com

© 2025 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

**AVISON
YOUNG**