



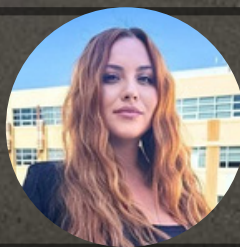
Ironheart Commercial
Closing Deals & Protecting
Trust
10265 W Camelback Rd., Ste.
104
Phoenix, AZ 85017
brokered by AIRE

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



Rosie Rivas
Commercial Real Estate
623-326-5772
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

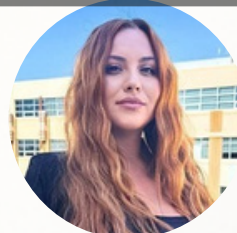


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Unlimited Potential Awaits

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 1800 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.

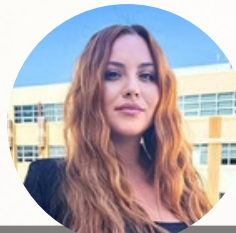


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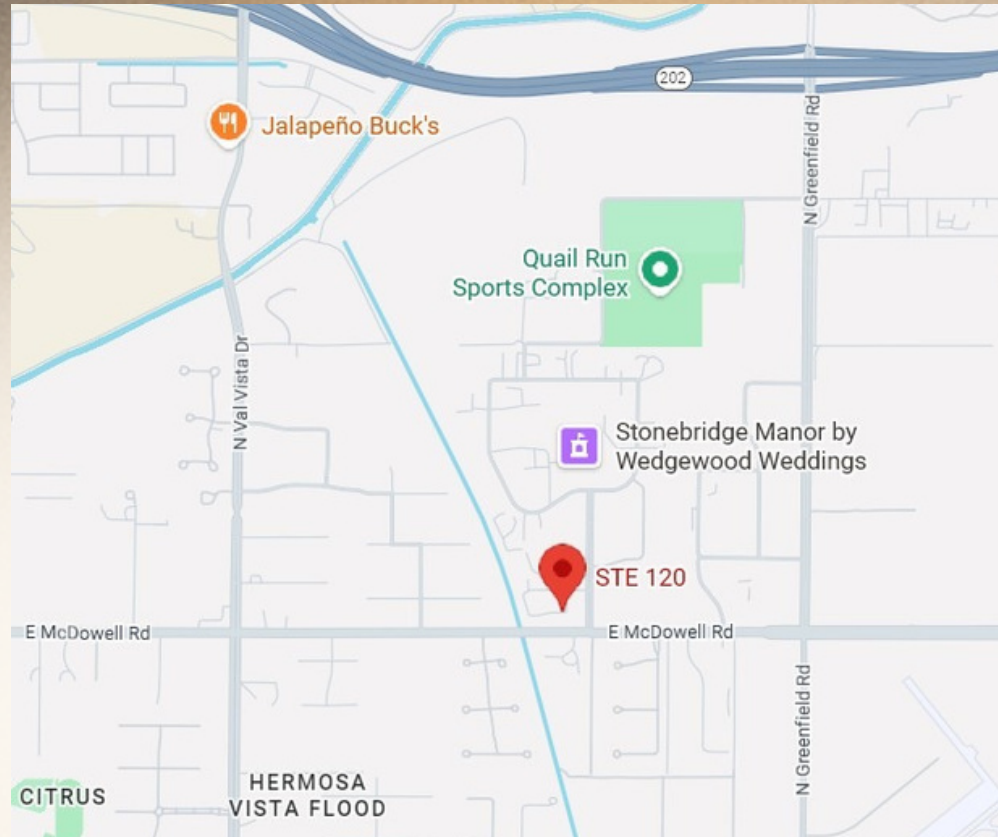
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Strategically positioned in North Mesa's high-growth corridor between Val Vista and Greenfield, 2812 N Norwalk offers unparalleled connectivity with immediate access to the Loop 202 Freeway and close proximity to Falcon Field Airport and major global 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.



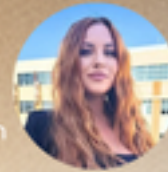
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Ironheart Commercial Real Estate is a Phoenix, Arizona-based commercial real estate team operating under AIRE, an Arizona-licensed real estate brokerage. Ironheart Commercial provides full-spectrum commercial real estate services, including investment 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.

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