

MEDICAL SPACE AVAILABLE FOR LEASE



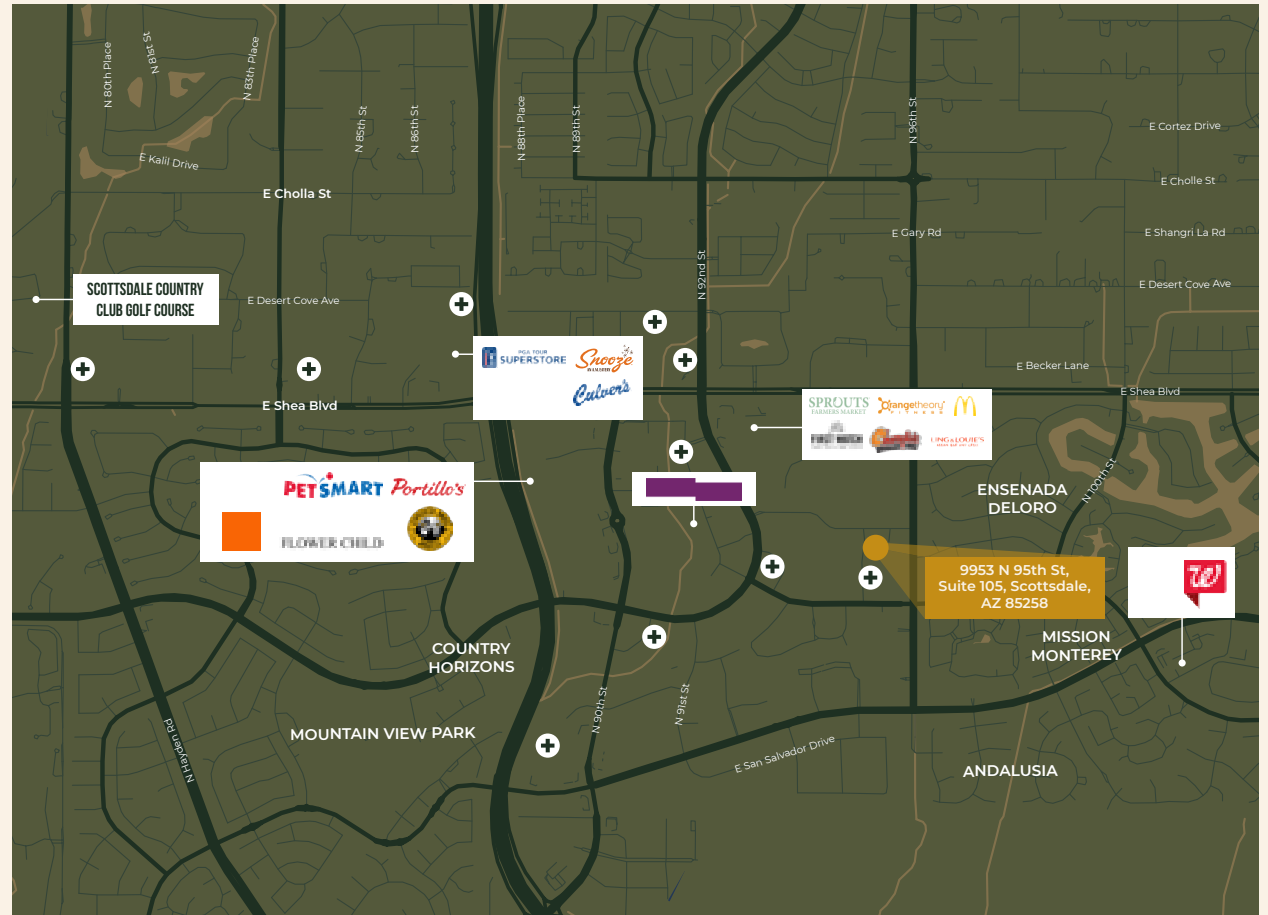
Ironwood Village Suites

9953 N 95th St, Suite 105, Scottsdale, AZ 85258



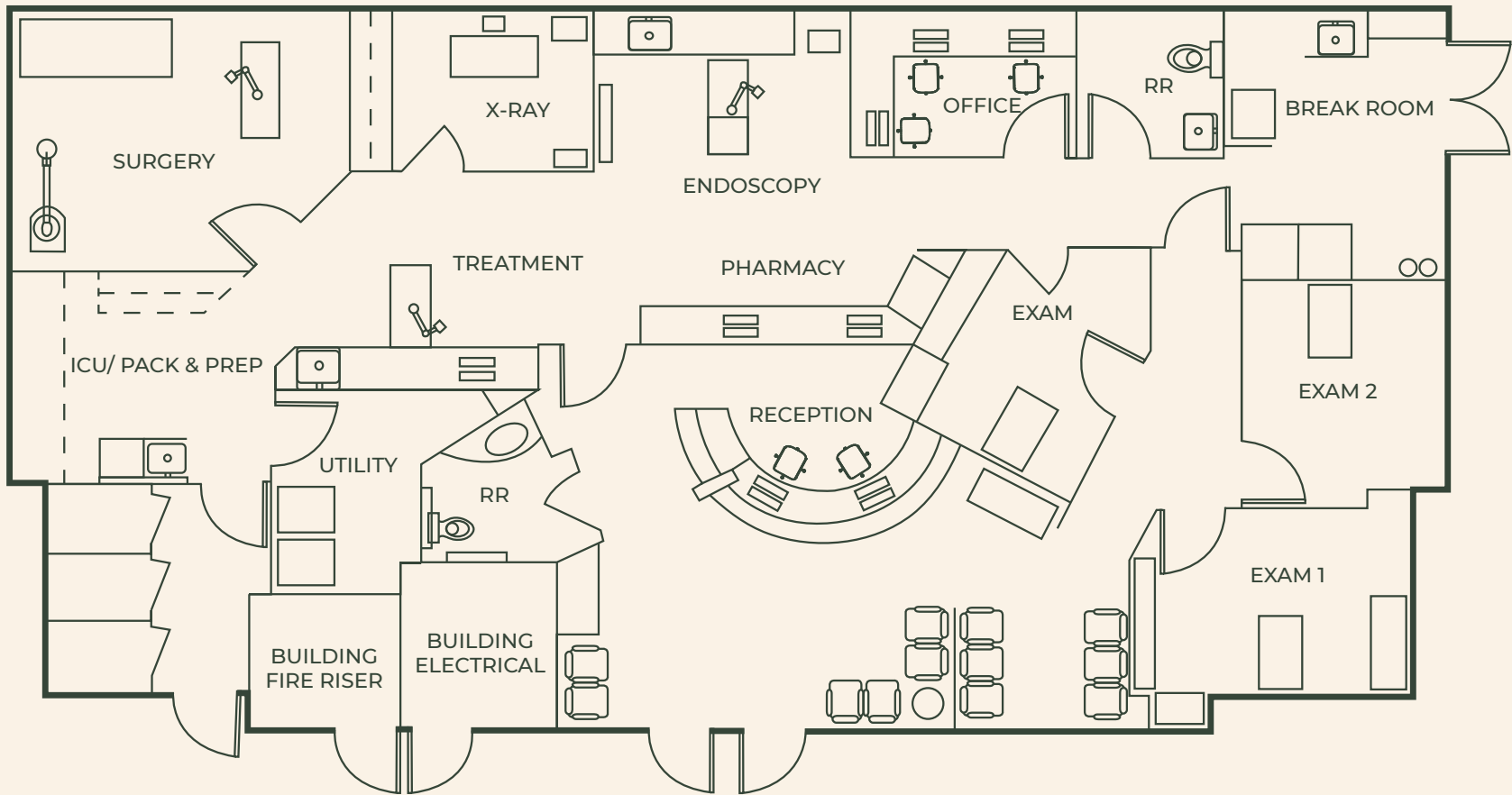
PROPERTY FEATURES /HIGHLIGHTS

- +2,710 SF available
- \$30.00/SF NNN lease rate
- 0.7 Miles from HonorHealth Scottsdale Shea Medical Center
- Located in High-Powered retail corridor
- Easy access to Loop 101 Freeway and Shea Blvd
- 3 Reserved parking spaces
- Upgraded modern interior finishes
- Perfect for Medical Users



FLOOR PLAN

- ±2,710 SF AVAILABLE
- Available - August 1st, 2026
- Rent Rate - \$30.00 NNN
- Parking - 3 Reserved parking spaces





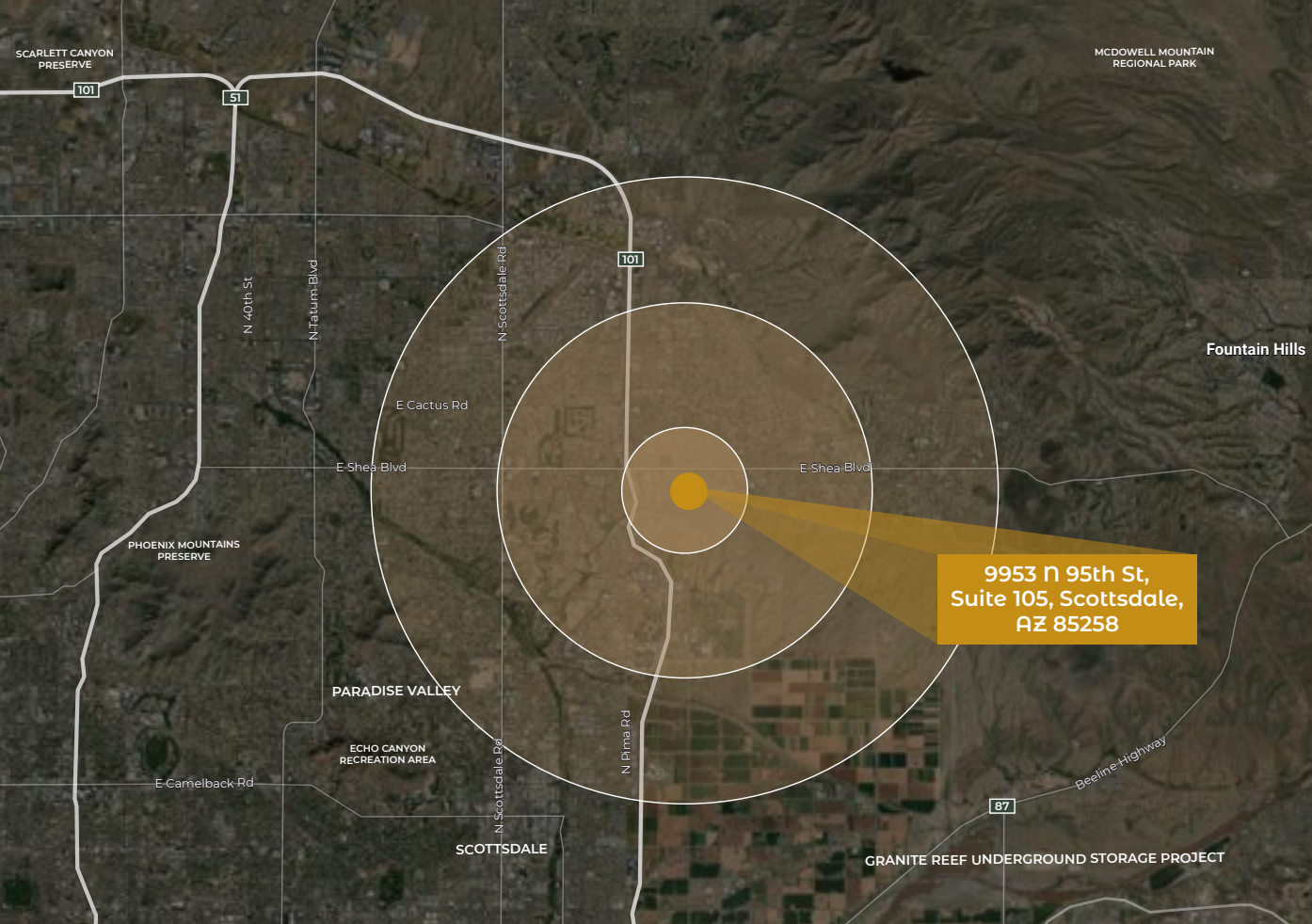
61.16%
Bachelors Degree
or Higher



\$112,224
Median
Household Income



47
Median Age



MILES	2025 Total Population	2025-2030 Growth Rate Population	2025 Total Daytime Population	2025 Median Household Income	2025 Median Age	2025 Median Home Value
1	8,153	0.09%	19,868	\$106,610	57	\$669,763
2	65,242	0.04%	99,141	\$122,814	51.1	\$744,604
3	134,875	0.71%	230,625	\$128,988	49.9	\$757,493

Why Scottsdale

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture.

#1

Best City for Jobs
-WalletHub 2025

#1

Best City to Raise a Family
-This Old House 2025

152,159

Labor Force

#1

Best Cities in America to
Retire-Niche 2025

-0.4%

Unemployment Rate
Change (1 year)

2.5%

Unemployment Rate

Honor Health

- Honor Health has six hospitals across metro Phoenix. Five hospitals have achieved Magnet status, the gold standard for nursing care, an honor earned only by 6% of the nation's hospitals.
- Honor Health Scottsdale Thompson Peak Medical Center is a premier 120-bed facility offering in-depth medical, surgical and emergency care services and is recognized as one of "America's 100 Best Hospitals" across several service lines.

Mayo Clinic:

- Recent \$748 million expansion added nearly 2,000 jobs to the original 8,545 current employees.
- Will invest 1.9 billion will add 3,500 more high wage jobs, and will add an additional 1.2 million square feet of space that will increase the number of operating rooms by 31%, number of CT scanners by 44%, and the number of MRI scanners by 62%.
- The project includes the addition of 48 hospital rooms to the West tower, part of the \$748 million expansion, and the construction of a fourth building spanning 360,000 square feet.

Banner Health:

- Headquartered in Phoenix, Arizona, Banner Health stands as the state's largest private employer.
- Banner Health's approved project Banner Health Center plus in Scottsdale will create 2,500 jobs, invest \$750 million into the Scottsdale economy, and will create \$500 million in economic impact from construction alone.

Health Futures Center:

- The Health Futures Center represents the collaboration between Arizona State University and the Mayo Clinic with the shared goal of improving health and well-being outcomes to the community.
- The center offers the ASU community a chance to participate in a world-class research, innovation and learning environment. The leading-edge facility features a med-tech innovation accelerator, biomedical engineering and informatics research labs, and an innovative education zone.

City of Hope:

- City of Hope offers multidisciplinary care teams led by experts focused on diagnosing and treating cancer.
- At One Scottsdale Medical, they will expand patient access to personalized, leading-edge cancer care, uniting their shared commitment to high-quality, compassionate care that puts patients first. City of Hope doctors are collaborating to enhance patient care across their national system while connecting more patients to innovative treatments and expert care.

IRONWOOD VILLAGE SUITES FOR LEASE

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