



IRONWOOD COURTYARD

9500 E Ironwood Square Dr

Suite 201, Scottsdale, AZ 85258

Medical Office Condo · For Lease

For Leasing Information, Please Contact:

±8,971 RSF

MEDICAL OFFICE SPACE

Move-In Ready

MEDICAL BUILDOUT

1 Min to Hospital

HONOR HEALTH SHEA CAMPUS



REECE ELLERTSON

Medical Office Brokers

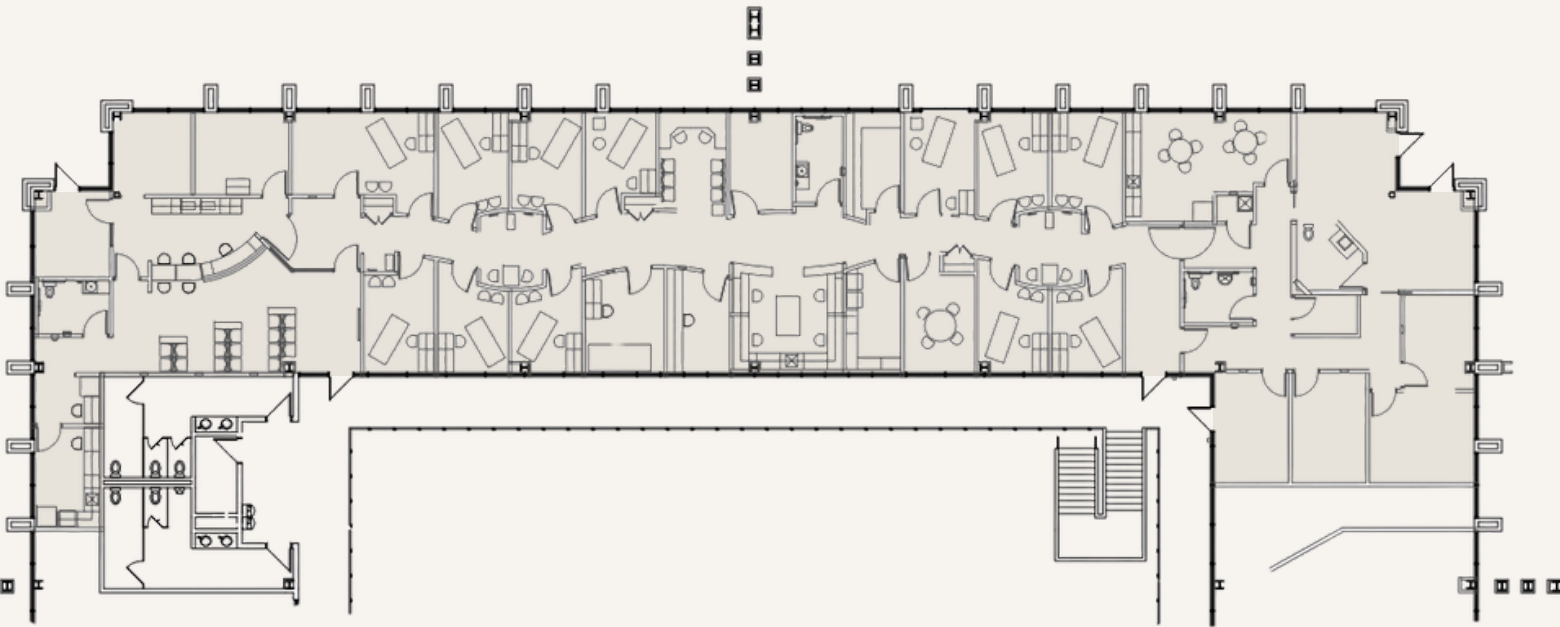
602.399.0943 · Reece@arizonamob.com

AARON KUHL

Medical Office Brokers

602.525.1491 · Aaron@arizonamob.com

ARIZONAMOB.COM



IRONWOOD

COURTYARD

±8,971 SF Available

Designed for multi-tenant or single-user occupancy

Move-In Ready Medical Buildout

Designed for efficient patient flow and clinical use

Ample Parking

Easy access for patients and staff

Elevator-Served Access

Convenient patient and staff accessibility





IRONWOOD

COURTYARD

Located in the center of Scottsdale's Shea medical corridor, the area surrounding 9500 E Ironwood Square Dr is anchored by HonorHealth Scottsdale Shea Medical Center and supported by a dense concentration of medical office, specialty providers, and strong freeway access via Loop 101—making it one of the most established healthcare hubs in the market.

DEMOGRAPHICS

\$150,533

AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILE RADIUS

33,198

2025 HOUSEHOLDS
WITHIN 3 MILE RADIUS

\$11,472,372

HEALTHCARE SPENDING
WITHIN 1 MILE RADIUS

DRIVE TIMES

- 1 min Honor Health Scottsdale Shea Medical Campus
- 2 min Loop 101 (Pima Fwy)
- 12 min Scottsdale Airport
- 15 min Kierland





For Leasing Information, Please Contact:

ARIZONAMOB.COM



REECE ELLERTSON

Medical Office Brokers

602.399.0943 · Reece@arizonamob.com

AARON KUHL

Medical Office Brokers

602.525.1491 · Aaron@arizonamob.com

DISCLAIMER

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If anything in this document references terms of a transaction, please note that nothing is binding until a contract is fully signed by the required parties. All renderings are conceptual in nature and subject to change.