

FOR LEASE

9965 N 95TH ST. #105

IRONWOOD VILLAGE

Scottsdale, AZ 85258

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$27.00 SF/yr Modified Gross
AVAILABLE SF:	2,292 SF
YEAR BUILT:	2005
BUILDING USE:	Medical
SUBMARKET:	Central Scottsdale
ZONING:	C-O
PARKING RATIO:	6.65 / 1,000
TRAFFIC COUNT:	±8,143 VPD

PROPERTY HIGHLIGHTS

- Medical Office Condo for Lease
- Move-in Ready | 4 Wet Exam Rooms | 2 Procedure Rooms | 2 ADA Restrooms | 3 Offices | Break Room | Large Waiting Room
- Ground Floor access off a large common area parking lot
- Abundant Parking Available | 6.65/1000 Ratio
- Premiere Central Scottsdale Location | Near HonorHealth Scottsdale Shea
- Multiple Medical Developments in Vicinity
- Easy Access to Loop-101
- June 15th Occupancy Date

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PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease Suite 105 within the Ironwood Village office condominium development. This ±2,292 SF office space is plug-and-play for any medical user. The unit is built out with four wet exam rooms, two procedure rooms, two bathrooms, three offices, a break room, a large waiting room, and ample storage.

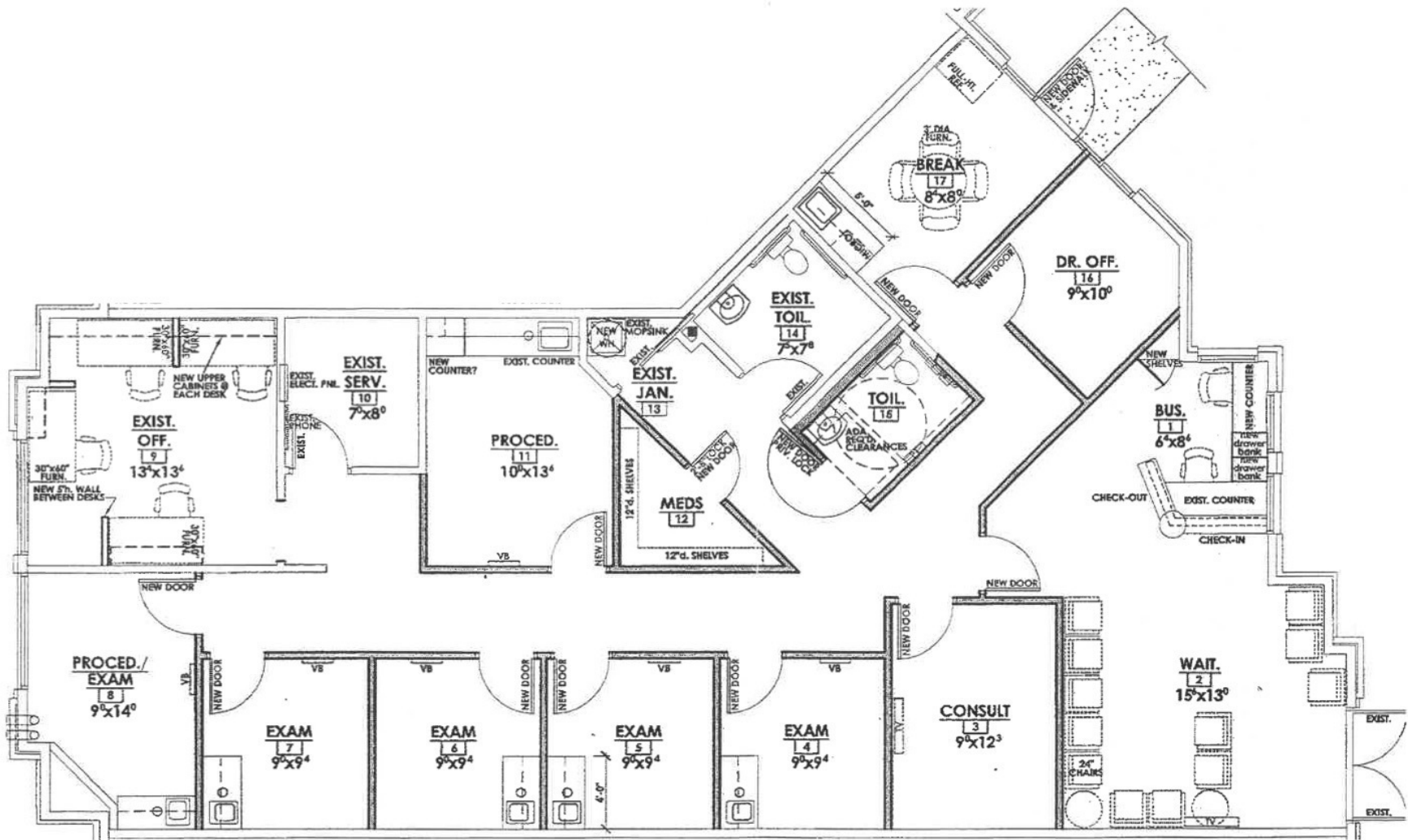
LOCATION DESCRIPTION

Located on the southwest corner of N 96th St. and Ironwood Square Dr. this condo is located in one of the most medically dense office areas in the Phoenix market. Within the immediate proximity of the building lie HonorHealth Scottsdale Shea a flagship Hospital that serves the greater central Scottsdale Area. Additionally, the subject property lies in close proximity to multiple retail destinations, including, Sprouts Farmers Market, 94 Hundred Shea Retail and Office Complex, Salt & Lime Modern Mexican Grill, Home Depot, Portillo's Hot Dogs, Flower Child, and also lies just south of the Scottsdale Headquarters for CVS Health. Additionally, with a location directly off the Loop-101 suite 210 is extremely easy to get to from anywhere in the valley.

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SCOTTSDALE, AZ

Scottsdale, Arizona is one of the most prized and well-known cities in the state. Located just east of downtown Phoenix, Scottsdale is most known for its Spa resorts, incredible shopping and hospitality, outdoor recreation, and world-famous golf courses. Scottsdale provides a perfect community for the live, work, play lifestyle. Scottsdale makes its name in business by being home to multiple Fortune 500 companies, such as GoDaddy, Benchmark Electronics, Magellan Health, Meritage Homes, and more. In addition, Scottsdale boasts more than 500 restaurants, 30 nightclubs, 47 amazing golf courses, over 70 resorts and hotels, and hundreds of acres of outdoor hiking and biking trails. With an emphasis on tourism, Scottsdale prides itself on hosting year-round special events like the Waste Management Phoenix Open, Barrett-Jackson Collector Car Auction, Men's Tennis Classic, Scottsdale Art Festival and Spring Training for The Arizona Diamondbacks and Colorado Rockies which attracts millions of visitors each year.

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SCOTTSDALE RANKINGS

- #1 City to Live an Active Lifestyle - Wallethub, 2016
- #1 Place to Raise Children - Mylife.com
- #8 Best Places to Launch a Startup in U.S. - Datafox.com
- #6 Safest City in America - Law Street Media
- #7 Top 10 Tech-Savvy Cities in U.S. - Center for Digital Government
- #36 Healthiest Housing Market in the U.S. - Wallethub.com



SCOTTSDALE EMPLOYMENT

Scottsdale is home to a wide variety of employers from small locally owned start-ups to large Fortune 500 Companies. Due to being recognized as a prime location for tourists, a large chunk of Scottsdale's labor force [39%], is focused on tourism. In addition, Scottsdale is a prominent hub for healthcare, technology, education, and government. Built out of historic roots, the city has seen a good amount of revitalization over the past few years. Today, Scottsdale focuses on economic development and local business investment, as well as being home to a few major company headquarters, including PXG Golf, Fender Musical Instruments, Barrett Jackson, GoDaddy, and Axon International, to name a few. Combine this with Scottsdale's entrepreneurial and small business support, its proximity to Phoenix and its vast employer base and it's easy to see why Scottsdale was ranked the "#8 Best Place to Launch a startup in the U.S." by Datafox.com

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MAJOR EMPLOYERS

	# OF EMPLOYEES
HONORHEALTH	11,600
RURAL/METRO	7,000
GODADDY	5,990
MAYO CLINIC	5,067
GENERAL DYNAMICS	3,050
SCOTTSDALE SCHOOL DISTRICT	2,583
VANGUARD	2,500
CITY OF SCOTTSDALE	2,148



RESTURANTS & ENTERTAINMENT

Scottsdale is well known for its wide variety of entertainment and fine dining experiences. Home to more than 500 restaurants and 30 nightclubs, Scottsdale provides more options for entertainment than any other city in Arizona. People from all over the world travel to Scottsdale to experience its wide variety of unique, and beautiful restaurants and nightlife, ranging all the way from locally owned boutiques to world class dining. Scottsdale combines dining and entertainment with multiple venues, such as Topgolf, The W Scottsdale, Talking Stick Resort and Casino and the future Caesars Republic Scottsdale



SPORTS

Not a city to hide their love fo sports each year millions of visitors travel to Scottsdale to experience attractions like spring training, golf and occasionally a Superbowl party or two. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000 seat spring training facility is home to the Arizona Diamondbacks and the Colorado Rockies and Old Town Stadium is home to The San Francisco Giants. Additionally, TPC Scottsdale is home to not only The Waste Management Phoenix Open but also the storied 16th hole. Now officially known as 'The loudest hole in Golf' for its frequent hole-in-ones.



GOLF

Well known as 'America's best Place to Live for Golf' Scottsdale is home to 47 golf courses ranging from championship tournament facilities to municipal courses. Millions of people from all over the world visit Scottsdale each year to get a chance to play at some of these courses. Each year, Scottsdale hosts the Waste Management Phoenix Open in late January / early February at the TPC of Scottsdale Stadium Course, which historically draws the largest crowds of any course or competition on tour.

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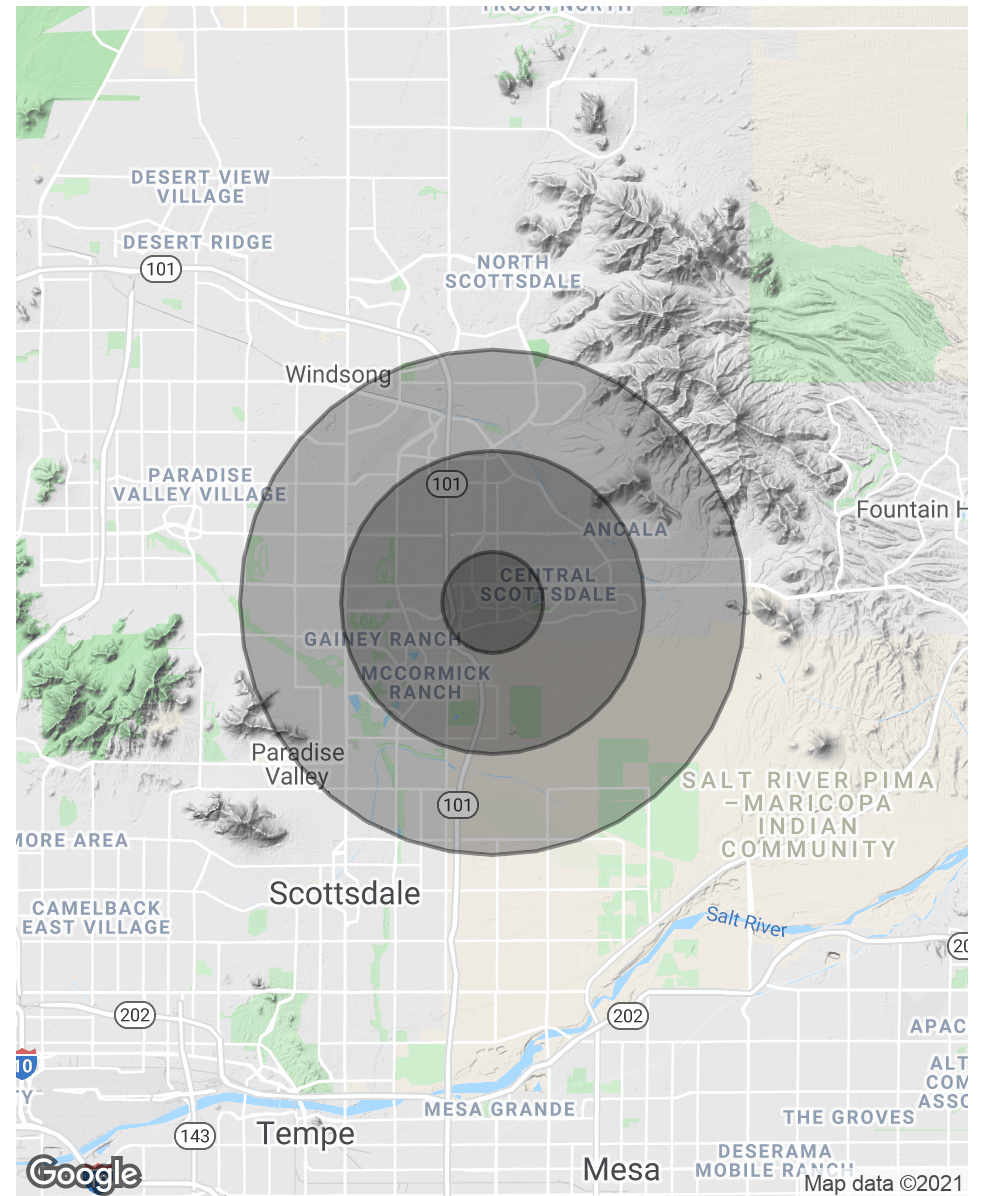
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,005	62,412	132,445
AVERAGE AGE	54.5	46.1	44.4
AVERAGE AGE (MALE)	54.5	45.6	43.7
AVERAGE AGE (FEMALE)	54.3	46.4	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,293	29,504	60,500
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$99,885	\$108,936	\$111,830
AVERAGE HOUSE VALUE	\$477,394	\$563,469	\$578,097

* Demographic data derived from 2010 US Census



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