

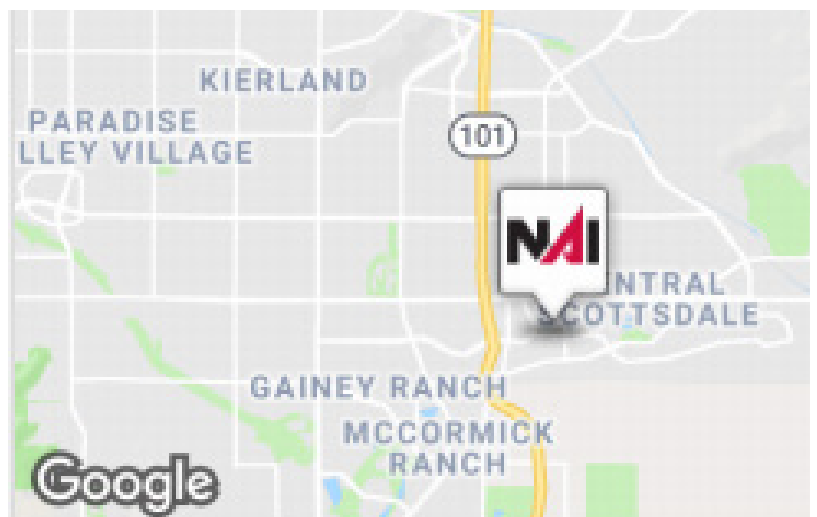
For Lease  
**Ironwood Square**  
 ±5,804 SF



**9500 E Ironwood**  
 Scottsdale, Arizona 85259

**Property Features**

- Just East of Scottsdale & Shea
- Half floor with floor to ceiling glass
- Modified spec suite
- Interior Courtyard
- Surface parking



Demographics	1 Mile	3 Miles	5 Miles
Average Age:	54.2	46.1	44.4
Population:	8,470	63,754	133,858
Average HH Income	\$97,970	\$109,201	\$112,450

Traffic Counts	VPD	VPD
E Shea Blvd:	41,583	N 96th St: 9,422

**Lease Rate: \$28.00 SF/yr (NNN)**

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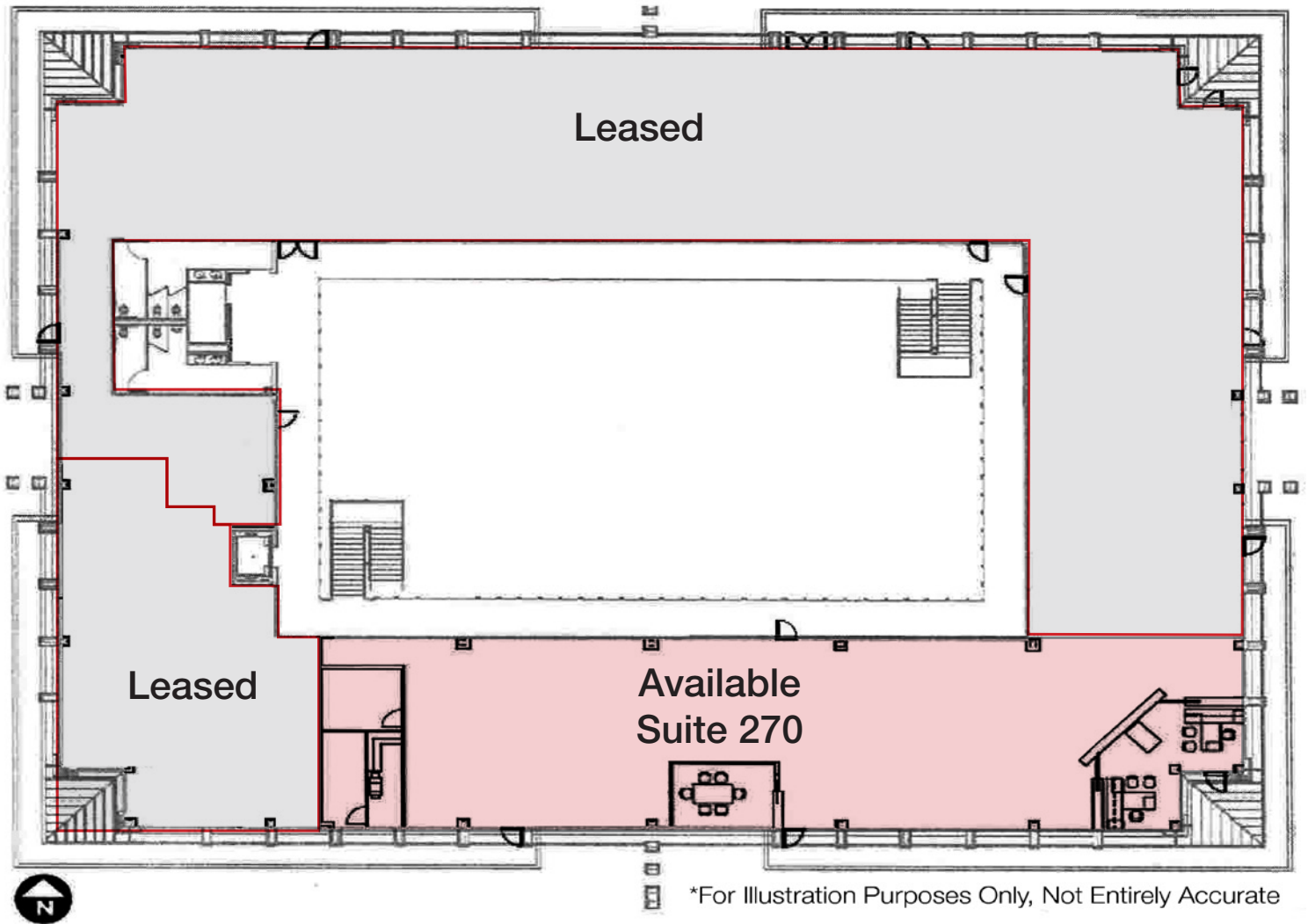
DB: 19-04-100



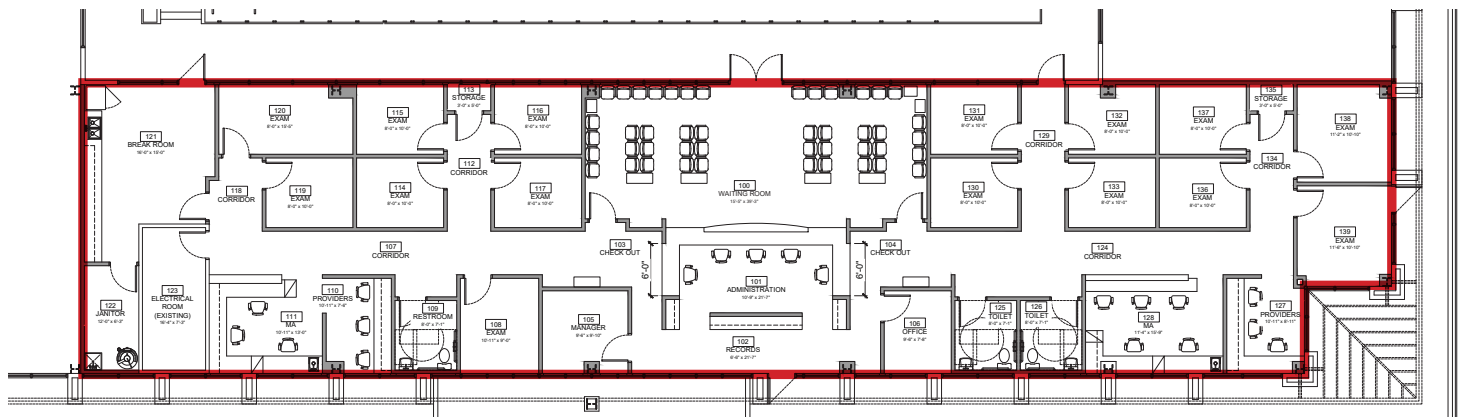
# Available Suite 270: 5,804 SF

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## Existing Layout



## Suite 270 Potential Layout



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# Additional Photos

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# Aerial Map

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