

# IRONWOOD SQUARE SALE LEASEBACK

10245 N. 92ND STREET ♦ SCOTTSDALE ♦ ARIZONA



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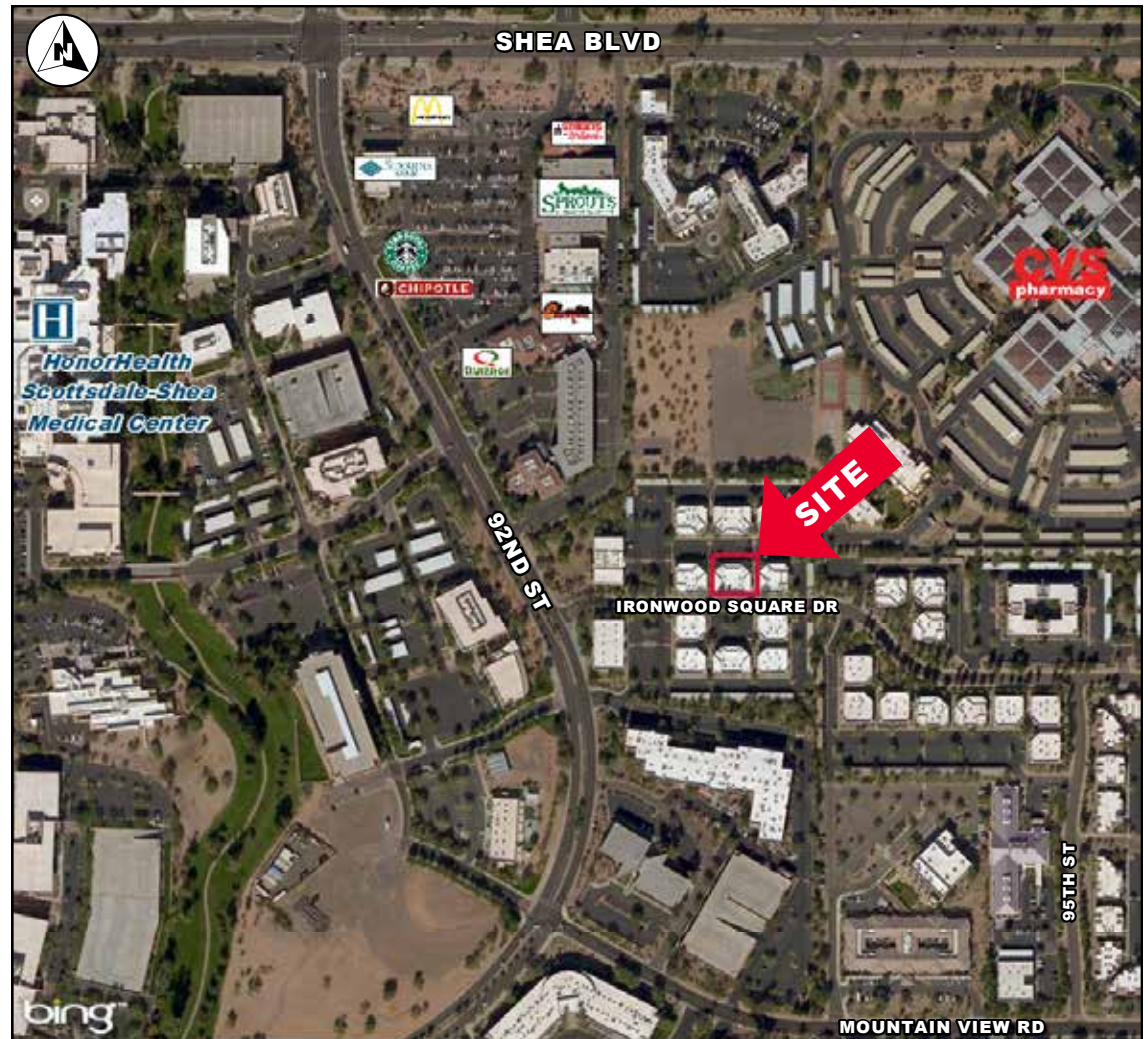
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## EXECUTIVE SUMMARY

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Property Address	10245 N 92nd Street Scottsdale, Arizona 85258
Parcel Numbers	217-74-032
Square Footage	±6,855 Square Feet
Sale Price	\$2,531,643 (\$369.31/SF)
Cap Rate	6.75%
NOI	\$170,886
Annual Increase	3%
Roof & Structure	Through POA
Year Built	2003
Term	5 Years, from COE



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Main 602.954.9000 | Fax 602.253.0528

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## PROPERTY DETAILS & PHOTOS

### MORE DETAILS

- New Five-Year Lease Back at Close of Escrow
- Located across the street from HonorHealth Shea Campus, a 433 Bed Hospital
- 5.0: 1,000 Parking Ratio
- Stand Alone Building
- Building Signage, Suite, and Directory Signage
- Several Nearby Restaurant and Hospitality Amenities
- Located Within the Ironwood Condo Project, a four-phase 400,000 SF office condo project
- Neighbors Include
  - Scottsdale Heart Group
  - Phoenix Orthopedics
  - Paradise Valley OB-GYN
  - Dr. Lalani, Endocrinology
  - Spectrum Dermatology
  - Scottsdale Medical Center



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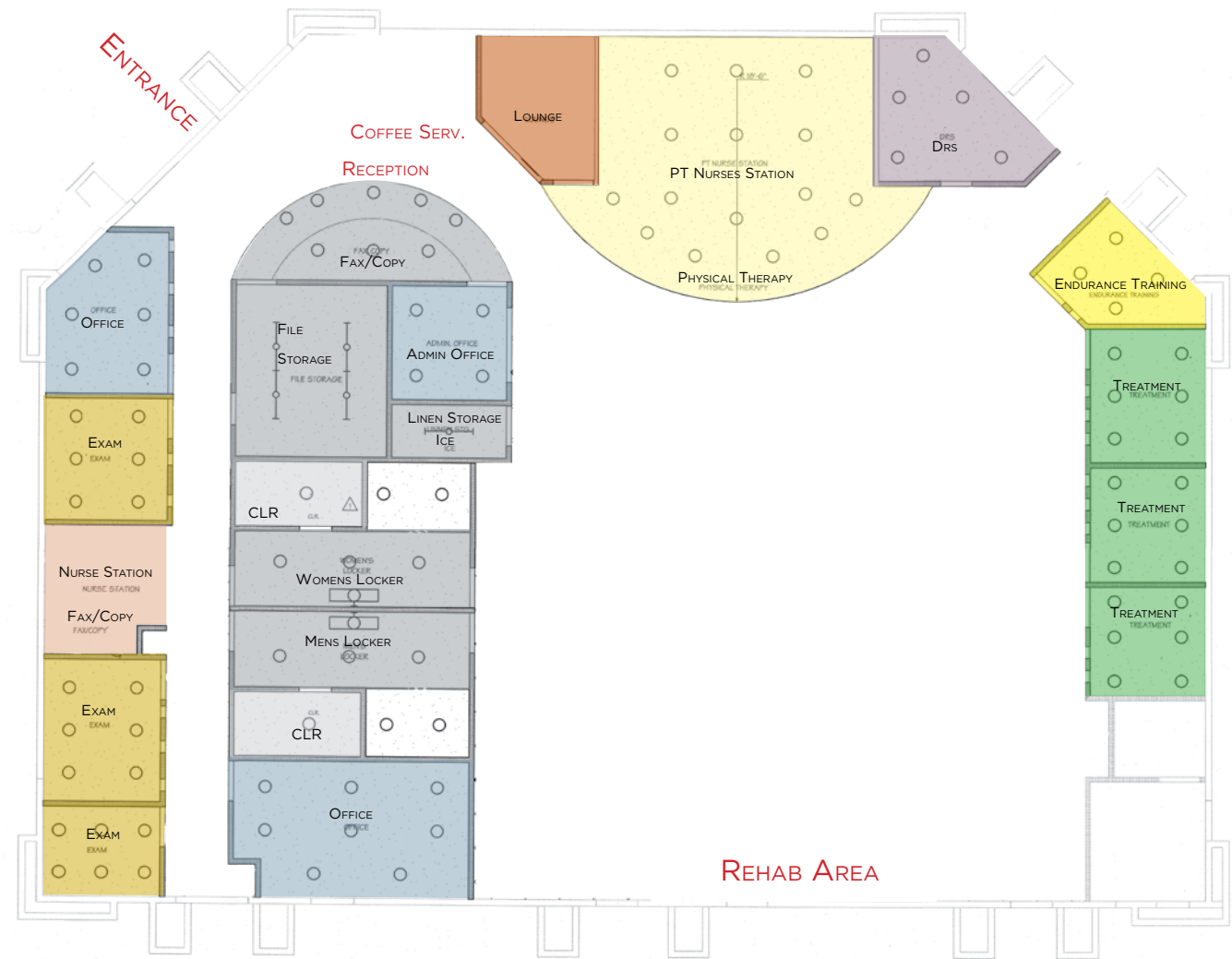
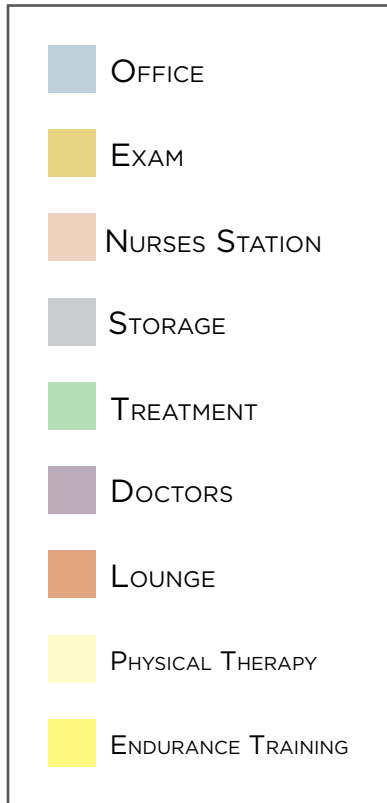
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# INTERIOR FLOOR PLAN



BUILDING J

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