



IRONWOOD OFFICE SUITES

Medical or office
space available
for customization
to specific uses

Office condo project located within
a thirteen building complex.

\$23.00
PSF MG

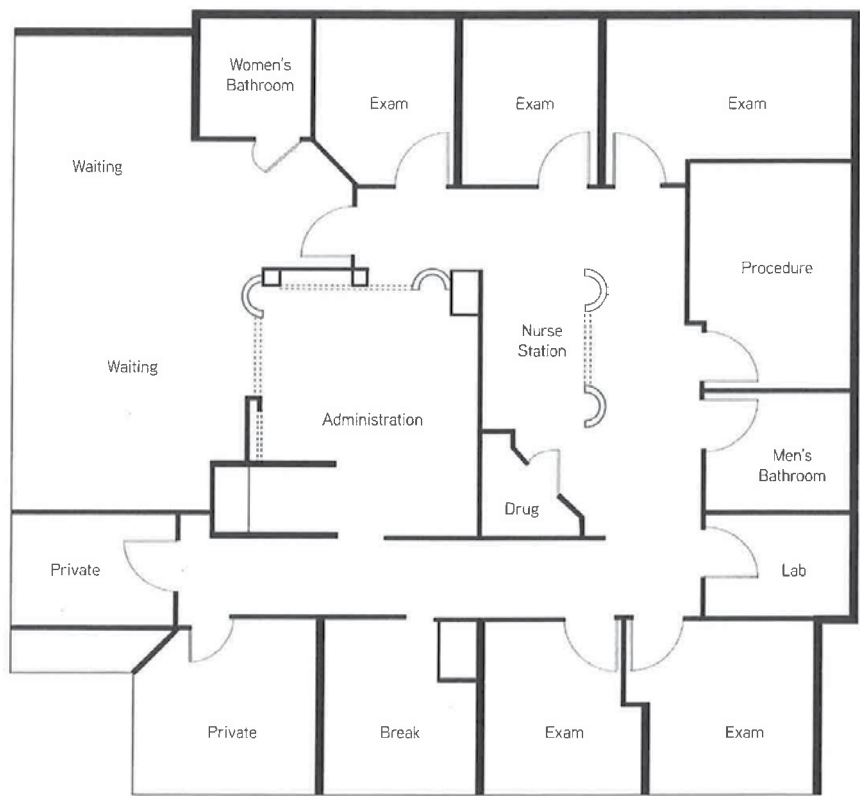
Matt Fitz-Gerald
Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

Colliers International
2390 E Camelback Road | Suite 100
Phoenix, AZ 85016
P: +1 602 222 5000







BUILDING SPECIFICATIONS

Address	10277 N 92nd St, Bldg L, Suite 101 Scottsdale, AZ 85258
Zoning	C-O, City of Scottsdale
Parking	4.79 per 1,000
Year Built	2003
Rental Rate	\$23.00 per SF Modified Gross
Space Type	Medical or Office

THE BUILDING

The Ironwood Office Suites complex is a thirteen building, 96,033 square foot office condo project for lease at \$23.00 per SF MG. The suites can be customized to accommodate specific uses. Landscaped pedestrian walkways provide easy access from the parking spaces to the building entry.

Each building offers an energy efficient design, high-speed Internet access and individual electric meters. The site features 6" cast-in-place vertical concrete curbs and extruded curbing at traffic areas. The asphaltic concrete paved parking is covered with security

lighting. The landscaping consists of low-water native plants and trees. The exterior insulation and finish system (EIFS) Magna exterior wall finish consists of synthetic stucco with a synthetic finish. The 1" thick R-7, Duragard Polyurethane Foam Seamless Insulated Roof System has a 10-year unconditional warranty and a class 'A' fire rating. There is an aluminum storefront system with Anodized finish with 1" solar glazing. A fire sprinkler system shall be designed in accordance with the City of Scottsdale and NFPA standards in the owner improvement phase of the project.

\$23.00
PSF MG