



IRONWOOD SQUARE PHOENIX HEART SUBLEASE

10293 NORTH 92ND STREET, SUITE 100, SCOTTSDALE, AZ 85258

PROPERTY OVERVIEW

Ironwood Square - Phoenix Heart Sublease offers second-generation cardiology clinic space within Scottsdale's established medical corridor. The suite features a functional layout with exam rooms, private offices, and a dedicated imaging room—ideal for cardiovascular or other specialty medical users seeking a turnkey opportunity.

Surrounded by prominent healthcare providers and nearby acute care facilities, the location supports strong referral potential and convenient patient access. Furniture is negotiable, allowing for a seamless transition and efficient occupancy.



PROPERTY SUMMARY



Available SF **5,900 SF**

Availability

Immediate

Lease Rate **\$27.78/RSF
+ NNN**

Type

NNN Lease

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Second-generation cardiology clinic
- Imaging room in place
- Established medical corridor location
- Near major acute care facilities



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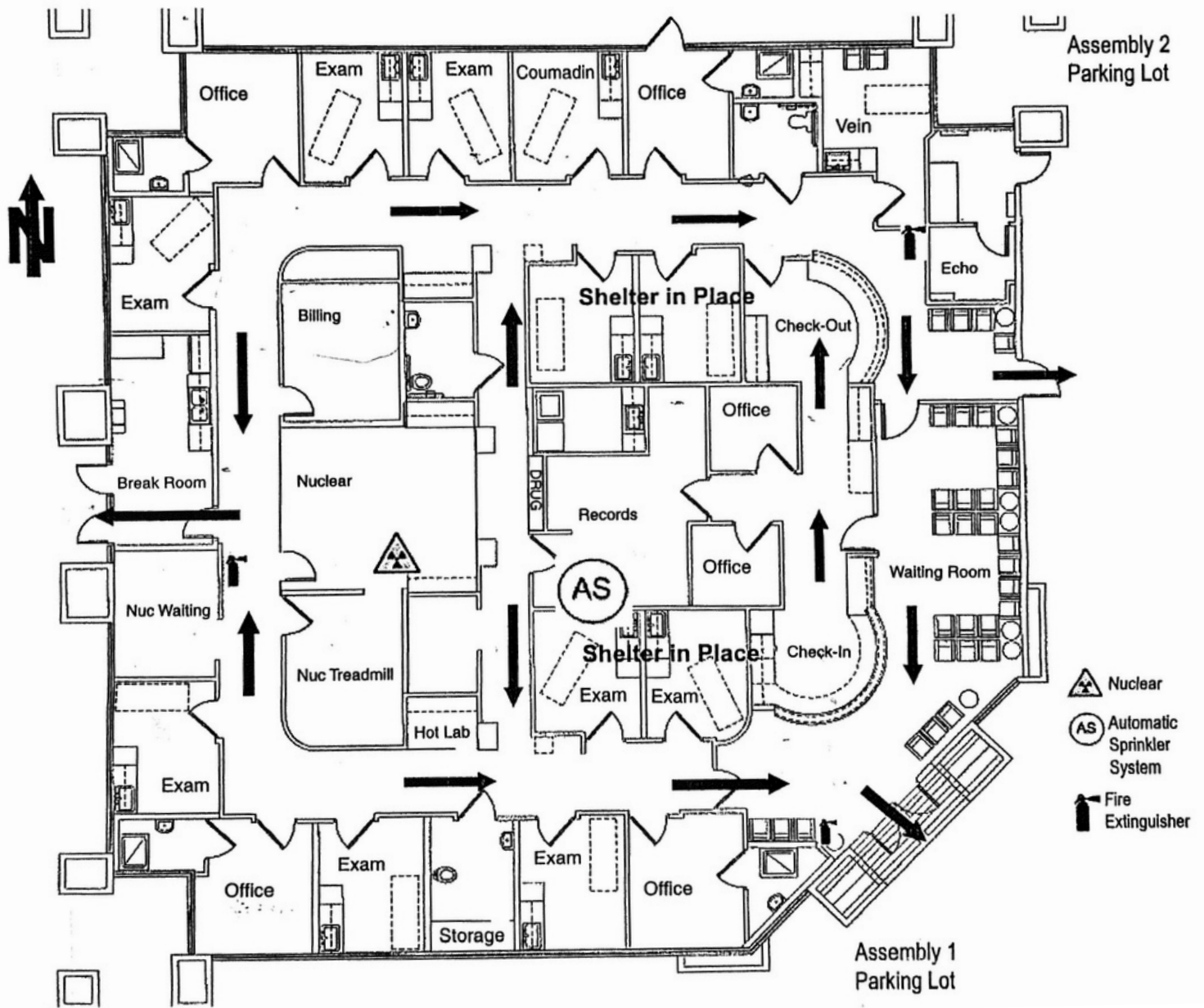


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FLOOR PLAN



IRONWOOD SQUARE - PHOENIX HEART



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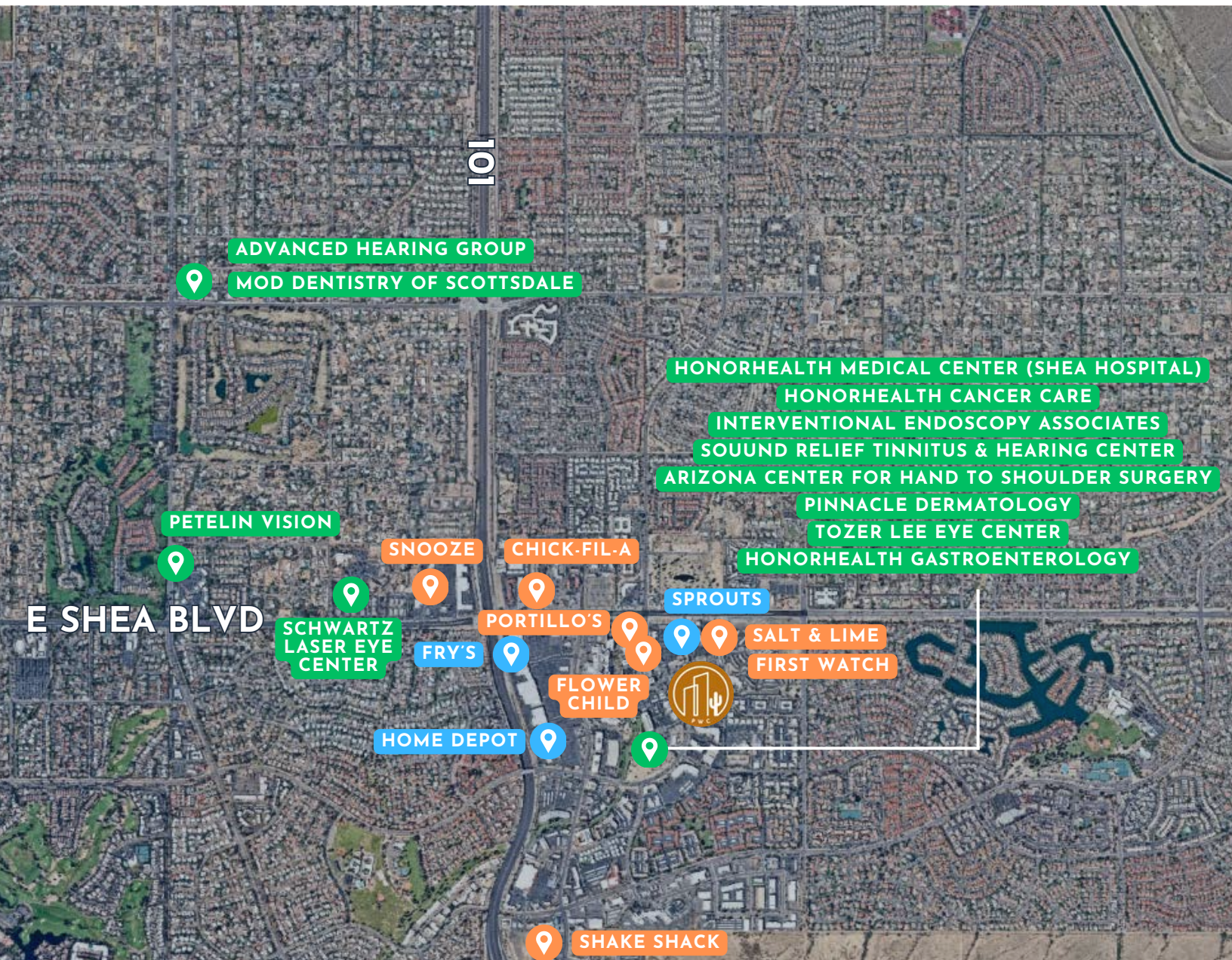
IRONWOOD SQUARE - PHOENIX HEART



IRONWOOD SQUARE - PHOENIX HEART



AERIAL MAP



= SITE



= MEDICAL



= DINING



= RETAIL/GROCERY



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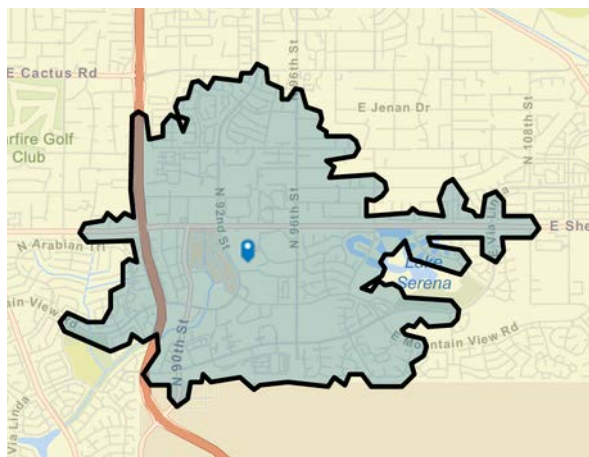
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DEMOGRAPHICS

DRIVE TIME: 5 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
9,580	-0.07%	39.6
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$107,168	\$577,043	\$658,979

11.2%

Age <18

51.9%

Age 18-64

36.9%

Age 65+

HOUSEHOLD MEDICAL SPENDING

\$56,822,667

2025 Health Care

\$36,350,533

2025 Health Insurance

\$9,371,557

2025 Medicare Payments

\$72,363

2025 Medicaid Premiums

\$69,311

2025 Tricare/Military Premiums

\$2,065,425

2025 Medical Supplies



\$56,822,667

2025 Health Care

MEDICAL EXPENDITURE



\$2,065,425

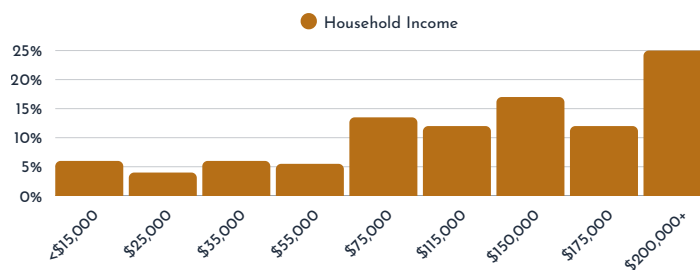
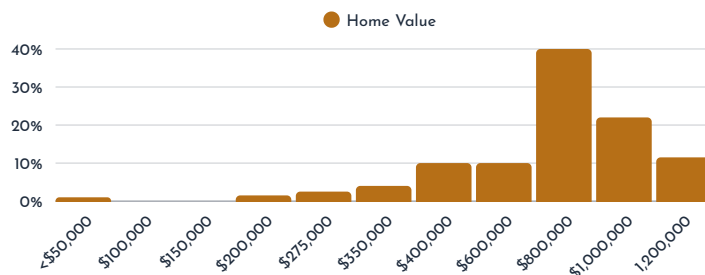
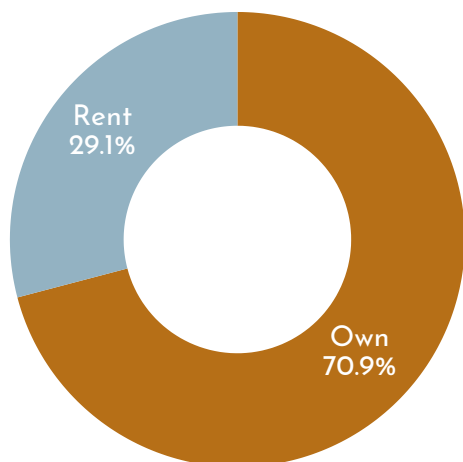
2025 Medical Supplies



\$11,580,691

2025 Medical Services

HOME OWNERSHIP



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DEMOGRAPHICS

DRIVE TIME: 10 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
71,771	0.26%	45.1
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$118,968	\$591,397	\$729,072

15.2%

Age <18

56.2%

Age 18-64

28.7%

Age 65+

HOUSEHOLD MEDICAL SPENDING

\$396,600,952

2025 Health Care

\$254,298,453

2025 Health Insurance

\$58,871,510

2025 Medicare Payments

\$535,542

2025 Medicaid Premiums

\$510,758

2025 Tricare/Military Premiums

\$14,370,048

2025 Medical Supplies



\$396,600,952

2025 Health Care

MEDICAL EXPENDITURE



\$14,370,048

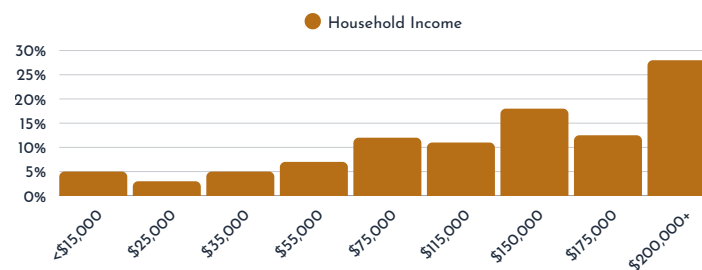
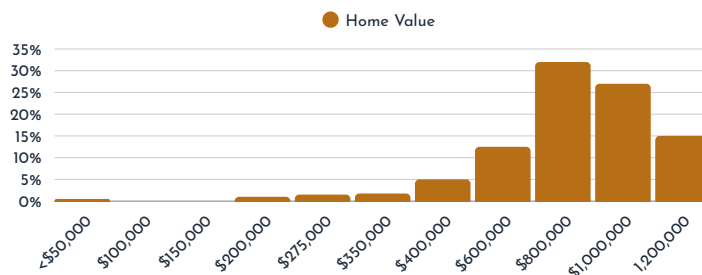
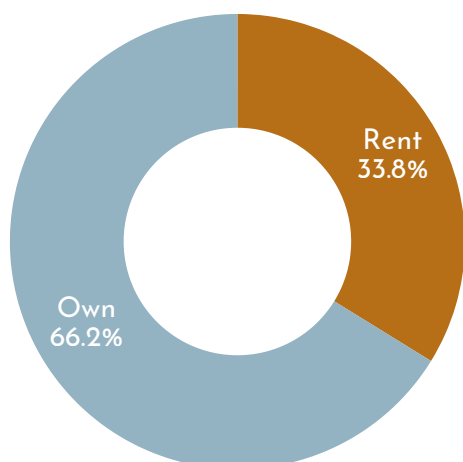
2025 Medical Supplies



\$81,995,248

2025 Medical Services

HOME OWNERSHIP



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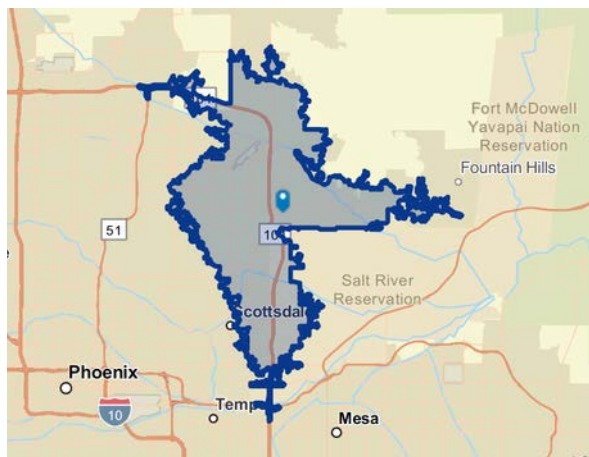
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DEMOGRAPHICS

DRIVE TIME: 15 MINUTE RADIUS



POPULATION TOTAL	POPULATION GROWTH	DIVERSITY INDEX
193,804	0.59%	46.7
MEDIAN HH INCOME	MEDIAN NET WORTH	MEDIAN HOME VALUE
\$121,190	\$569,441	\$721,007

14.9%

Age <18

57.9%

Age 18-64

27.2%

Age 65+

HOUSEHOLD MEDICAL SPENDING

\$1,104,157,457

2025 Health Care

\$708,102,764

2025 Health Insurance

\$161,357,569

2025 Medicare Payments

\$1,518,070

2025 Medicaid Premiums

\$1,430,228

2025 Tricare/Military Premiums

\$39,937,534

2025 Medical Supplies



\$1,104,157,457

2025 Health Care

MEDICAL EXPENDITURE



\$39,937,534

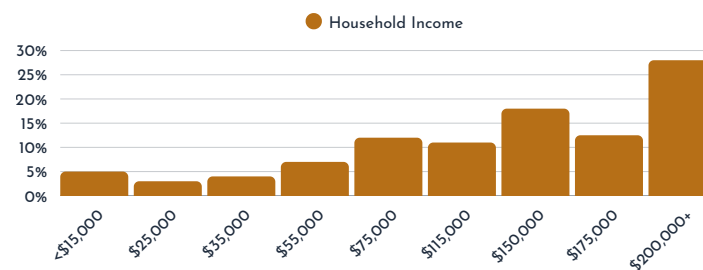
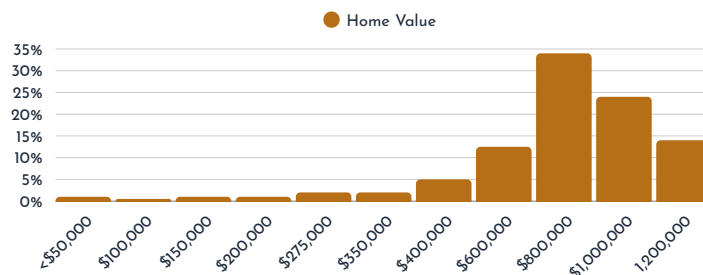
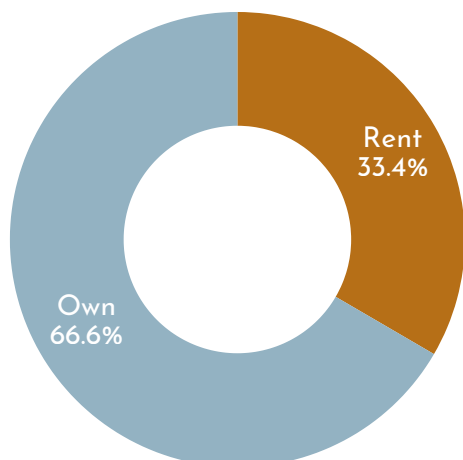
2025 Medical Supplies



\$228,818,722

2025 Medical Services

HOME OWNERSHIP



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