



# FOR SUBLEASE

## 9977 N 95th Street, Suite 110 Scottsdale, AZ 85258



## Rare Office Space Opportunity 2,400 RSF FOR SUBLEASE

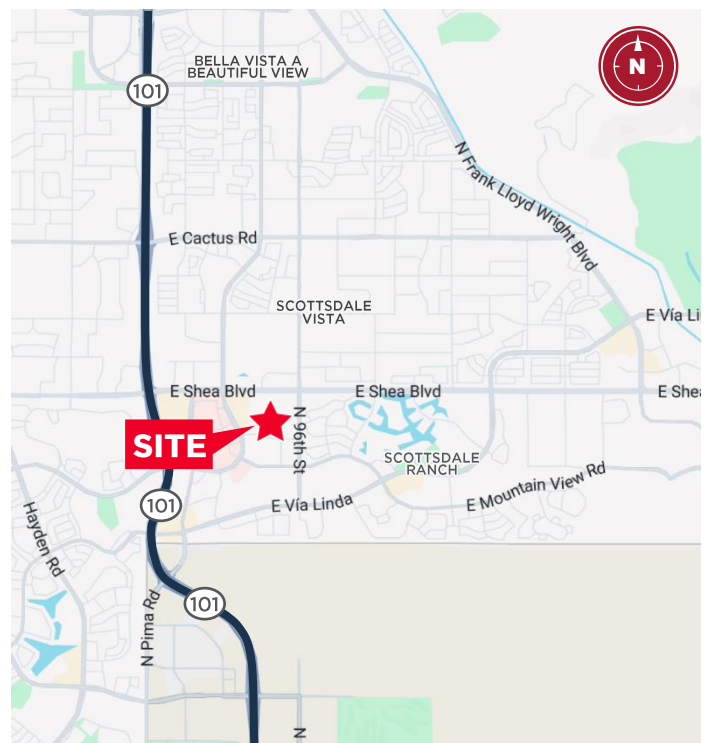
### OPPORTUNITY HIGHLIGHTS:

- Plug-and-play office with existing FF&E
- Efficient 7-office layout with reception
- Rare small-suite availability in Scottsdale
- Immediate access to Loop 101 and surrounding amenities

### SPACE FEATURES

- Reception Area
- Seven (7) Private Offices
- One (1) Storage Room
- One (1) Copy/Storage Area
- One (1) Private Bathroom
- Furniture: Existing FF&E Available
- Parking: Three (3) Dedicated Parking Stalls

**Lease Expiration Date: October 31, 2028**





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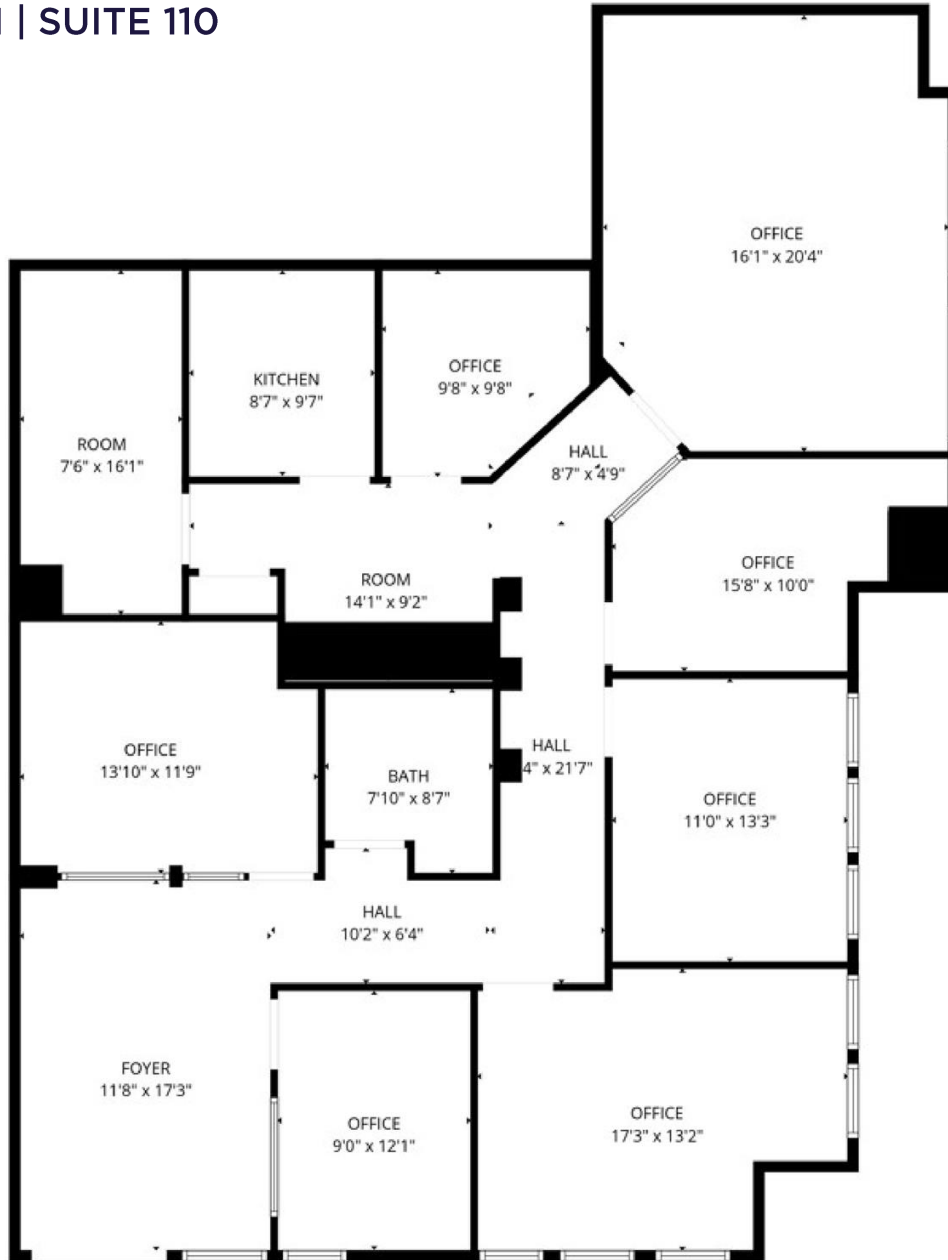
### SPACE PHOTOS



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### FLOOR PLAN | SUITE 110



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### IRONWOOD VILLAGE SUITES | SITE PLAN SUITE 110



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