



BLACK CANYON

BUSINESS PARK

FOR LEASE

FOR MORE INFORMATION:

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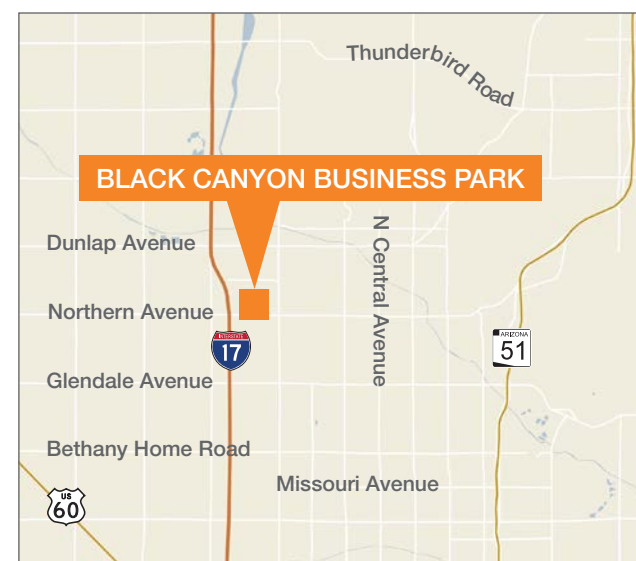
Kidder Mathews
2555 E Camelback Rd, STE 100
Phoenix, AZ
www.kiddermathews.com

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Mathews



NE CORNER OF I-17 AND NORTHERN AVE, PHOENIX, AZ

- » ±185,000 SF in 12 buildings - office/industrial
- » Extensive exterior improvements completed
- » Available suites from ±1,120 SF to ±12,452 SF contiguous
- » Suites ready for immediate occupancy
- » 20% to 100% standard office buildout and creative office improvements
- » Excellent access to I-17 freeway
- » Parking ratio 5:1,000
- » Ample covered parking and uncovered parking
- » Updated landscaping, new ownership and on-site management and leasing office



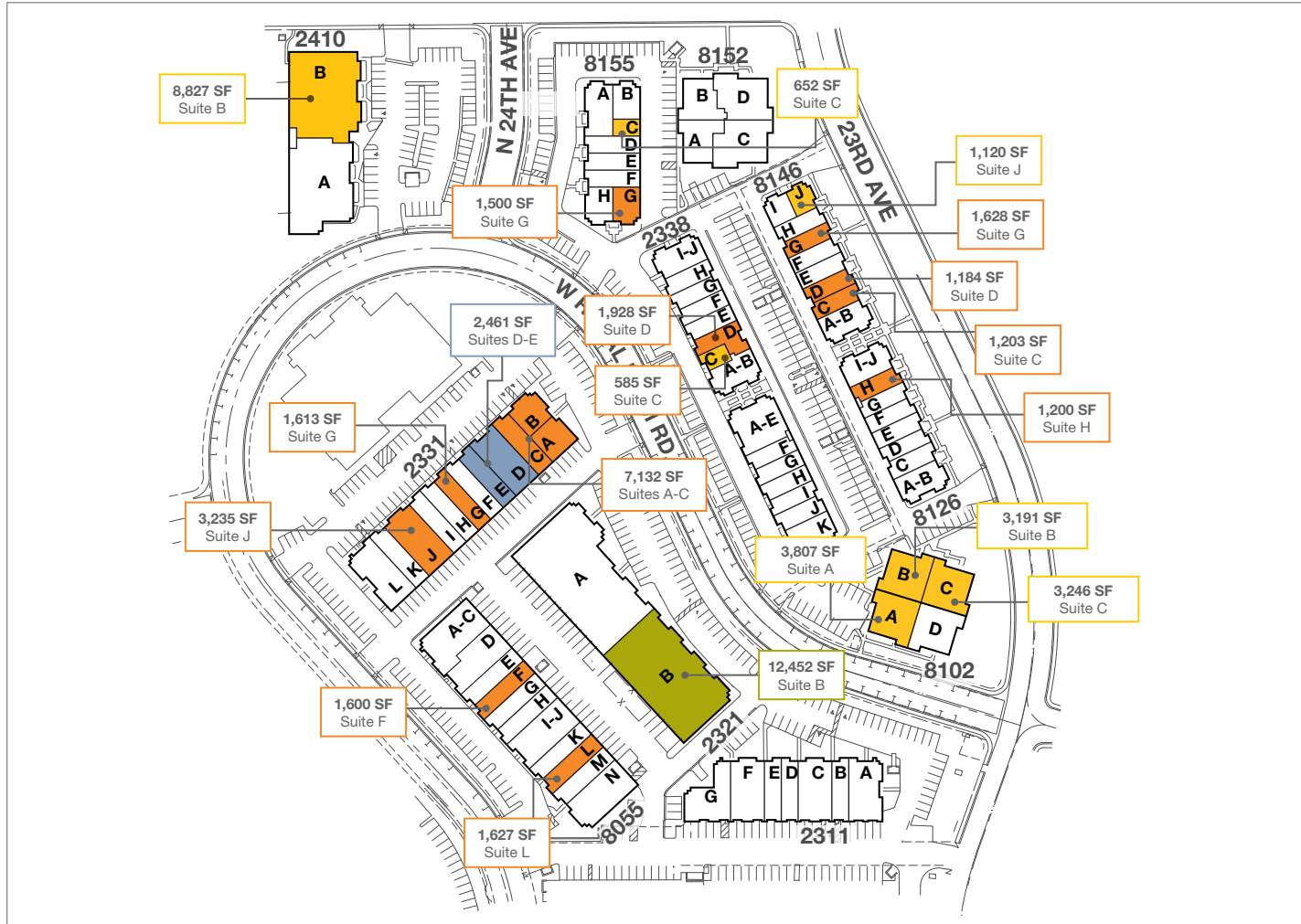
Updated: 3/16/2018

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



SITE PLAN

■ AVAILABLE INDUSTRIAL
 ■ AVAILABLE OFFICE
 ■ AVAILABLE BACK OFFICE
 ■ GREY SHELL



AVAILABILITIES

INDUSTRIAL

BUILDING	SF	RATE
8055 - F	1,600 SF	\$0.92
8055 - L	1,627 SF	\$0.92
8155 - G	1,500 SF	\$0.92
8146 - C	1,203 SF	\$0.92
8146 - D	1,184 SF	\$0.92
8146 - G	1,628 SF	\$0.92
8126 - H	1,200 SF	\$0.92
2338 - D	1,928 SF	\$0.92
2331 - G	1,613 SF	\$0.92
2331 - J	3,235 SF	\$0.92
2331 - A-C	7,132 SF	\$0.92

OFFICE

2338 - C	585 SF	\$1.00
8155 - C	652 SF	\$1.00
8146 - J	1,120 SF	\$1.00
8102 - B	3,191 SF	\$1.15
8102 - C	3,246 SF	\$1.15
8102 - A	3,807 SF	\$1.15
2410 - B	8,827 SF	\$0.99

BACK OFFICE

2321 - B	12,452 SF	\$0.97
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GREY SHELL

2331 - D-E	2,461 SF	\$1.12
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*Conceptual Floor Plan

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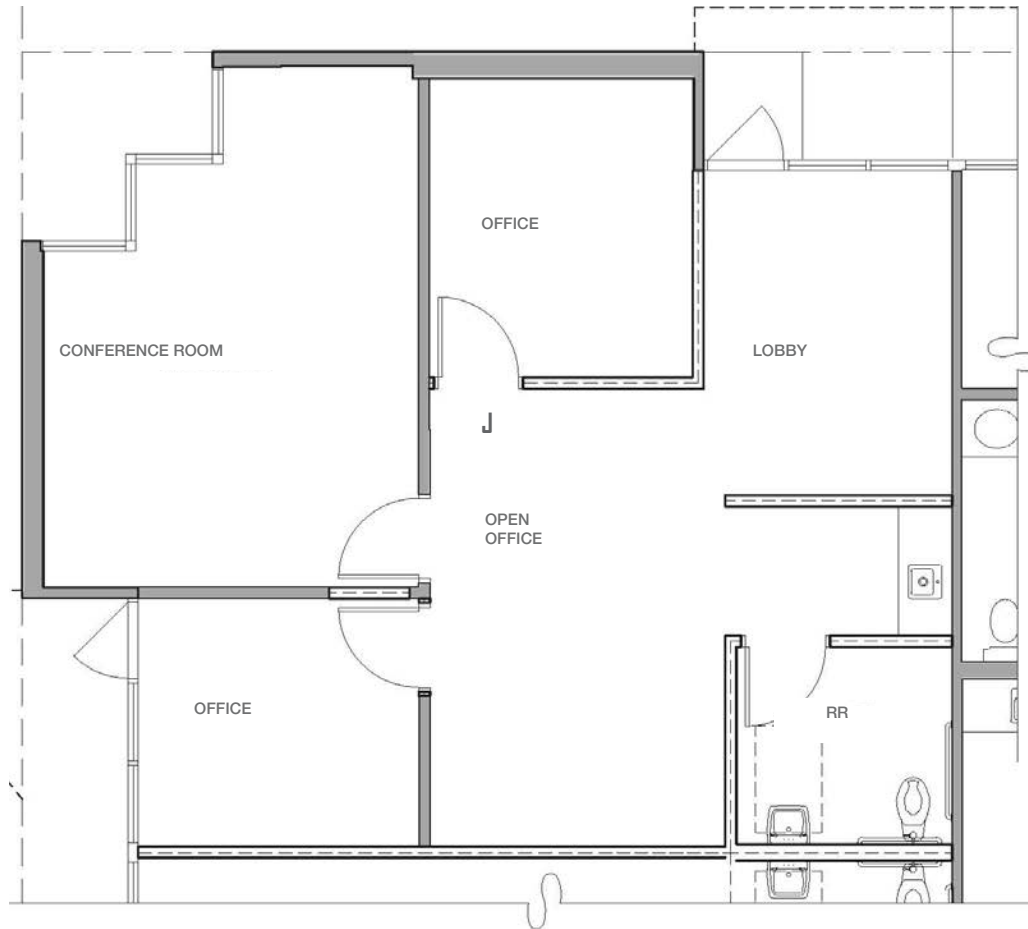


BLACK CANYON
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BUILDING 8146

SUITES J | 1,120 SF

AVAILABLE OFFICE



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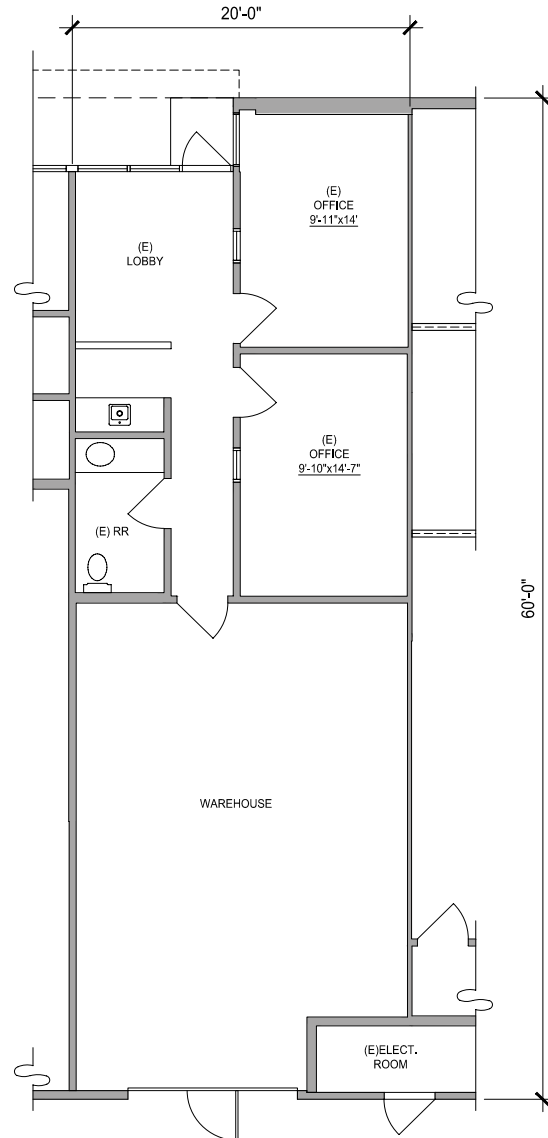
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SUITES D | 1,184 SF



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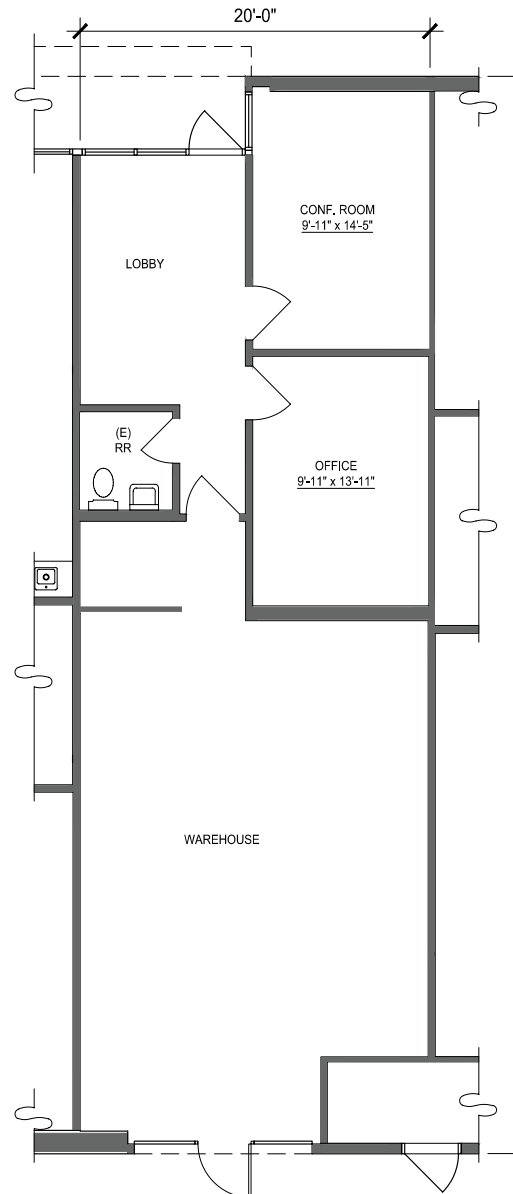


BLACK CANYON
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BUILDING 8126

SUITES H | 1,200 SF

AVAILABLE OFFICE



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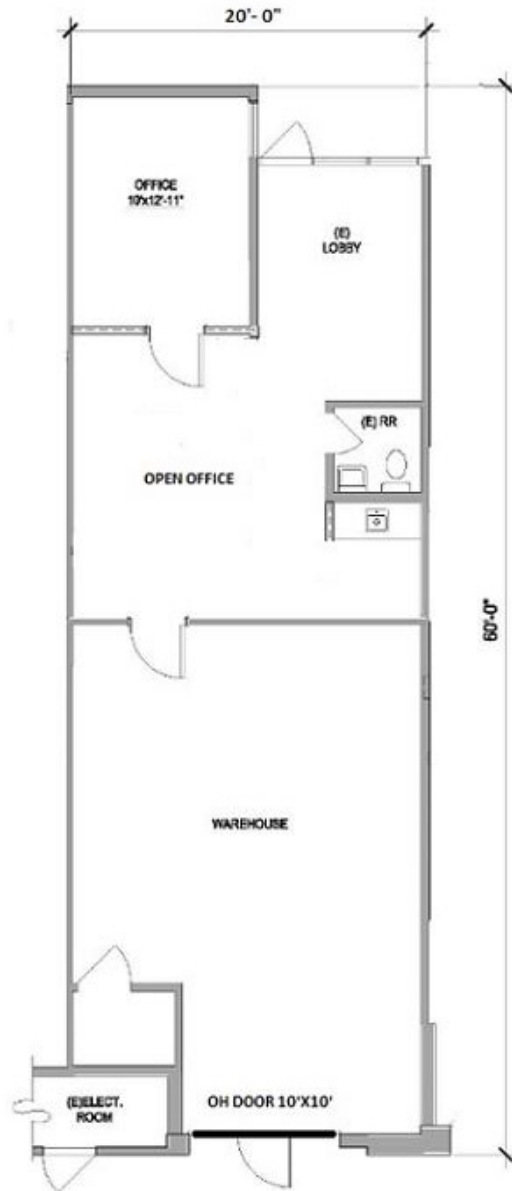


BLACK CANYON
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BUILDING 8146

SUITE C | 1,203 SF

AVAILABLE INDUSTRIAL



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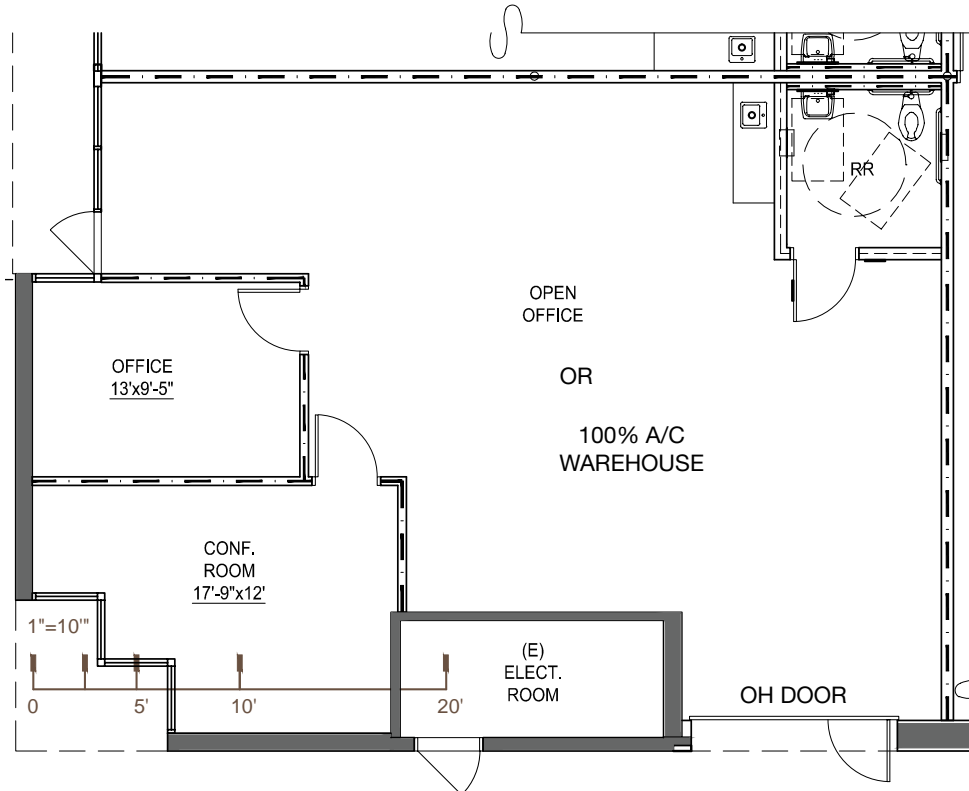


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BUILDING 8155

SUITE G | 1,500 SF

AVAILABLE INDUSTRIAL

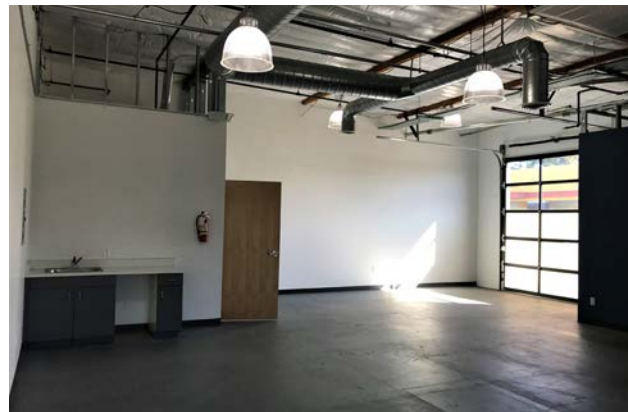


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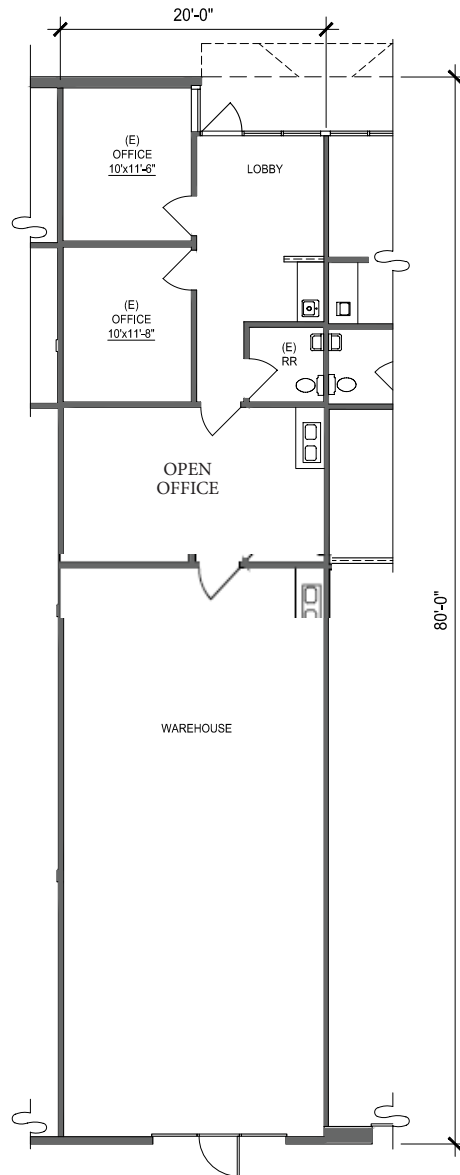




BLACK CANYON
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BUILDING 8055

SUITES F | 1,600 SF



AVAILABLE OFFICE



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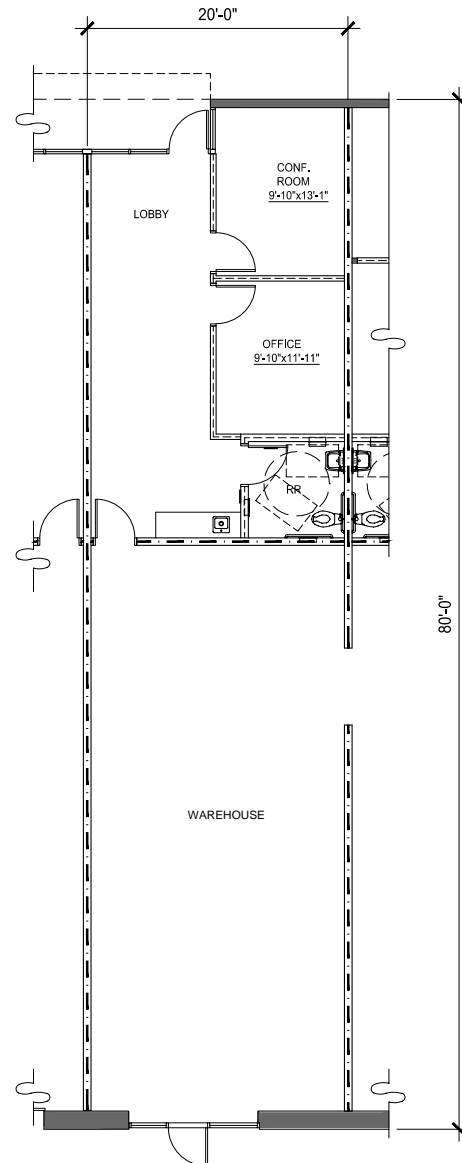
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SUITES G | 1,613 SF



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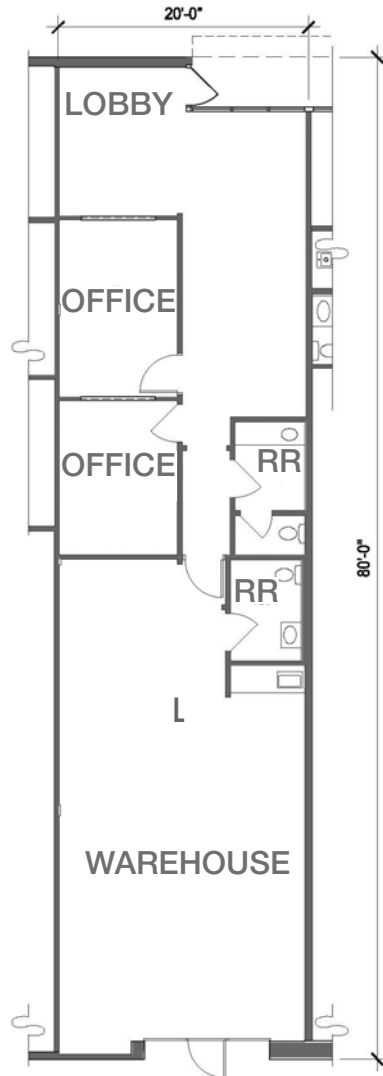


BLACK CANYON
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BUILDING 8055

SUITES L | 1,627 SF

AVAILABLE INDUSTRIAL



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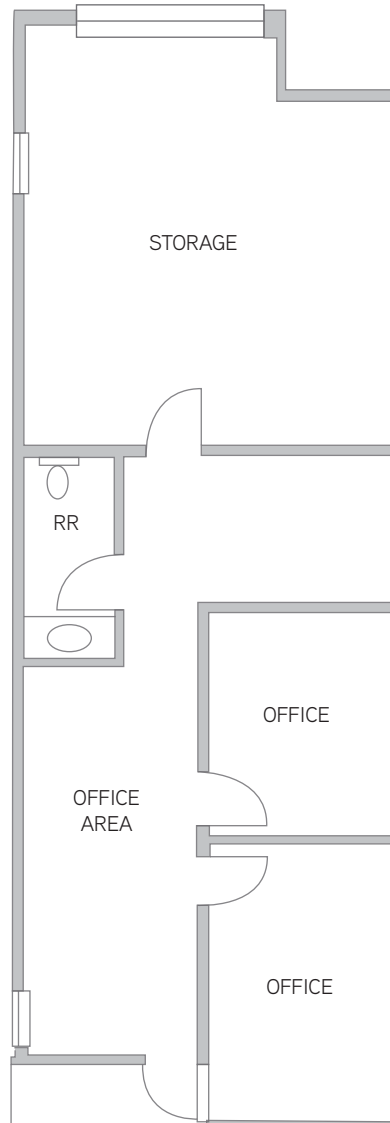


BLACK CANYON
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BUILDING 8146

SUITE G | 1,628 SF

AVAILABLE INDUSTRIAL



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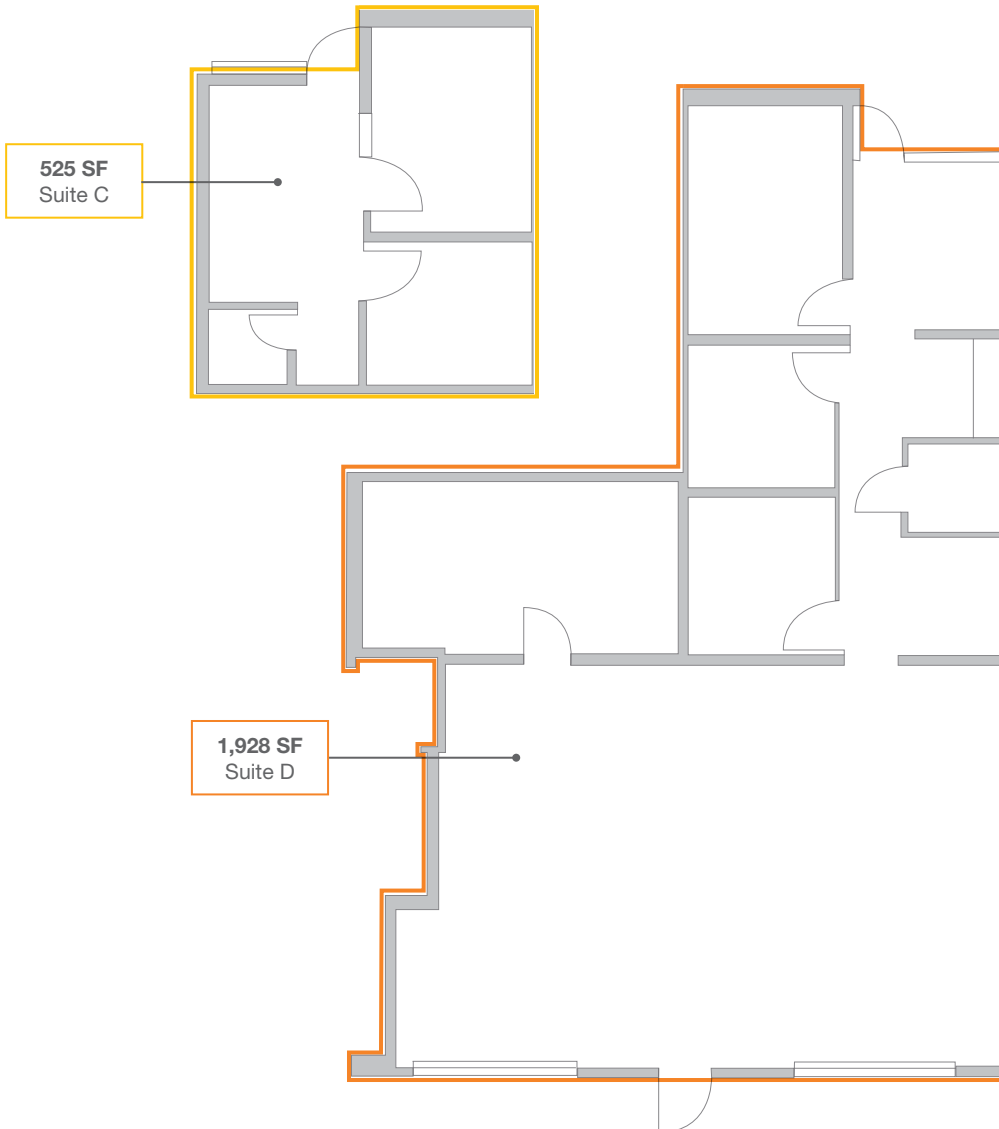




SUITE D | 1,928 SF

AVAILABLE OFFICE

 AVAILABLE INDUSTRIAL



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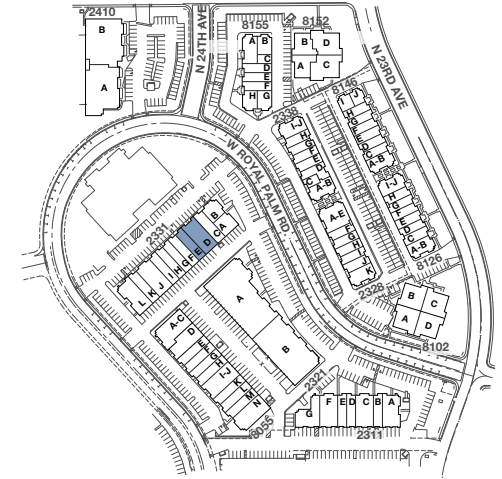
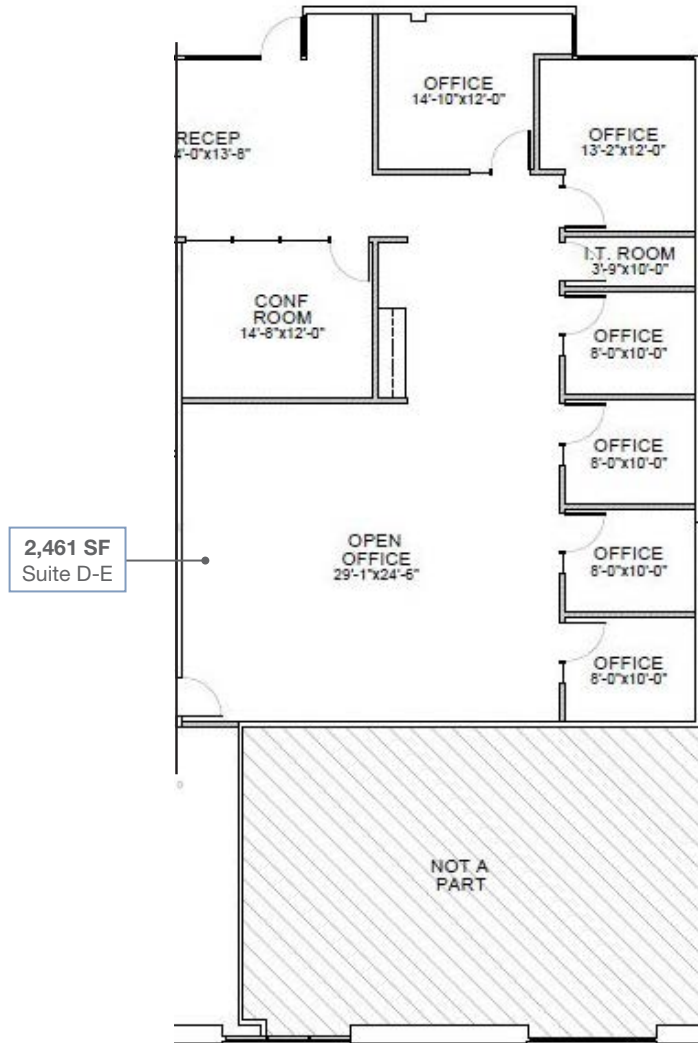


BLACK CANYON
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BUILDING 2331

SUITES D-E | 2,461 SF

■ GREY SHELL



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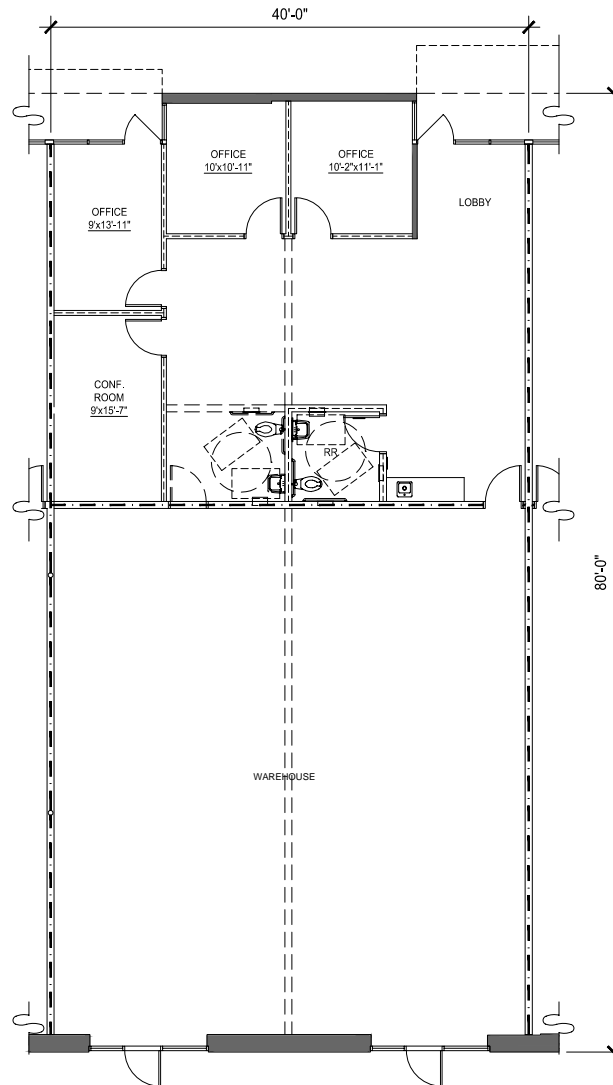


BLACK CANYON
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BUILDING 2331

SUITES J | 3,235 SF

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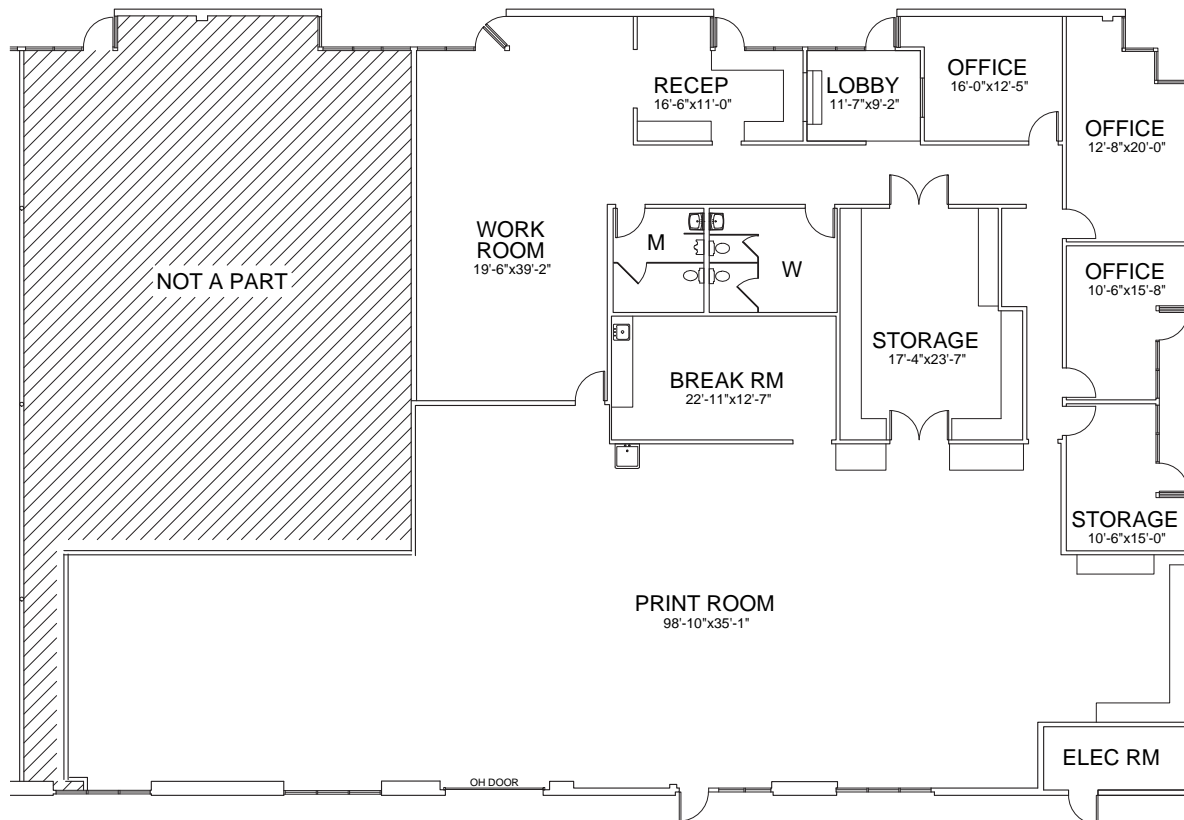
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SUITE A-C | 7,132 SF

 AVAILABLE INDUSTRIAL



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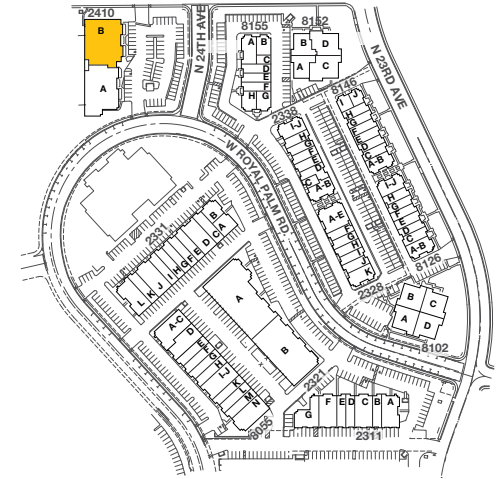
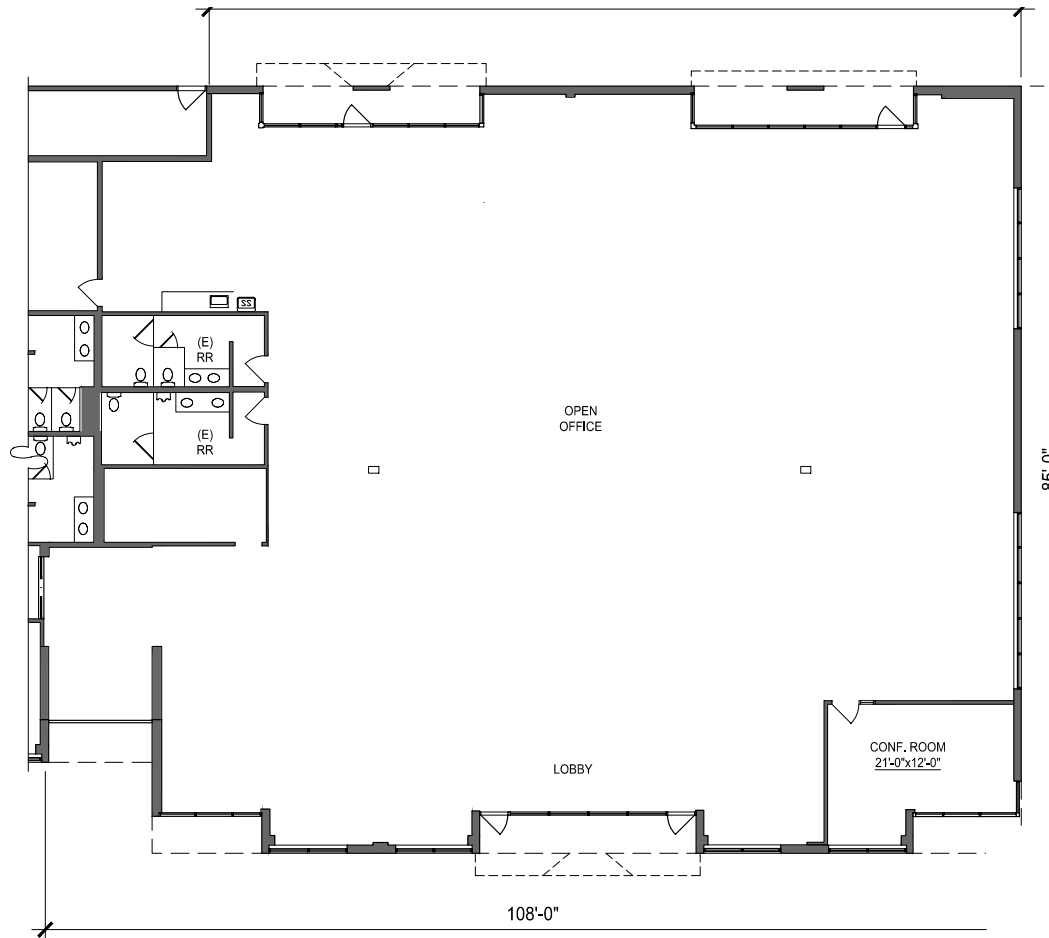


BLACK CANYON
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BUILDING 2410

SUITE B | 8,827 SF

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SUITES A, B, C | 3,191 SF - 10,244 SF



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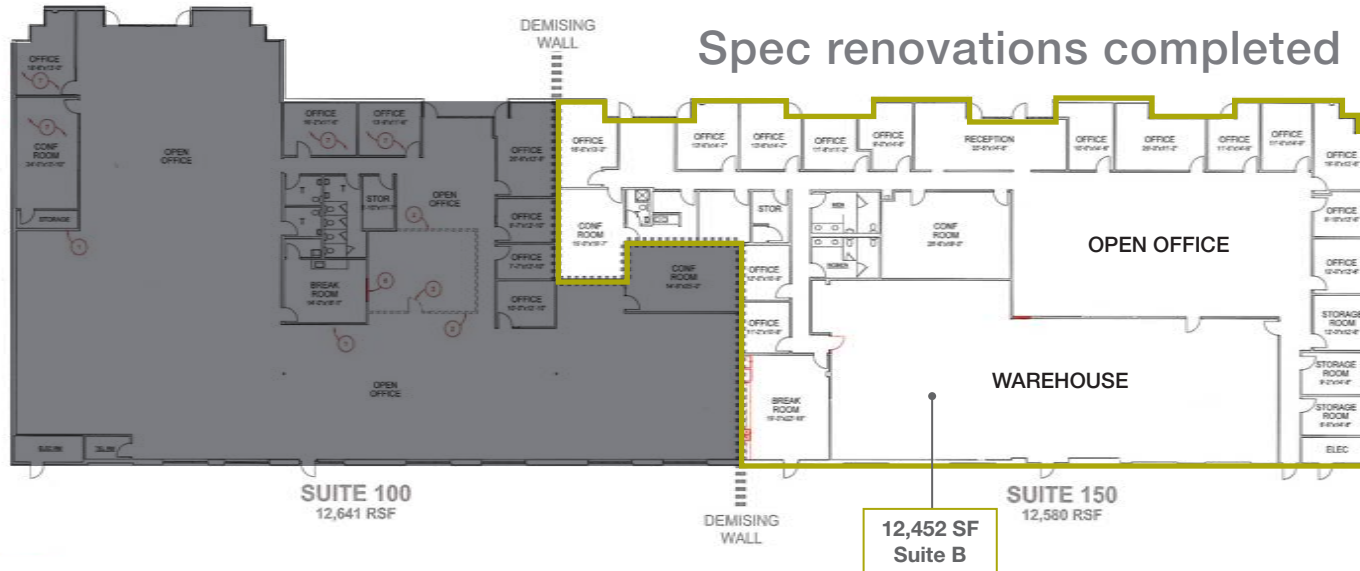


BLACK CANYON
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BUILDING 2321

SUITE B | 12,452 SF

AVAILABLE BACK OFFICE



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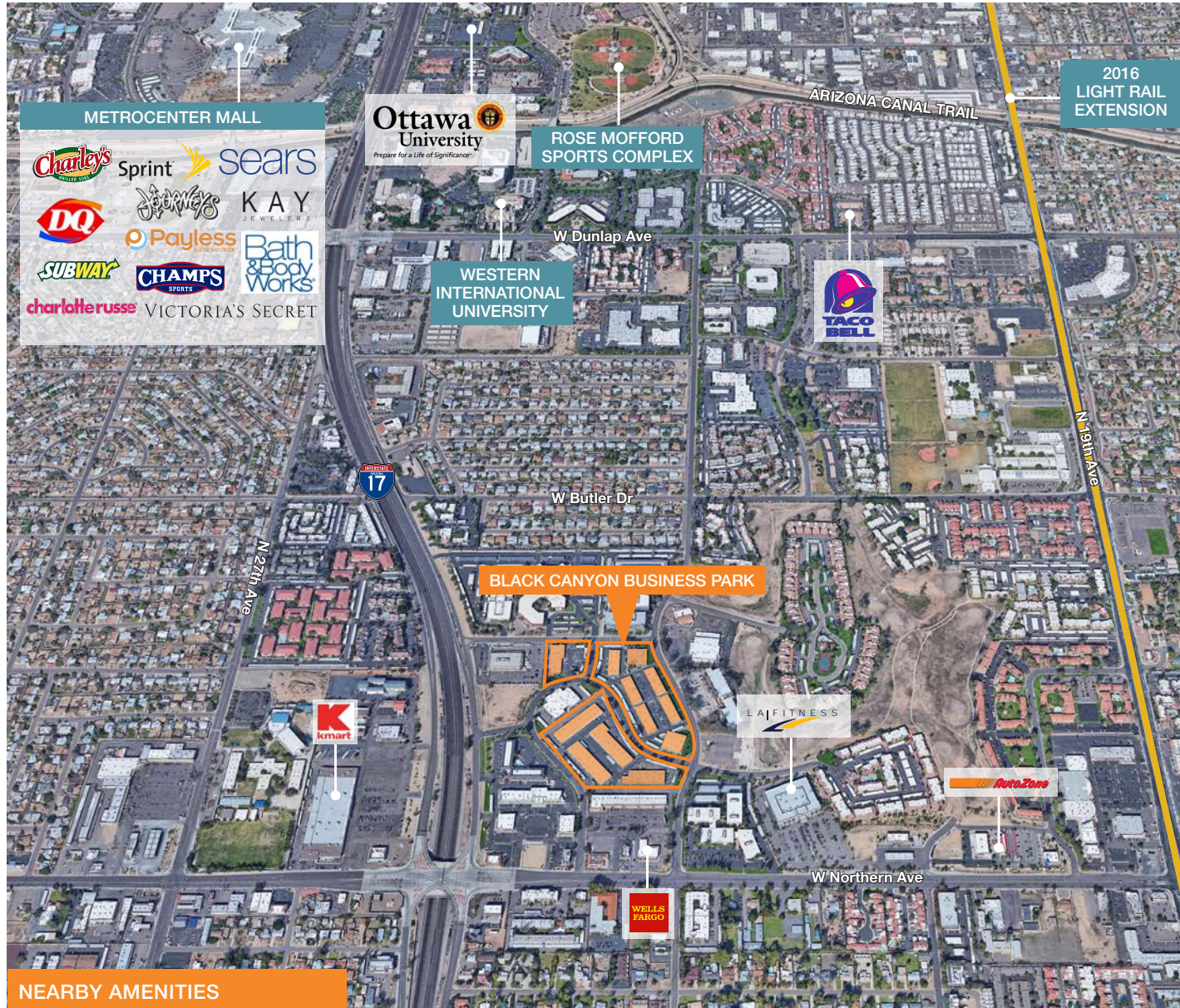
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BLACK CANYON
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AMENITIES AERIAL



NEARBY AMENITIES

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