



UEI  
COLLEGE

9215 N Black Canyon HWY, Phoenix, Arizona

100% Leased Single-Tenant Office  
Building Totaling ±38,086 SF in the  
Northwest Phoenix Submarket





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COLLEGE

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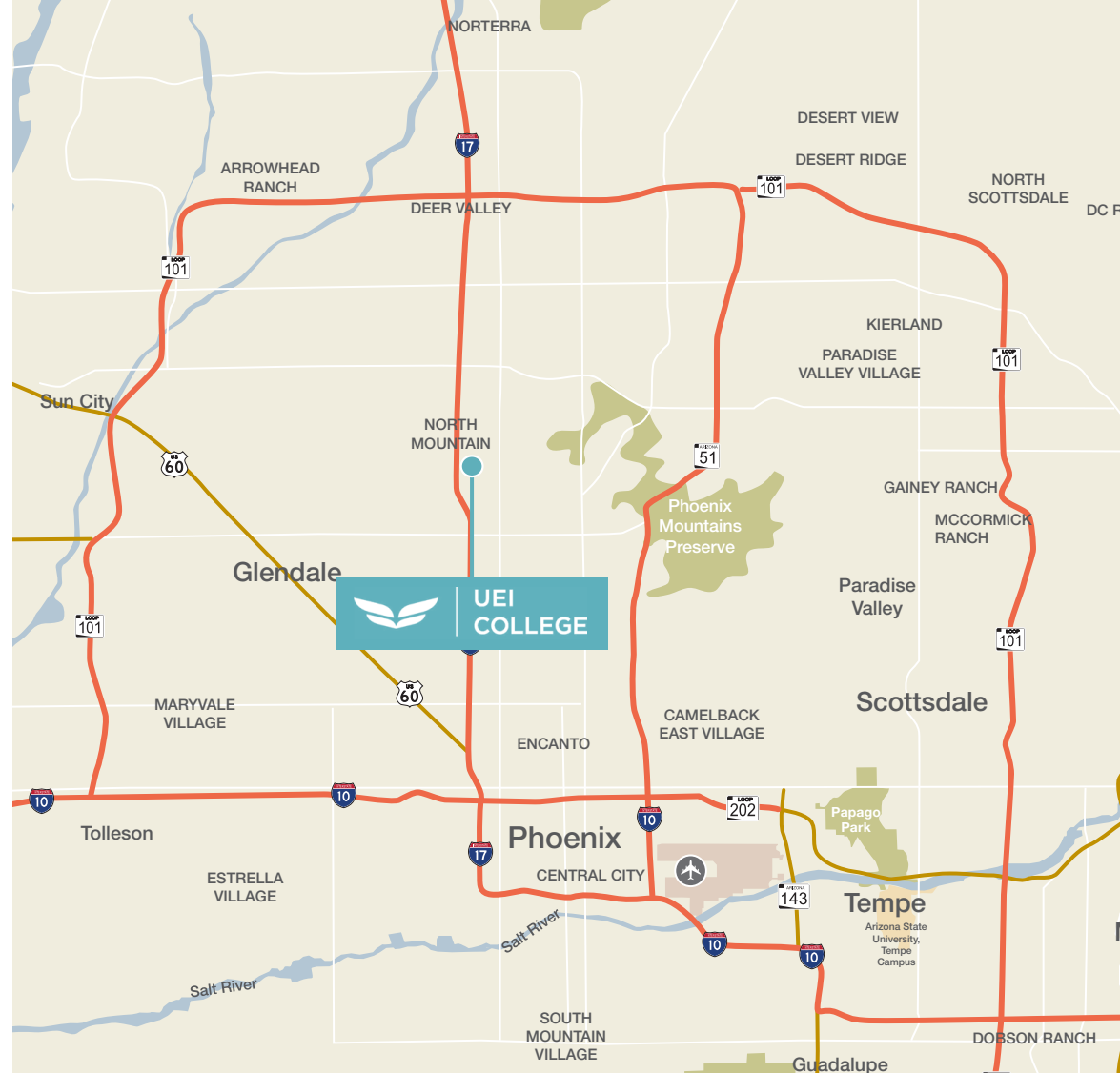


## PROPERTY DESCRIPTION

<b>Property</b>	9215 N Black Canyon Highway Phoenix, Arizona
<b>Type</b>	Single Tenant Office Building
<b>Year Built</b>	1984; renovated in 2013
<b>Rentable SF</b>	±38,086 SF
<b>Lot Size</b>	±4.326 AC (±188,428 SF)
<b>Floors</b>	Two (2)
<b>Tenant</b>	IEC US Holdings, Inc.
<b>Occupancy</b>	100%
<b>Elevators</b>	One (1)
<b>Construction</b>	Steel with Stucco Exterior
<b>Parking</b>	Over 10/1,000 SF
<b>Zoning</b>	C-2, Phoenix
<b>APN</b>	149-12-001-Q

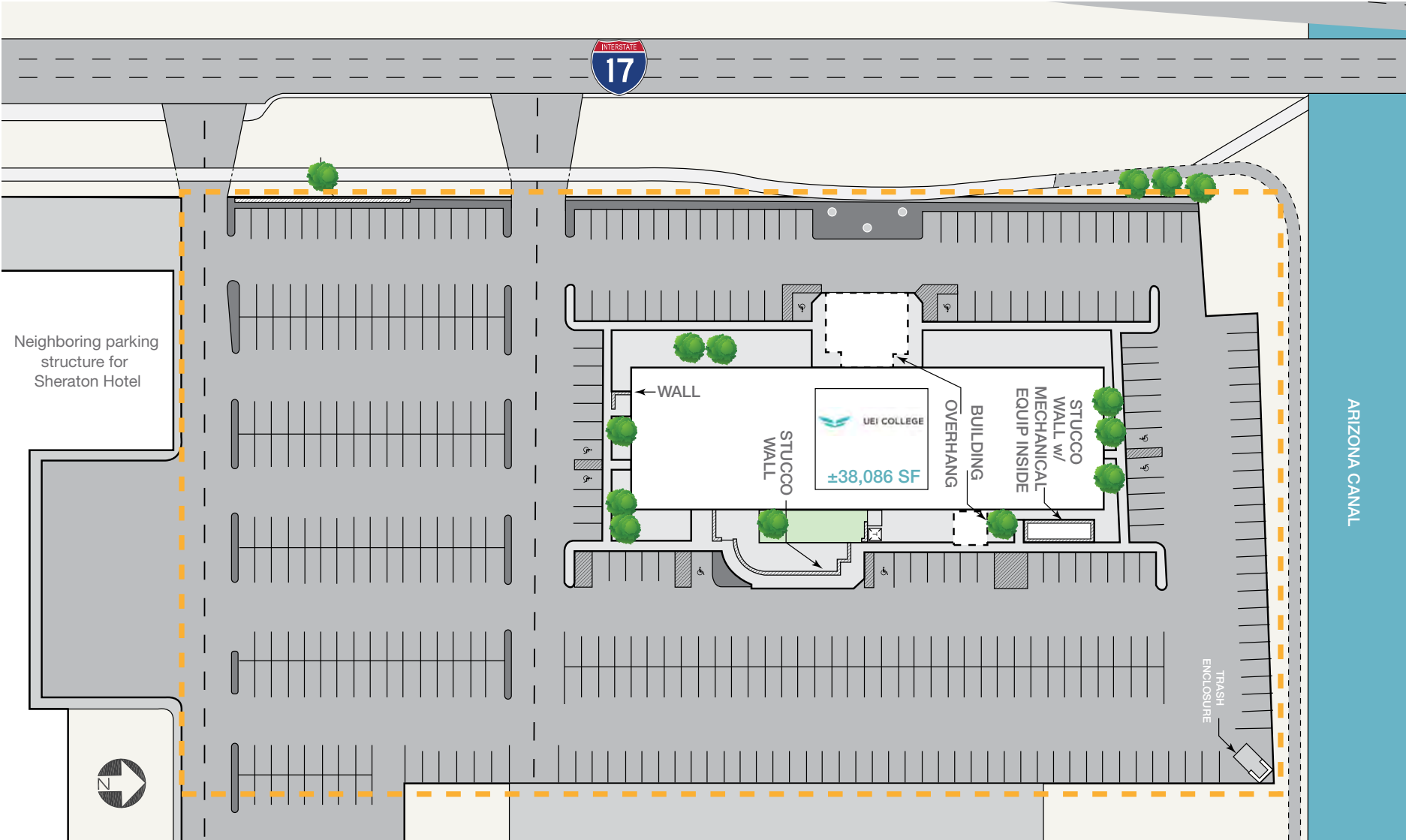
## ANNUAL RENT

INVESTMENT YEARS	ANNUAL RENT	PER SF
10/1/2014 - 09/30/2015	\$476,075	\$12.50
10/1/2015 - 09/30/2016	\$487,882	\$12.81
10/1/2016 - 09/30/2017	\$500,069	\$13.13
10/1/2017 - 09/30/2018	\$512,628	\$13.46
<b>10/1/2018 - 09/30/2019</b>	<b>\$525,587</b>	<b>\$13.80</b>
10/1/2019 - 09/30/2020	\$538,917	\$14.15
10/1/2020 - 09/30/2021	\$552,247	\$14.50
10/1/2021 - 09/30/2022	\$565,958	\$14.86
10/1/2022 - 09/30/2023	\$580,050	\$15.23
10/1/2023 - 09/30/2024	\$594,522	\$15.61
10/1/2024 - 09/30/2025	\$609,376	\$16.00



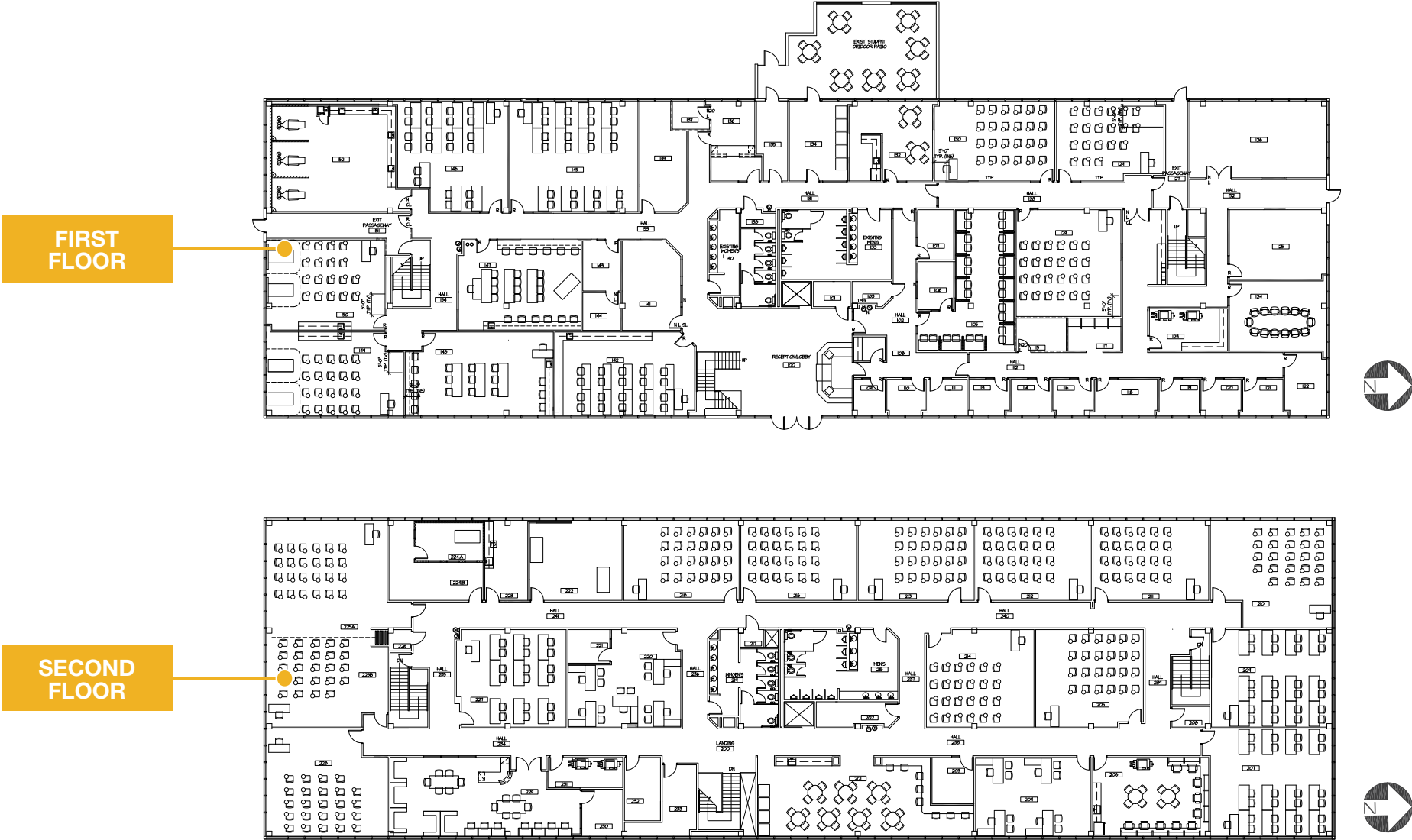
# United Education Institute

## SITE PLAN



# United Education Institute

## FLOOR PLANS



METRO SQUARE



METRO BUSINESS CENTER

W Peoria Ave



KARSTEN INDUSTRIAL PARK

N 23rd Ave

DESERT CANYON CORPORATE

ROSE MOFFORD SPORTS COMPLEX

METRO CENTER



SANFORD BROWN

OTTOWA UNIVERSITY



DEER VALLEY WATER

W Dunlap Ave



METRO MARKETPLACE



KOLL BUSINESS

BROOKLINE

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