

BLACK CANYON CENTER

FOR LEASE

NEW OWNERSHIP

6.8/1,000 PARKING WITH 3/1,000 COVERED

10835 N 25TH AVENUE
I-17 JUST NORTH OF PEORIA AVENUE

LEASING TEAM

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BUILDING FEATURES:

- » Class "A", Three-story Office building
- » 6.8/1,000 Parking with 3/1,000 Covered
- » Full Diamond Interchange at I-17 & Peoria Ave
- » KinderCare Facility On-Site
- » Building + Monument signage available
- » 2 story open air lobby

LOCATION FEATURES:

- » Easy Access to I-17, Labor Markets, Amenities, and Residential Developments
- » 20 Minutes to Downtown Phoenix and Sky Harbor International Airport
- » 15 Hotels within a 3 mile radius, including the Hyatt Place Phoenix North immediately adjacent to property

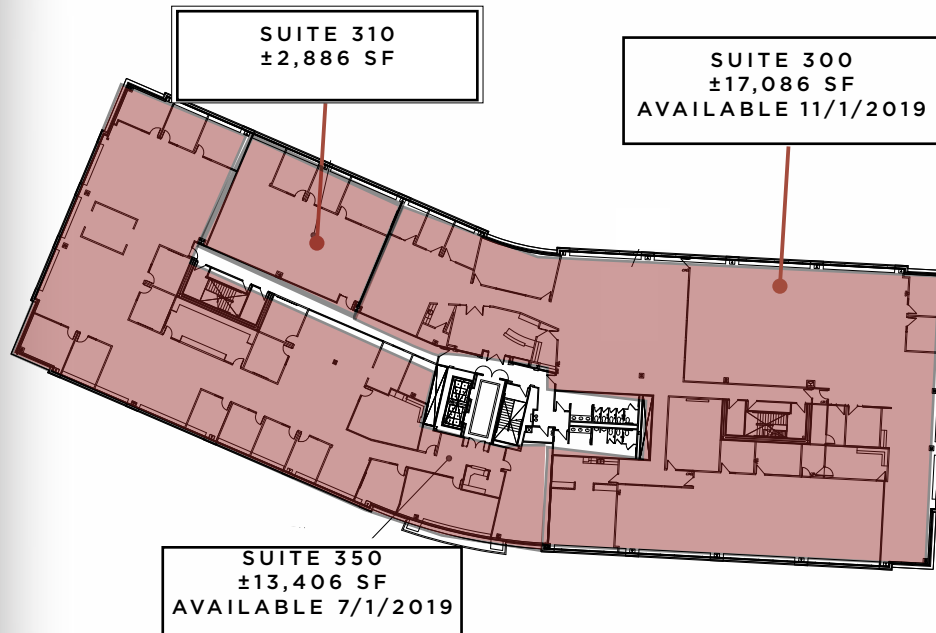




BUILDING INFO:

- » Built 2004
- » Total Building size: ±95,000 SF
- » C-2 Zoning
- » Cox & Century Link available

THIRD FLOOR PLAN



NOT TO SCALE

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