

101

CORPORATE CENTER

19820 N 7TH ST. | PHOENIX AZ



CBRE

PROPERTY HIGHLIGHTS

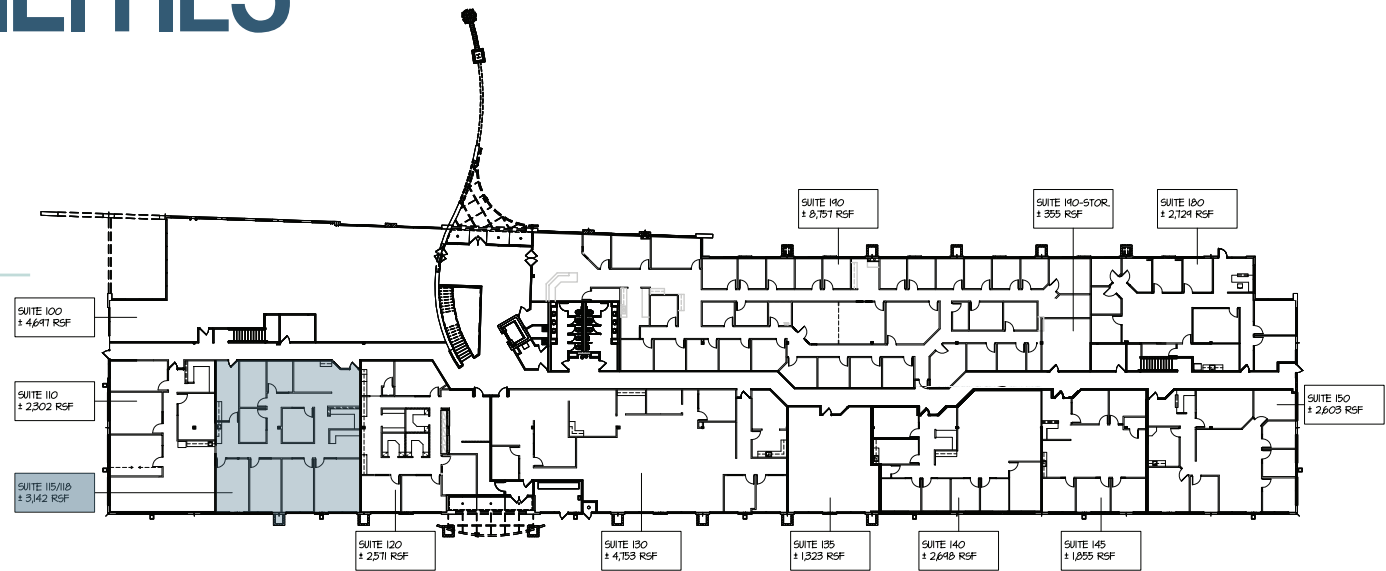
- » SWC Loop 101 & 7th Street
- » Multi-tenant Class “A” office
- » Two-floor, ±77,037 square feet
- » Located on a full diamond interchange at 7th Street and Loop 101
- » Lobby finishes include stone floors, architectural metals and a floating ceiling
- » Two points of ingress / egress
- » PARKING | 5/1,000 including 1/1,000 covered, reserved
- » ELECTRICITY | 277/480 volt, three phase power via APS
- » TELEPHONE / INTERNET | Century Link and Cox



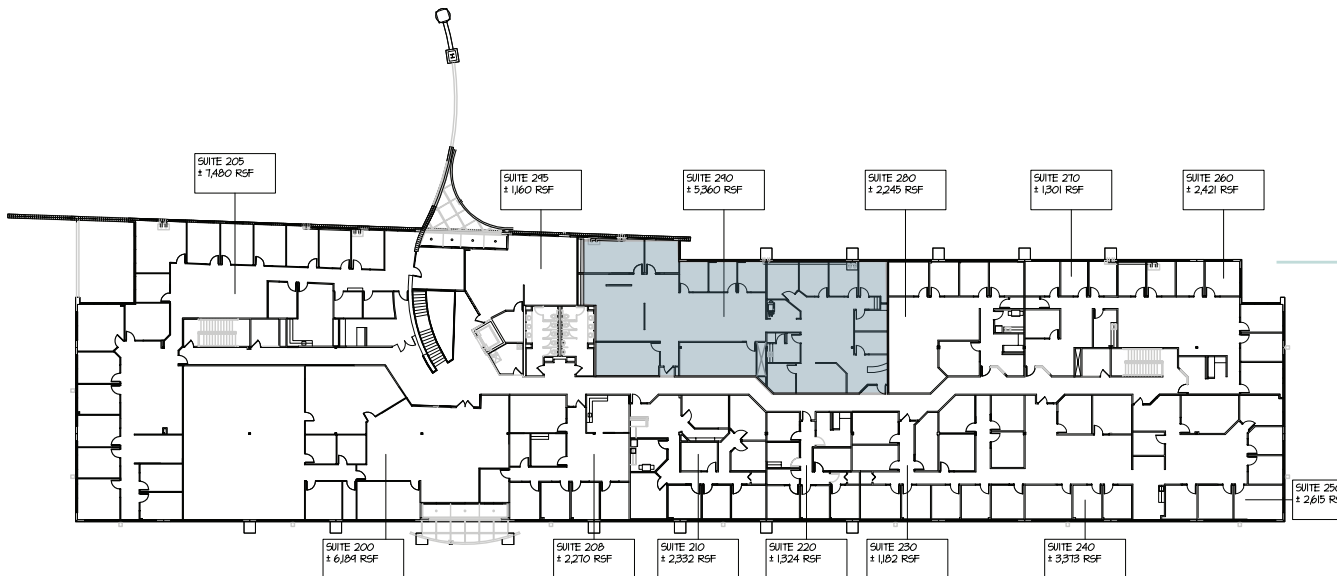
AVAILABILITIES

FIRST FLOOR

» Suite 115/118: ±3,142 SF



NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE



SECOND FLOOR

» Suite 290: 5,360 SF
(Available September 1, 2020)

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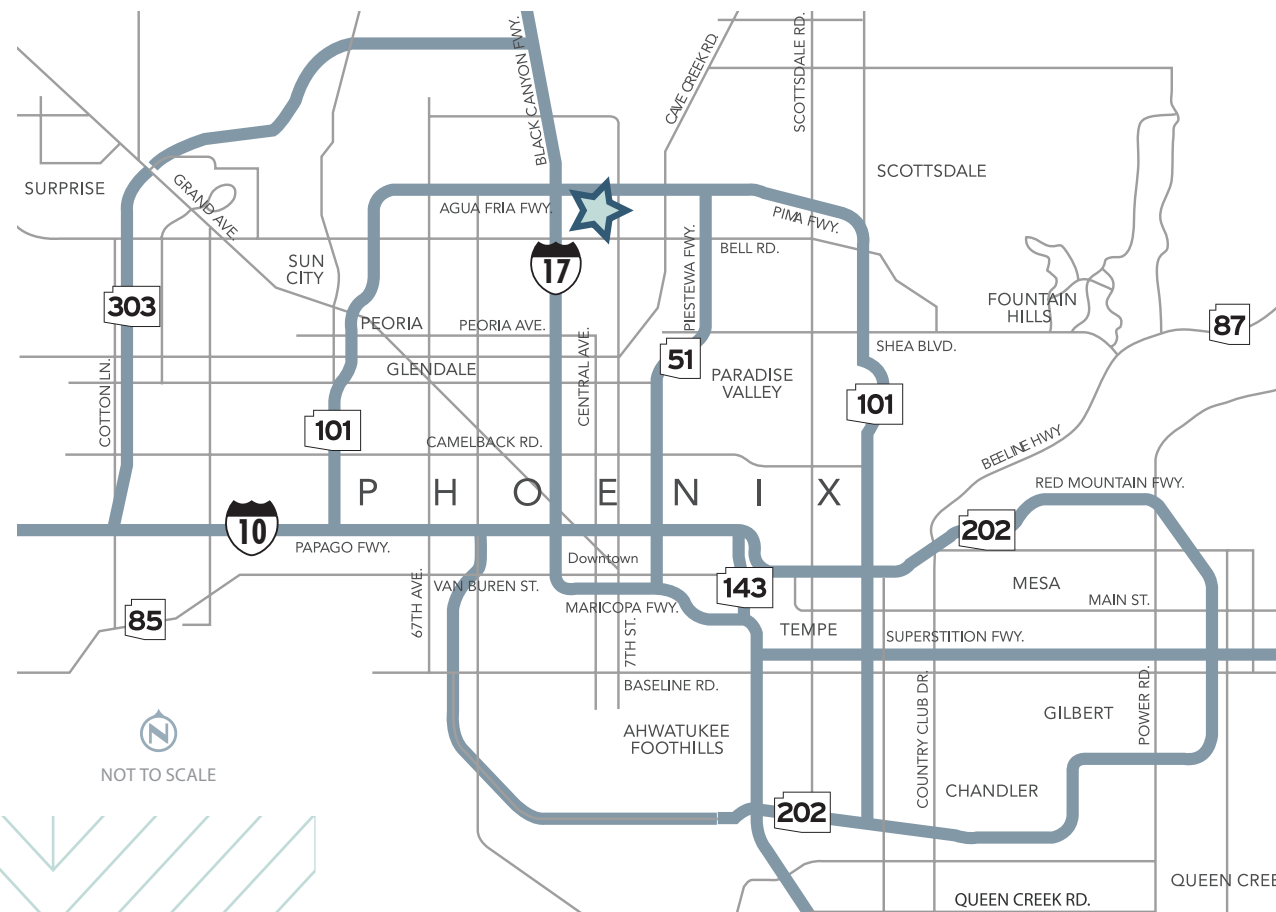
LOCATION FEATURES

- » Threeminutesto±550,000squarefeetofretailanddiningatDeerValleyTowneCenter
- » SevenminutestoHappyValleyTowneCenterandDesertRidgeMarketplaceproviding over ±2.3 million SF of retail and dining
- » Easy access to freeways, labor markets, amenities and residential areas
- » 20 minutes to Downtown Phoenix and Sky Harbor International airport
- » CorporateneighborsincludeUSAA,WasteManagement,AmericanExpress,Cigna, Farmers, PetsMart, L-3 Communications and Discover Card

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