



**FOR SALE OR LEASE**

±50-ACRE MASTER PLANNED BUSINESS PARK  
±32.87 ACRES REMAINING

I-17 & PINNACLE PEAK ROAD  
PHOENIX, ARIZONA

±30,000 - ±470,000 SF  
BUILD-TO-SUIT OPPORTUNITY



EXCLUSIVELY REPRESENTED BY:

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**CBRE**

A DEVELOPMENT BY:

**RYAN**



**17 NORTH CORPORATE CENTER** is a premier master planned business park offering a campus setting with the convenience of on-site retail amenities and hotel accommodations. Immediate access to freeways, labor markets, amenities and residential areas, make this an outstanding location for business.



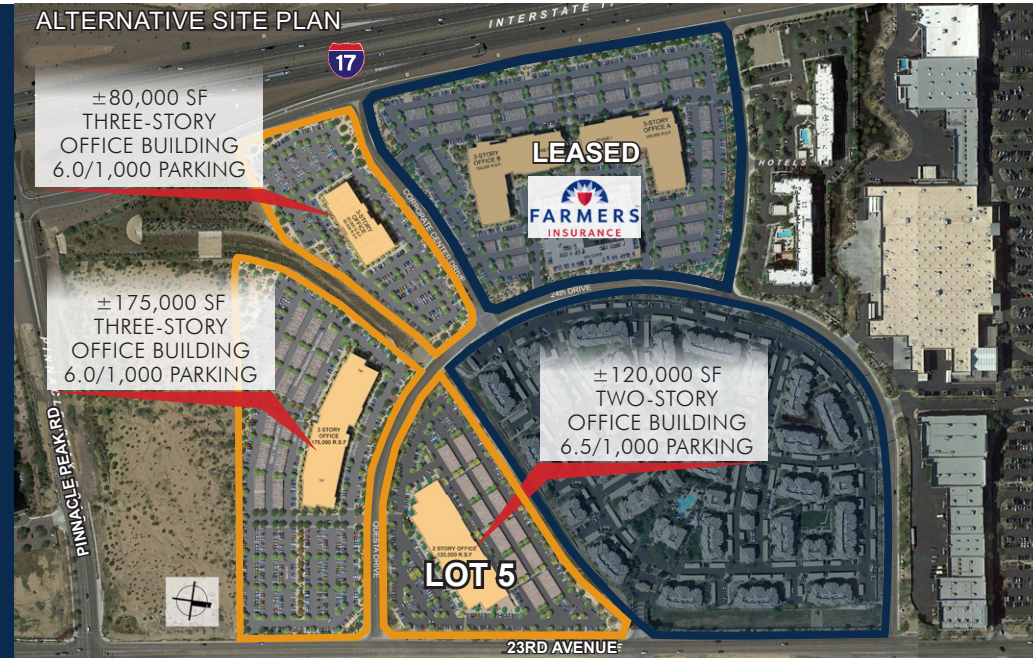
SITE PLANS NOT TO SCALE

**ABOUT RYAN**



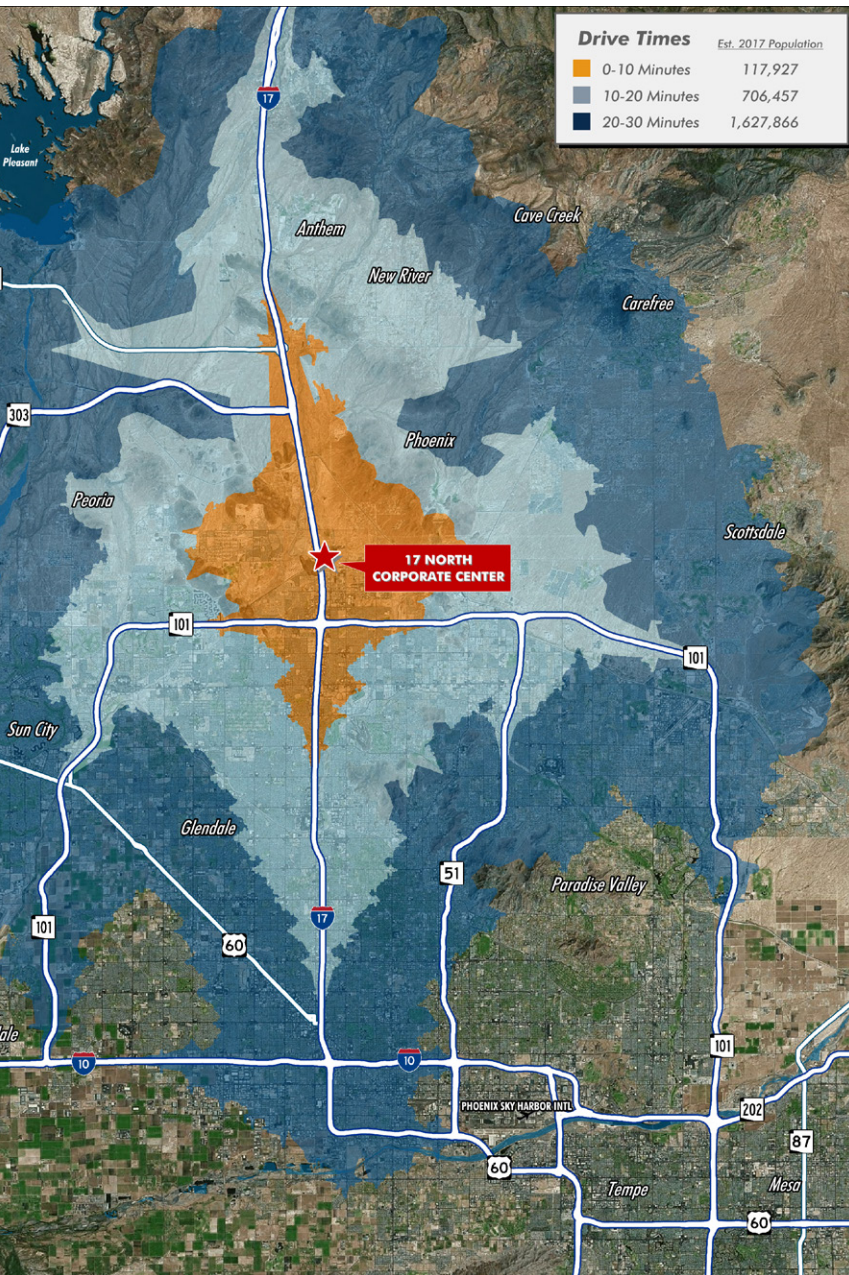
Ryan is a leading national commercial real estate firm offering integrated design-build and development, as well as asset, property and facilities management services to its customers. Ryan specializes in office, industrial, retail, medical and public sector projects across the United States. A privately held family business for 75 years, Ryan Companies has expanded its Minneapolis, Minnesota base of operations to include offices in Phoenix, San Diego, Austin, Chicago, Tampa Bay, Cedar Rapids, Davenport and Des Moines, Iowa. Today, Ryan has developed and constructed over 1 Billion square feet, and manages over 12 Million square feet of space nationwide.

ALTERNATIVE SITE PLAN





# 17 NORTH CORPORATE CENTER



## LOCATION HIGHLIGHTS

- Immediate access to I-17 via full diamond interchange at Pinnacle Peak Road and two miles to Loop 101
- Within walking distance to Happy Valley Towne Center, offering ±811,000 SF of retail and dining, and The Shops at Norterra, a ±350,000 SF lifestyle center offering specialty retail and boutiques
- I-17 frontage and visibility
- Proximity to the Deer Valley Municipal Airport

## SITE HIGHLIGHTS

- Site subject to State of Arizona ground lease that provides reduced property taxes (property only taxed on improvements not land)
- Parcels are fully improved with infrastructure (roads, utilities, etc.)
- Property zoned C-2 and General Commerce Park



## LOT 5 - BUILDING HIGHLIGHTS

- ±120,000 SF
- Two Story Office
- 6.5/1,000 Parking
- Freeway Pylon signage available
- ±10' dropped ceiling height minimum





**17 NORTH**  
CORPORATE CENTER

**THE SHOPS AT NORTERRA**  
±350,000 SF  
RETAIL CENTER

**HAPPY VALLEY TOWN CENTER**  
±811,000 SF  
RETAIL CENTER

**LEASED**  
**FARMERS**  
INSURANCE

**DEER VALLEY**  
**MUNICIPAL AIRPORT**

**N**  
NOT TO SCALE

**101**  
2 MILES

**I-17 & PINNACLE PEAK ROAD | PHOENIX, ARIZONA**

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