

# 101

## CORPORATE CENTER

19820 N 7TH ST. | PHOENIX AZ



**CBRE**

# PROPERTY HIGHLIGHTS

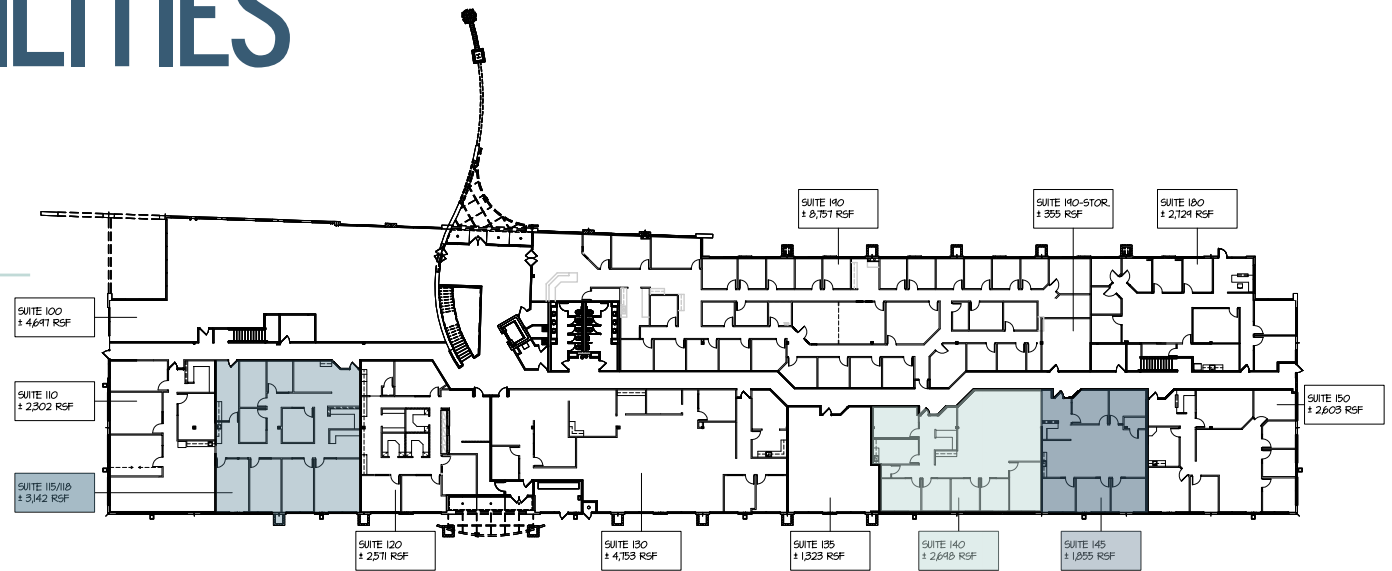
- » SWC Loop 101 & 7th Street
- » Multi-tenant Class “A” office
- » Two-floor, ±77,037 square feet
- » Located on a full diamond interchange at 7th Street and Loop 101
- » Lobby finishes include stone floors, architectural metals and a floating ceiling
- » Two points of ingress / egress
- » PARKING |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



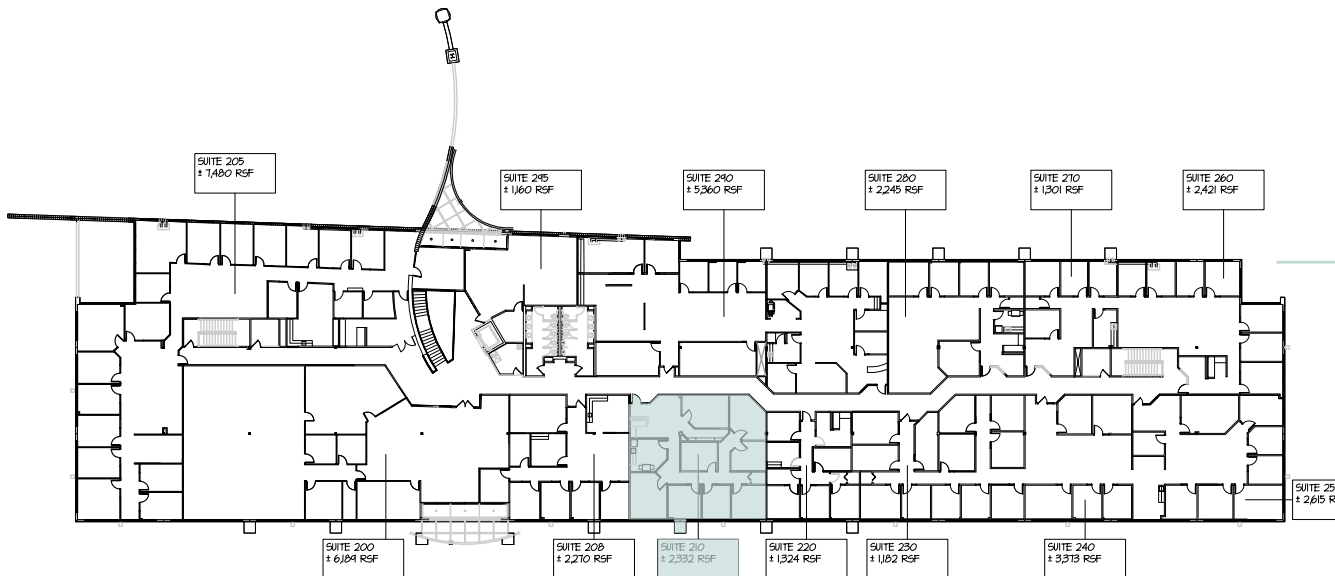
# AVAILABILITIES

## FIRST FLOOR

- » Suite 140: ±2,698 SF
- » Suite 145: ±1,855 SF
- » Suite 115/118: ±3,142 SF



NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE



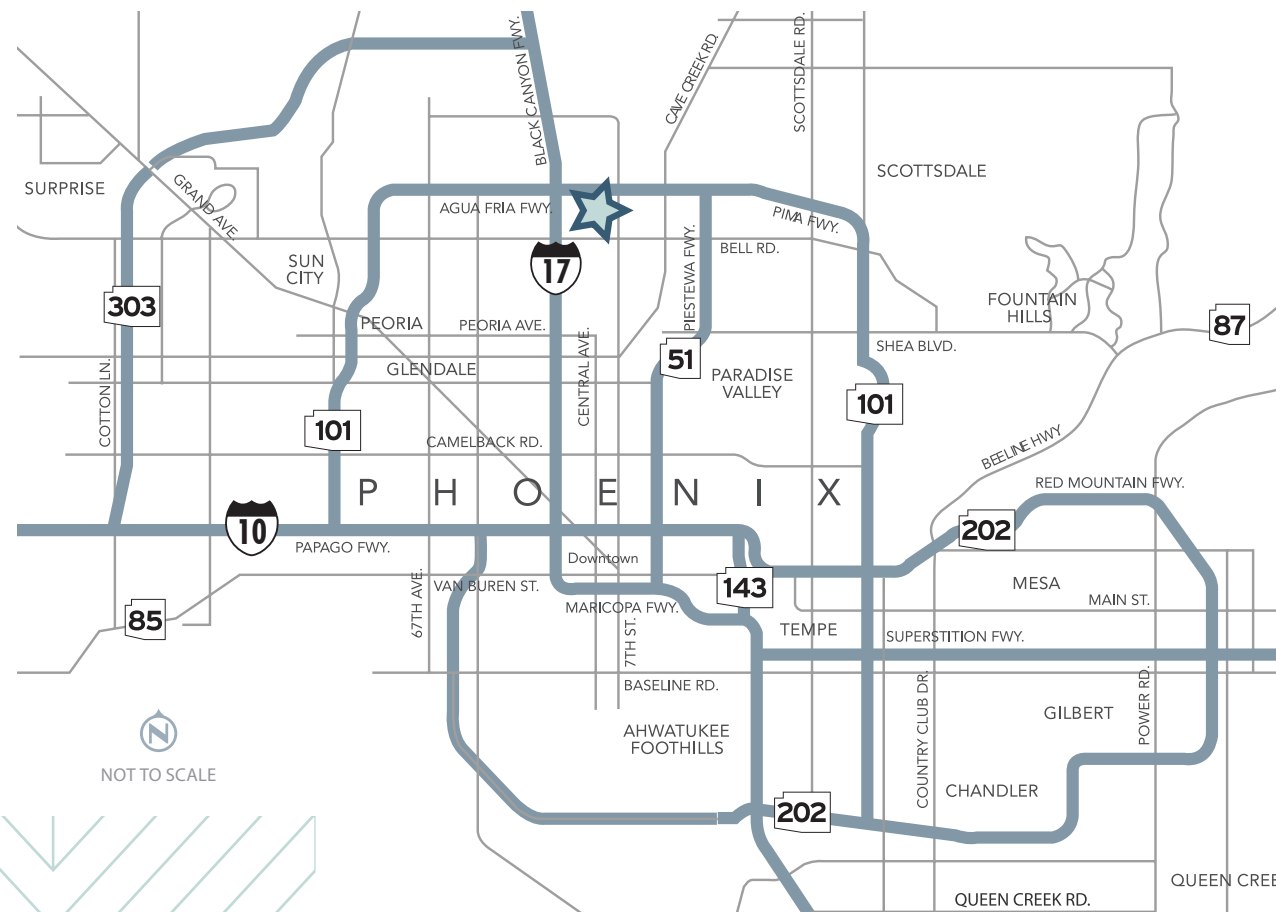
## SECOND FLOOR

- » Suite 210: ±2,332 SF

NOT TO SCALE  
ALL MEASUREMENTS ARE APPROXIMATE

# LOCATION FEATURES

- » Three minutes to ±550,000 square feet of retail and dining at Deer Valley Towne Center
- » Seven minutes to Happy Valley Towne Center and Desert Ridge Market place providing 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
- » Corporate neighbors include USAA, Waste Management, American Express, Cigna, Farmers, PetsMart, L-3 Communications and Discover Card



## CONTACT US

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