



Blackhawk Corporate Center II

3050 W Agua Fria Freeway | Phoenix, Arizona



For more information, please contact:

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PROPERTY FEATURES

- Visibility to the Loop 101 with traffic counts of 131,000 passing cars daily
- Walking distance to the Deer Valley Towne Center
- Freeway signage opportunities
- Beautiful entry to building and updated finishes to common areas
- New, stable ownership
- Fiber provided by Cox and Century Link

FEATURES

BUILDING SIZE	±36,742 SF
LEASE RATE	\$22.50 / SF, Full Service
PARKING INFO	4.5 / 1,000 SF, Covered Reserved

AVAILABLE

SUITE 150	±6,147 RSF (divisible to 2,000 SF)
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AMENITIES

RESTAURANTS

- Macaroni Grill
- Claim Jumper
- Wildflower Bread Co.
- Chili's Grill & Bar

SHOPPING/ENTERTAINMENT

- AMC Deer Valley 30
- Movie Theatre
- Target
- Office Max
- Michael's

CORPORATE NEIGHBORS:

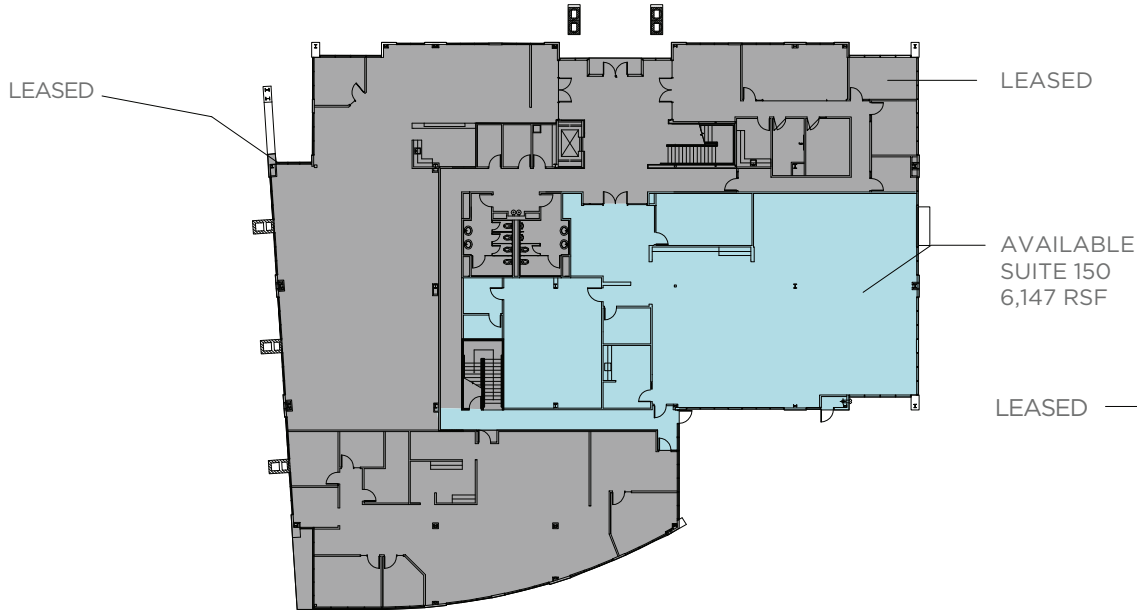
- John C. Lincoln Deer Valley Hospital
- Honeywell
- Cigna
- USAA
- Wells Fargo
- AMEX
- Safeway
- Petsmart
- Best Western
- Discover Card
- FATCO
- Cox Communications
- Chubb Insurance

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1ST FLOOR PLATE



2ND FLOOR PLATE



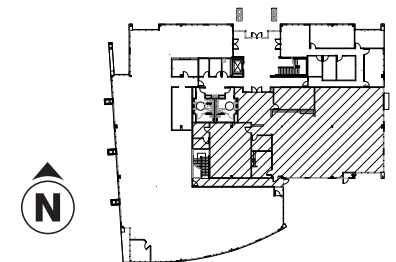
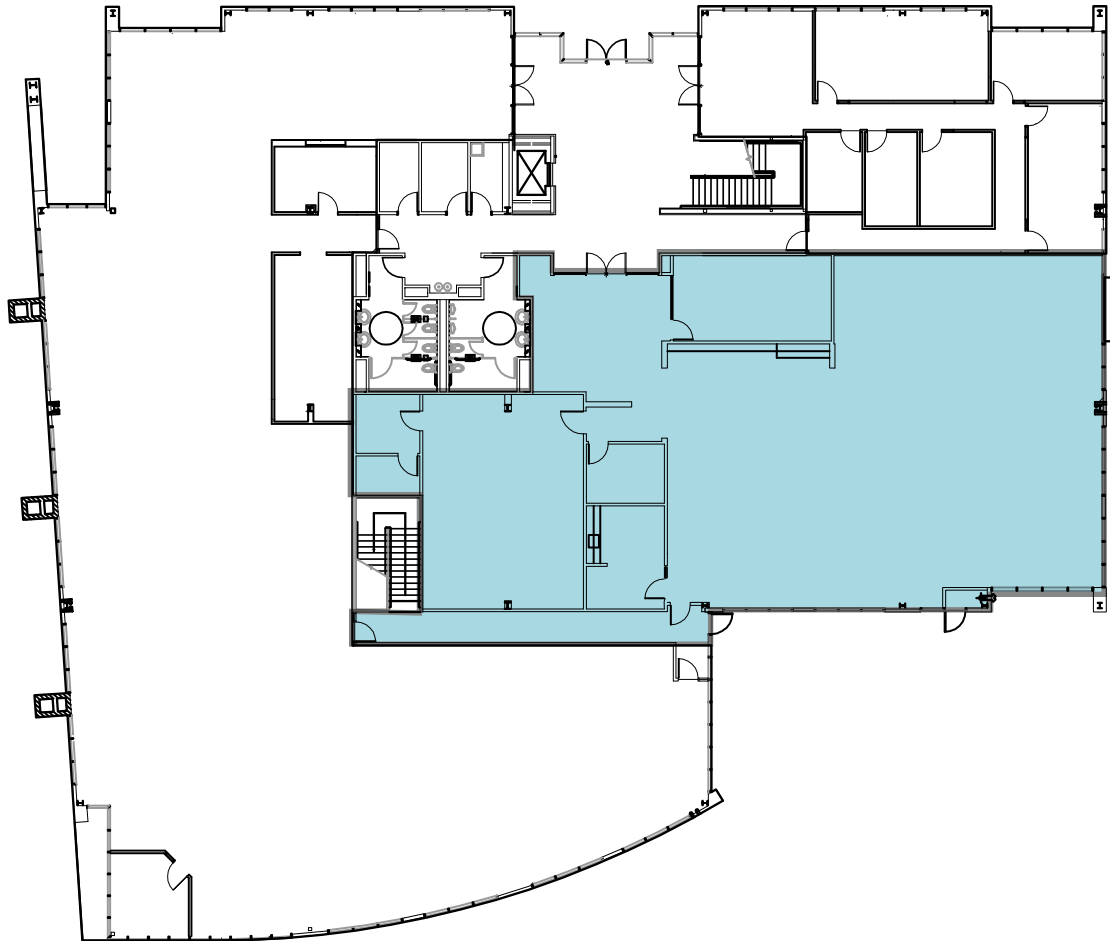
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FLOOR PLAN



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