



## OFFICE SPACE FOR LEASE

NEW BROKER BONUS

AGGRESSIVE OWNERSHIP

RENOVATIONS COMPLETED

### FOR MORE INFORMATION:

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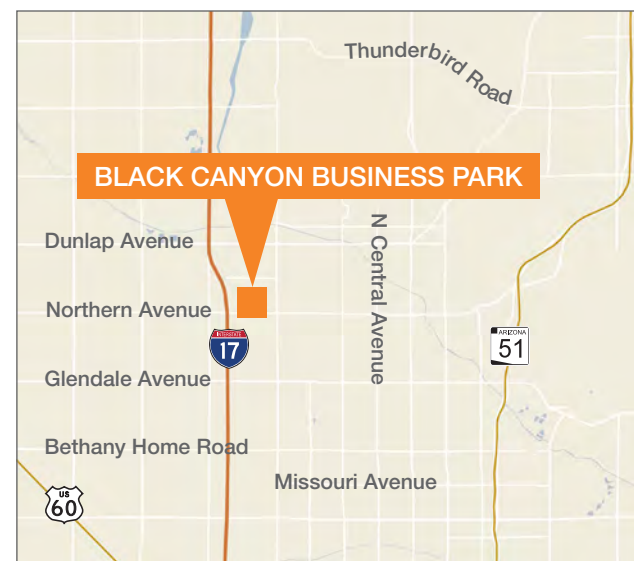
**km** Kidder Mathews



NE CORNER OF I-17 AND NORTHERN AVE, PHOENIX, AZ

### \$1,000 Moving Allowance

- » ±185,000 SF in 12 buildings - office/industrial
- » Extensive exterior improvements completed
- » Available suites from ±1,120 SF to ±21,000 SF contiguous
- » Suites ready for immediate occupancy
- » 20% to 100% standard office buildout and creative office improvements
- » Excellent access to I-17 freeway
- » Parking ratio 5:1,000
- » Ample covered parking and uncovered parking
- » Updated landscaping, new ownership and on-site management and leasing office



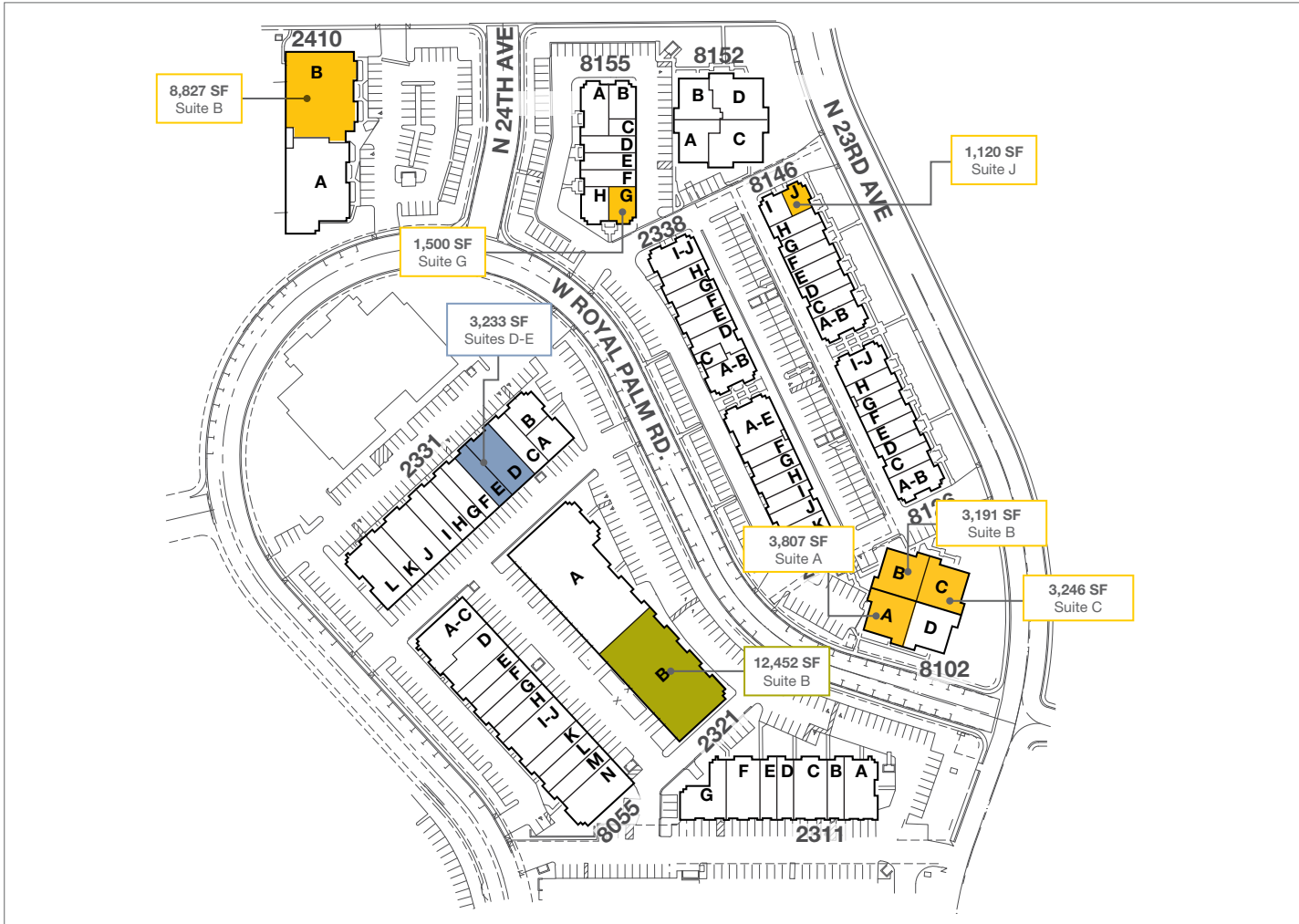
Updated: 2/27/2017

The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



# SITE PLAN

■ AVAILABLE OFFICE      ■ AVAILABLE BACK OFFICE



# AVAILABILITIES

OFFICE		
8155 - G	1,500 SF	\$1.15
8146 - J	1,120 SF	\$1.00
8102 - A	3,807 SF	\$1.15
8102 - B	3,191 SF	\$1.15
8102 - C	3,246 SF	\$1.15
2410 - B	8,827 SF	\$0.99

BACK OFFICE		
2321 - B	12,452 SF	\$0.97

GREY SHELL		
2331 - D-E	2,461 SF	\$1.12

\*Conceptual Floor Plan

**BLACK CANYON BUSINESS PARK**  
NE CORNER OF I-17 & NORTHERN AVE  
PHOENIX, AZ

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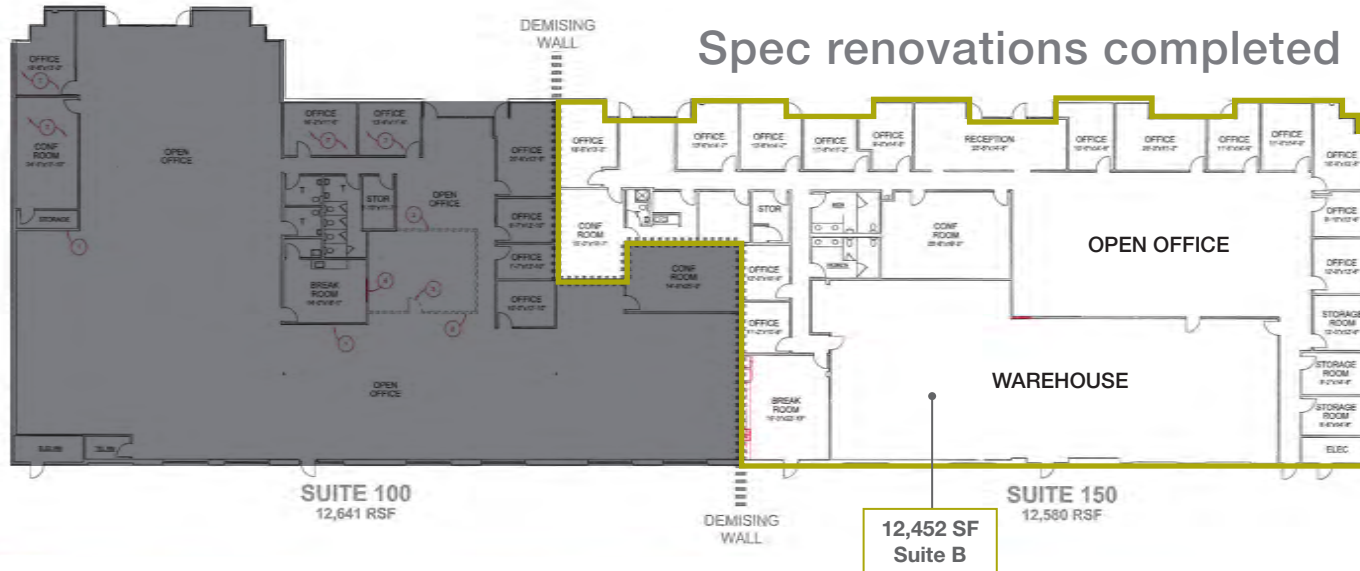
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# BUILDING 2321

SUITE B | 12,452 SF

AVAILABLE BACK OFFICE



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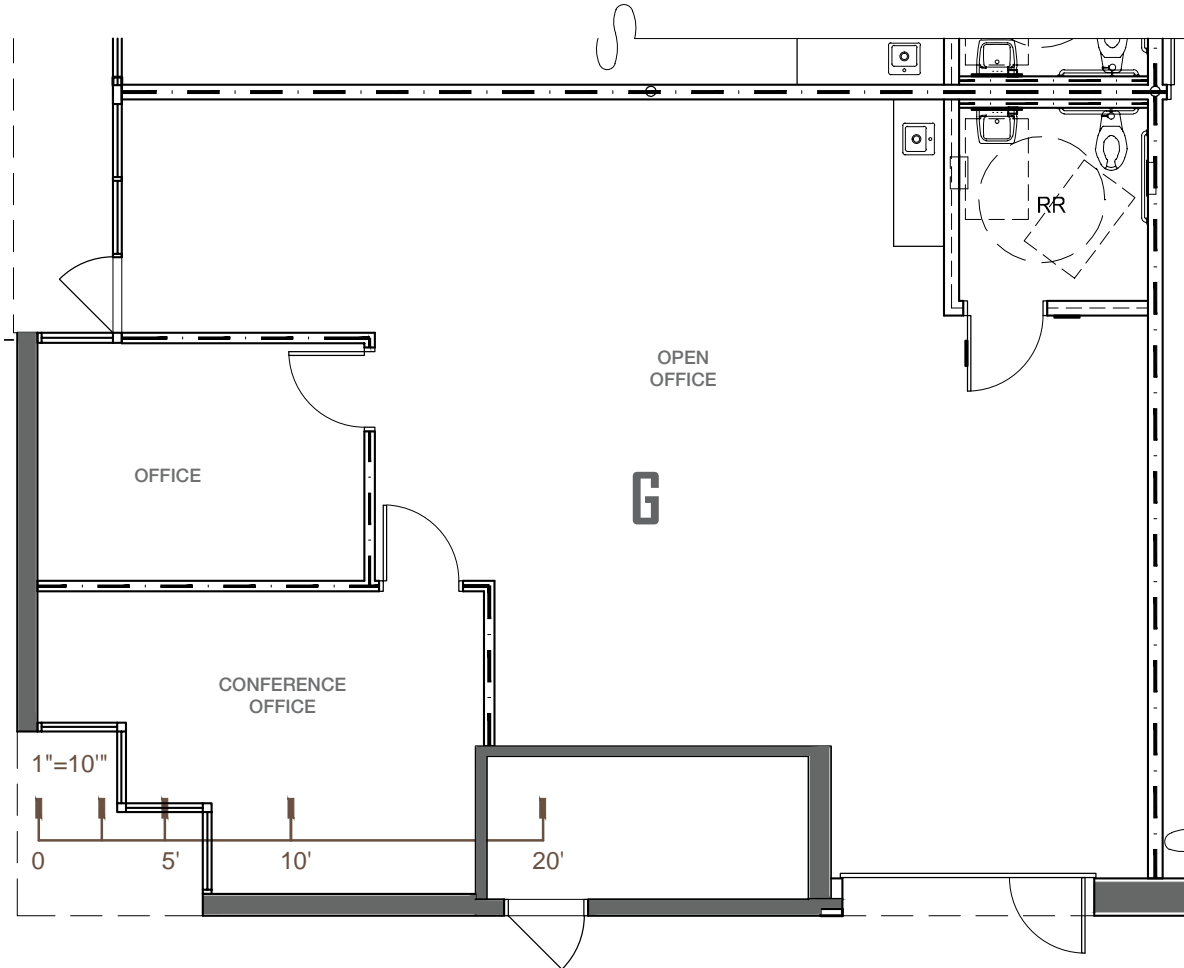
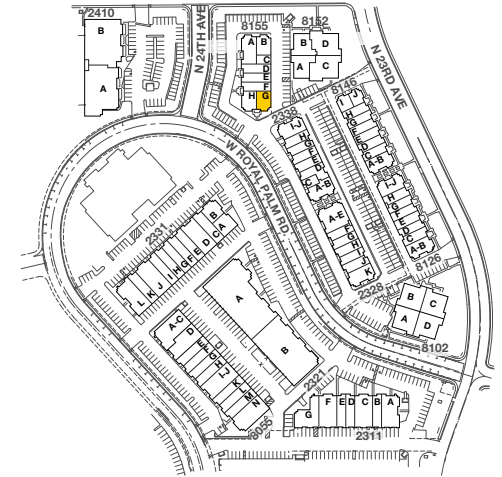




# BUILDING 8155

SUITES G | 1,500 SF

AVAILABLE OFFICE



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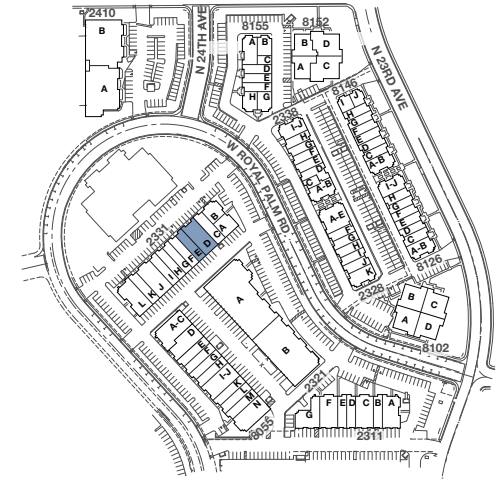
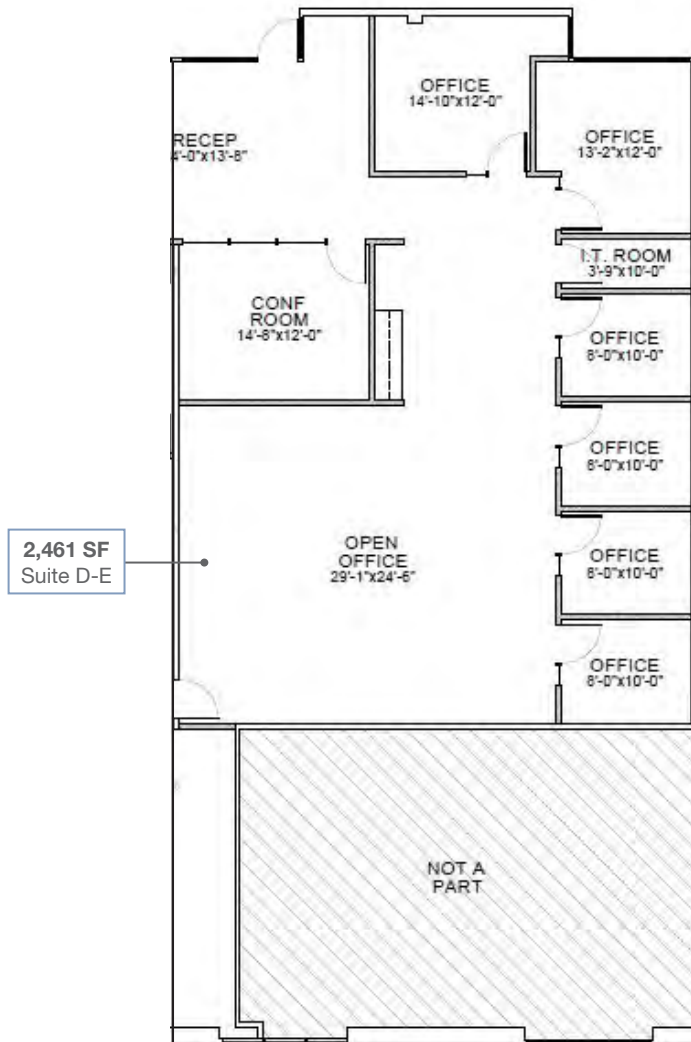
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# BUILDING 2331

SUITES D-E | 2,461 SF

■ GREY SHELL



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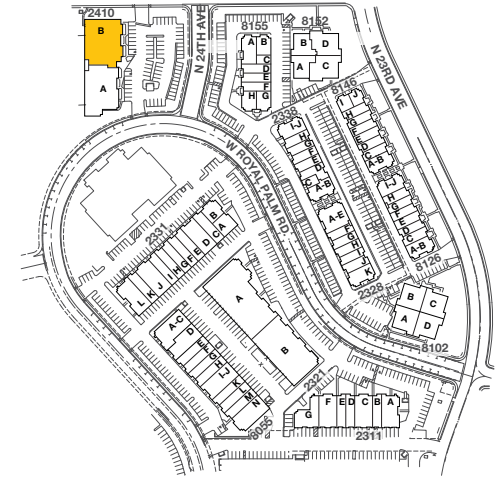
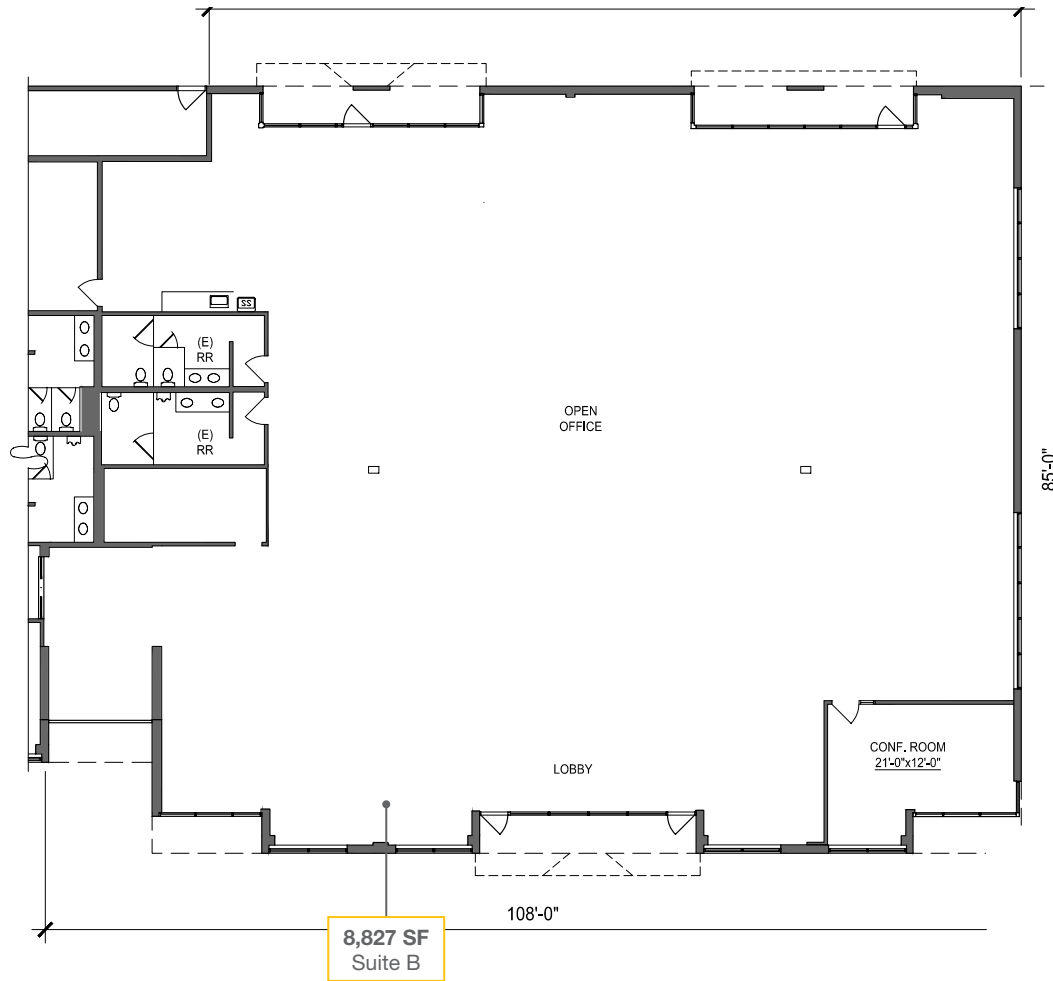
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# BUILDING 2410

SUITE B | 8,827 SF

AVAILABLE OFFICE



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# BUILDING 8102

SUITES A, B, C | 3,084 SF - 9,521 SF

■ SPEC BUILDOUT  
CONCEPTUAL



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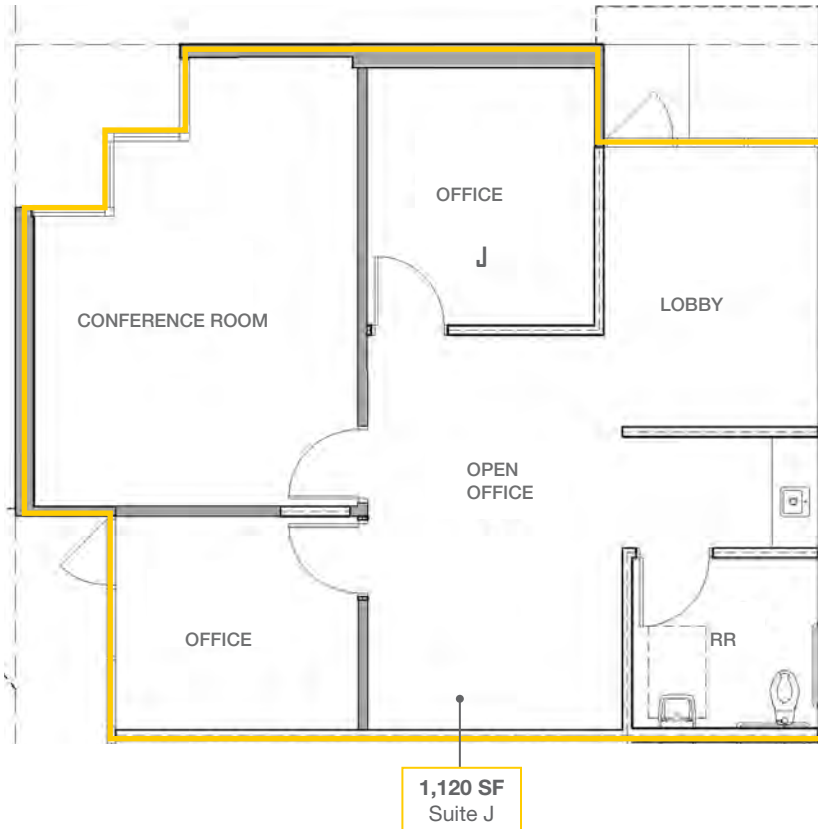
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# BUILDING 8146

SUITES J | 1,120 SF

AVAILABLE OFFICE



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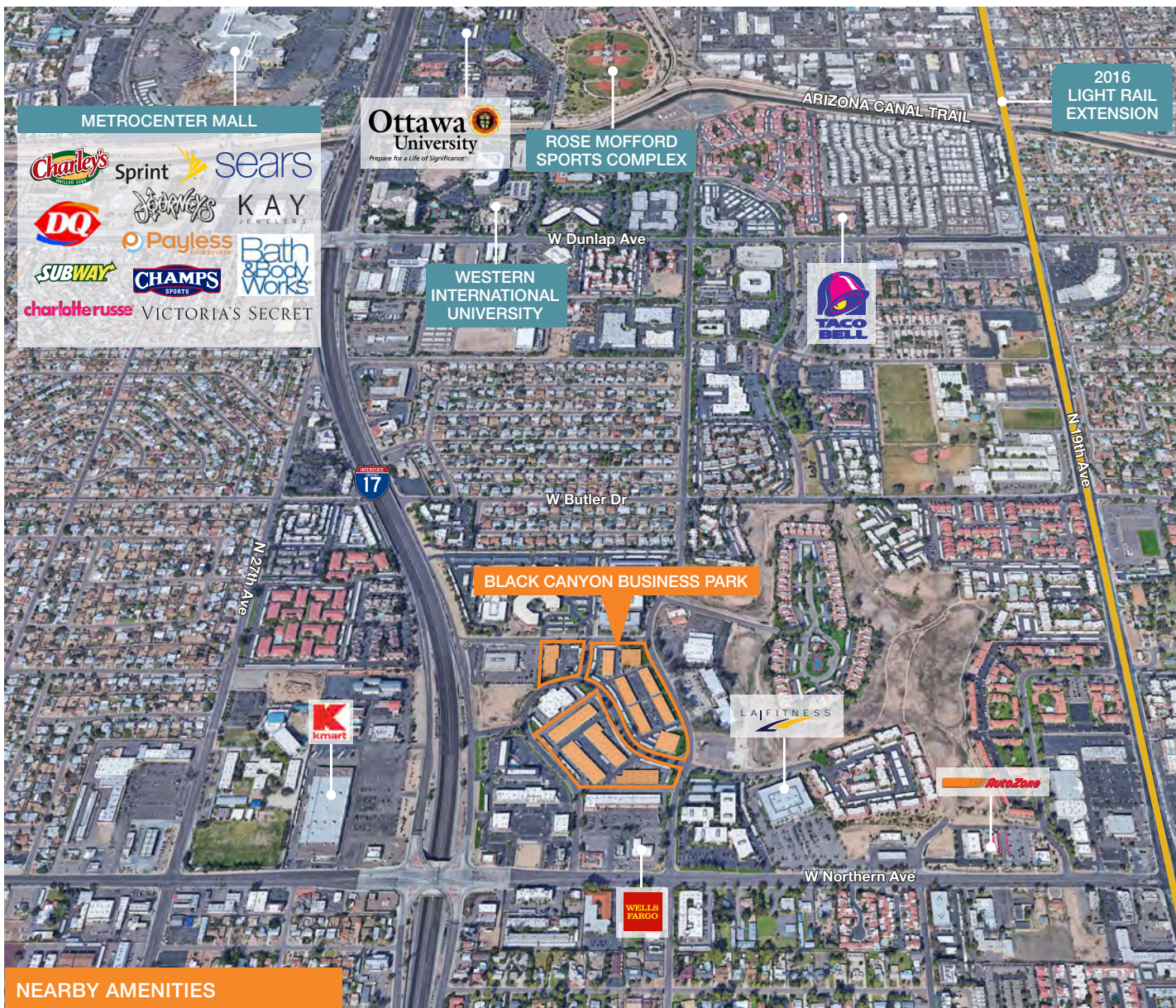






**BLACK CANYON**  
BUSINESS PARK

# AMENITIES AERIAL



NEARBY AMENITIES

2016  
LIGHT RAIL  
EXTENSION

**METROCENTER MALL**

Charley's Sprint sears  
DQ Playless Bath & Body Works  
SUBWAY CHAMPS  
charlotterusse VICTORIA'S SECRET

**Ottawa University**  
Prepare for a Life of Significance™

**ROSE MOFFORD  
SPORTS COMPLEX**

**WESTERN  
INTERNATIONAL  
UNIVERSITY**

**TACO  
BELL**

**BLACK CANYON BUSINESS PARK**

**LA FITNESS**

**AutoZone**

**WELLS  
FARGO**

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