

# 23309 North 17th Drive

Building A | 17th Drive Business Park



**FOR SALE**

100% Leased Single-Tenant Flex Industrial  
Condominium Investment For Sale

**Mike Ciosek, SIOR**  
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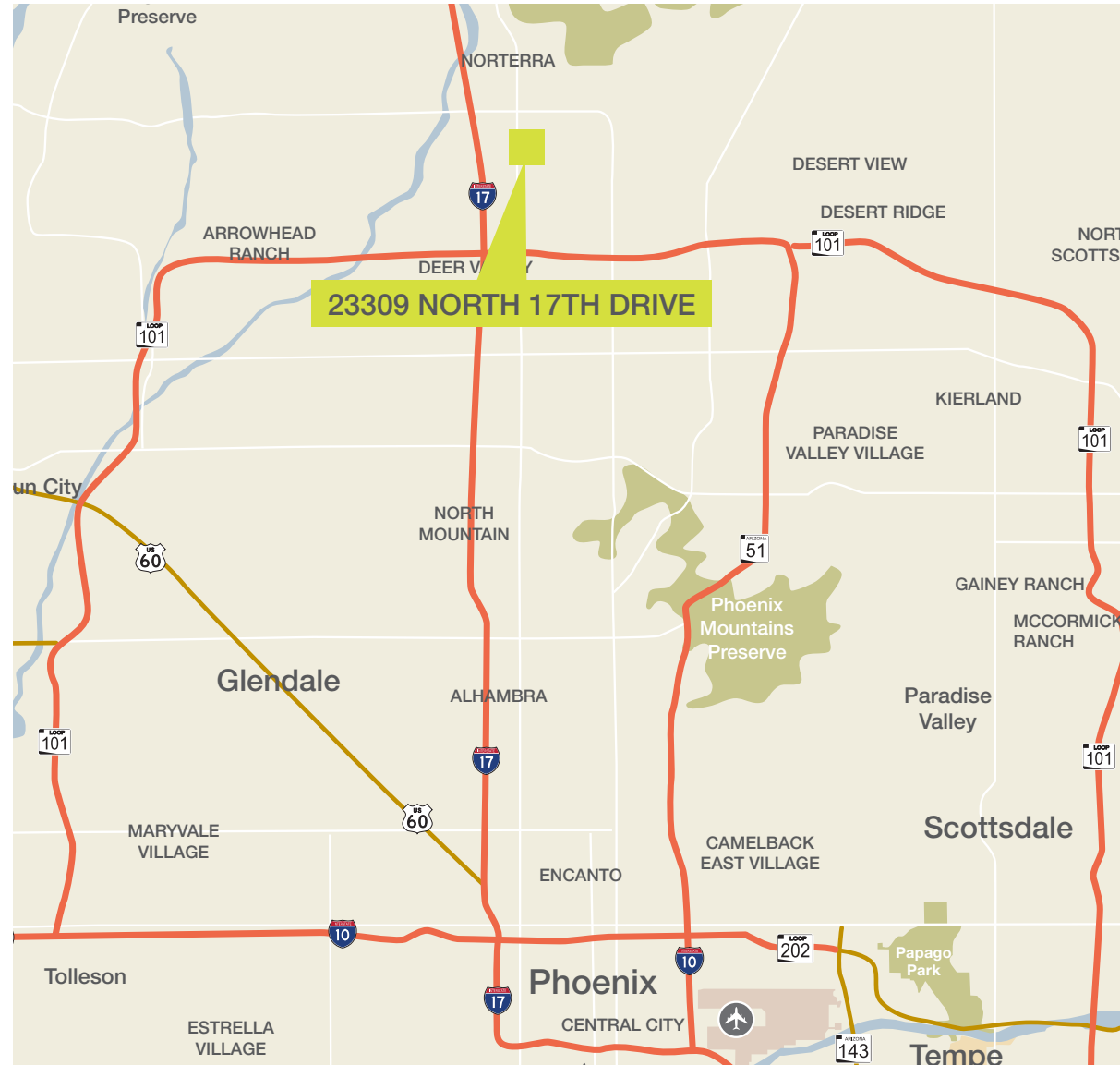
**km** Kidder  
Mathews

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## Features

|                     |   |
|---------------------|---|
| <b>OFFERING</b>     | ±9,767 SF   |
| <b>PARKING</b>      | 3:1,000 with cross-access easement agreement with Building B of 17th Drive Business Park            |
| <b>CONSTRUCTION</b> | LGE Developed 2007  |
| <b>ZONING</b>       | CP/BP, City of Phoenix  |
| <b>TENANCY</b>      | One tenant currently occupying 100% of the condo suite with a lease expiration of December 31, 2020 |
| <b>ASKING PRICE</b> | \$1,417,055 (\$145.09/PSF)  |
| <b>APN</b>          | 209-02-433<br>209-02-434<br>209-02-435<br>209-02-436  |



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## TENANT DETAILS

|                             |                   |
|-----------------------------|-------------------|
| TENANT                      | 10ZIG TECHNOLOGY  |
| ORIGINAL LEASE COMMENCEMENT | DECEMBER 15, 2009 |
| LEASE EXPIRATION            | DECEMBER 31, 2020 |

| NET OPERATING INCOME | ANNUAL    | CAP RATE |
|----------------------|-----------|----------|
| 2017                 | \$99,194  | 7.0%     |
| 2018                 | 104,898   | 7.4%     |
| 2019                 | \$114,961 | 8.11%    |
| 2020                 | \$121,498 | 8.57%    |

**ASKING PRICE** **\$1,417,055 (\$145.09 PSF)**



## Tenant Information



provides cutting-edge Thin and Zero Client end point devices for the latest virtual desktop solutions.

10ZiG prides itself in being one of the only companies whose sole focus is in Thin and Zero Clients, which allows them to provide a truly unique level of personal service and customization that is a rare find in the industry.

10ZiG offers a multitude of custom embedding options and hardware configurations to ensure their devices are tailor-made to fit seamlessly into the environments of their customers.

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The property has proximity to over 20,000 newly constructed homes that stretch from Happy Valley Road, North to Carefree Highway. There is over 800,000 SF of area retail amenities within a 2 mile radius of this location.

The building is located within one city block from Pinnacle Peak Road, with proximity to Interstate 17, and two city blocks from 19th Avenue - The major surface-street arterial within the Deer Valley Submarket.

#### RECENT AREA DEVELOPMENTS

500,000 employees within a 30-minute commute

Immediate access to I-17, Loop 101 and 51 freeways

2 miles to Happy Valley Towne Center (800,000 SF of retail) and 5 miles to Deer Valley Town Center

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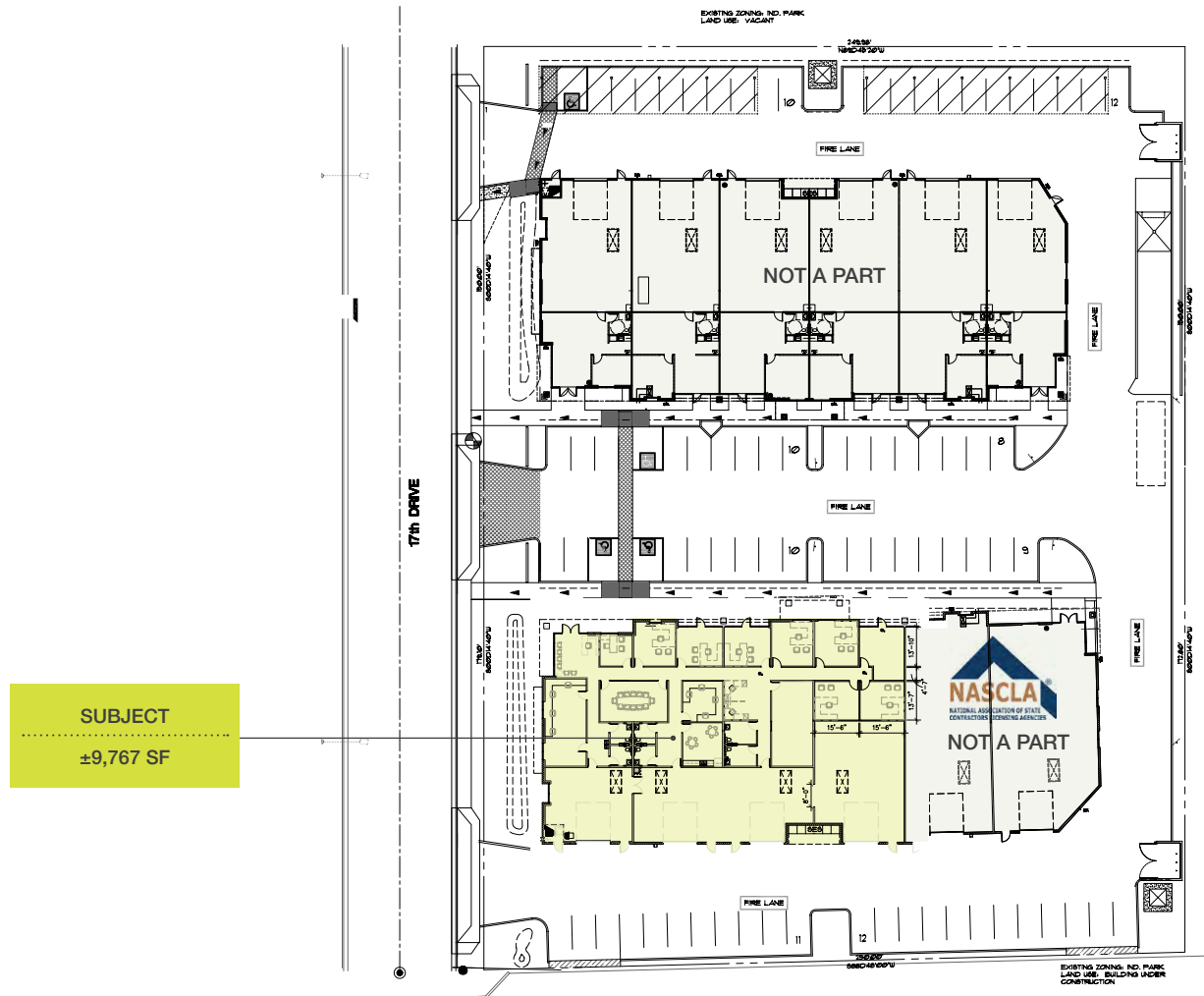
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## Site Plan



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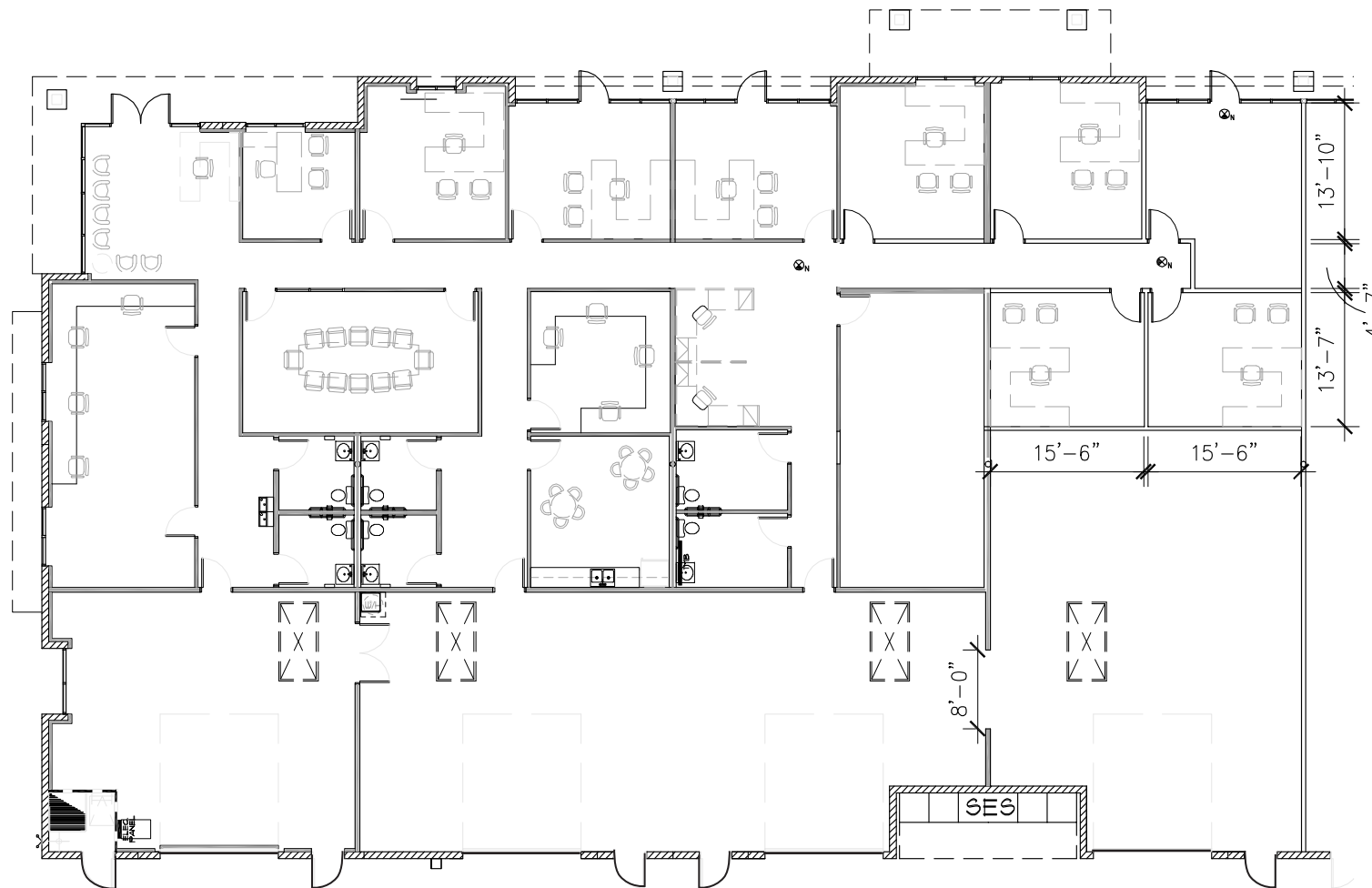
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