



Corporate Center

9630-10220 N 25th Ave, Phoenix, AZ 85021

[Click Here to View Drone Video](#)

NAI Horizon

Corporate Center

Property Features

- Capital upgrades planned
- National corporate back office submarket
- Surrounded by corporate headquarters
- Campus-like setting
- Minutes to I-17, minutes from Loop 101 & I-10
- Within 15 minutes of 750,000 surrounding employee base
- Adjacent to 63-acre Rose Mofford Park
- Within one mile of 50+ restaurants
- 15 minutes to Phoenix Sky Harbor International Airport
- Just minutes from Metro Center Regional Mall (currently undergoing multi-million dollar redevelopment)
- Minutes from Phoenix Metro Light Rail



Lease Rate: \$21-\$22/SF, Full Service

Leasing Information:

Troy Giammarco

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Corporate Center Availabilities



9630 Building

26,299 - 30,317 SF



10010 Building

16,547 - 54,821 SF



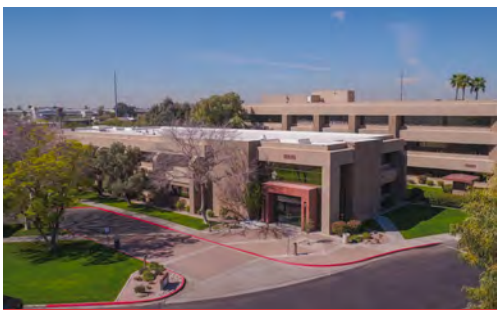
10020 Building

Fully Leased



10030 Building

12,554 - 50,644 SF



10040 Building

657 - 2,927 SF



10050 Building

973 - 47,762 SF



10210 Building

2,387 - 47,732 SF



10220 Building

Fully Leased

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Corporate Center Fact Sheet

| | |
|----------------------------------|---|
| PROPERTY | Eight office buildings in a campus-like setting boasting 440,709 SF |
| LOCATION | S/SEC of I-17 & Peoria Ave |
| RENTAL RATES | \$21 - \$22 PSF |
| OPERATING EXPENSES | \$10.50 PSF |
| PARKING | 6:1000 |
| AMENITIES | 50+ restaurants within 1 mile, adjacent to a 63 acre park, easy highway access, across from Metro Center Mall with 100+ retail stores |
| LARGEST CONTIGUOUS SPACES | 54,218 SF (10010) & 50,644 SF (10030) |

| BLDG | SUITE | SF |
|-------|-------|---------------|
| 9630 | 100 | 26,299 |
| 9630 | 400 | 30,317 |
| 10010 | 100 | 16,547-54,821 |
| 10010 | 200 | 18,849-54,821 |
| 10010 | 300 | 19,425-54,821 |
| 10030 | 200 | 12,554-50,644 |
| 10030 | 300 | 19,071-50,644 |
| 10030 | 400 | 19,019-50,644 |
| 10040 | 101 | 657 |
| 10040 | 102 | 2,927 |
| 10040 | 110 | 2,339 |
| 10040 | 112 | 1,050 |
| 10040 | 116 | 611 |

| BLDG | SUITE | SF |
|-------|-------|-------|
| 10040 | 120 | 878 |
| 10040 | 125 | 2,275 |
| 10050 | 130 | 3,336 |
| 10050 | 135 | 2,329 |
| 10050 | 200 | 2,654 |
| 10050 | 206 | 973 |
| 10050 | 210 | 3,188 |
| 10050 | 220 | 6,561 |
| 10050 | 300 | 3,802 |
| 10050 | 304 | 3,609 |
| 10050 | 306 | 2,579 |
| 10210 | 100 | 8,993 |
| 10210 | 150 | 5,704 |

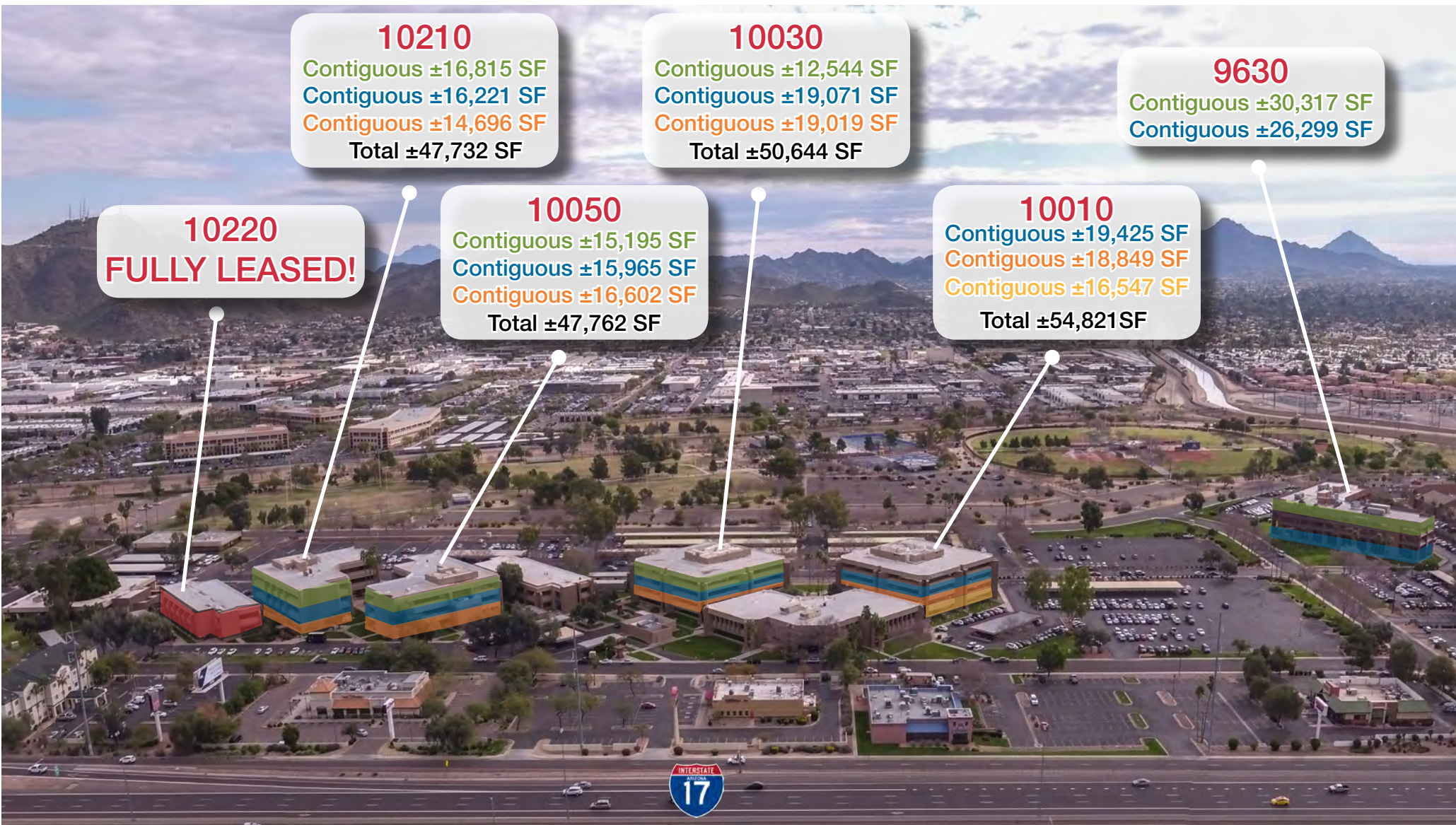
| BLDG | SUITE | SF |
|-------|-------|--------|
| 10210 | 200 | 2,387 |
| 10210 | 211 | 7,651 |
| 10210 | 300 | 16,815 |

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Corporate Center - Big Blocks Available



10210
Contiguous ±16,815 SF
Contiguous ±16,221 SF
Contiguous ±14,696 SF
Total ±47,732 SF

10030
Contiguous ±12,544 SF
Contiguous ±19,071 SF
Contiguous ±19,019 SF
Total ±50,644 SF

9630
Contiguous ±30,317 SF
Contiguous ±26,299 SF

10220
FULLY LEASED!

10050
Contiguous ±15,195 SF
Contiguous ±15,965 SF
Contiguous ±16,602 SF
Total ±47,762 SF

10010
Contiguous ±19,425 SF
Contiguous ±18,849 SF
Contiguous ±16,547 SF
Total ±54,821 SF

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Corporate Center Surrounding Corporate Tenants



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