

19825

N 7TH STREET

PHOENIX, AZ 85024

AVAILABLE FOR SALE



LOOP
101

E BEARDSLEY RD

N 7TH ST



19825 N 7TH STREET
PHOENIX, AZ 85024

N7TH ST

LOOP
101

E BEARDSLEY RD



THE OPPORTUNITY



97,372 SF Two-Story Office Building
Located on 17.51 Acres



Zoned C-2
(City of Phoenix)

PROPERTY
VIDEO



PROPERTY HIGHLIGHTS



Two-Story 97,372 SF Office Building



Located on 17.5 Acres



Built in 2004



C-2 Zoning



10 Acres Undeveloped fronting Loop 101 Freeway



318 Total Existing Parking Stalls (>80% covered) 3.8/1,000 SF



10' - Finished Ceiling
14' - Deck to Deck

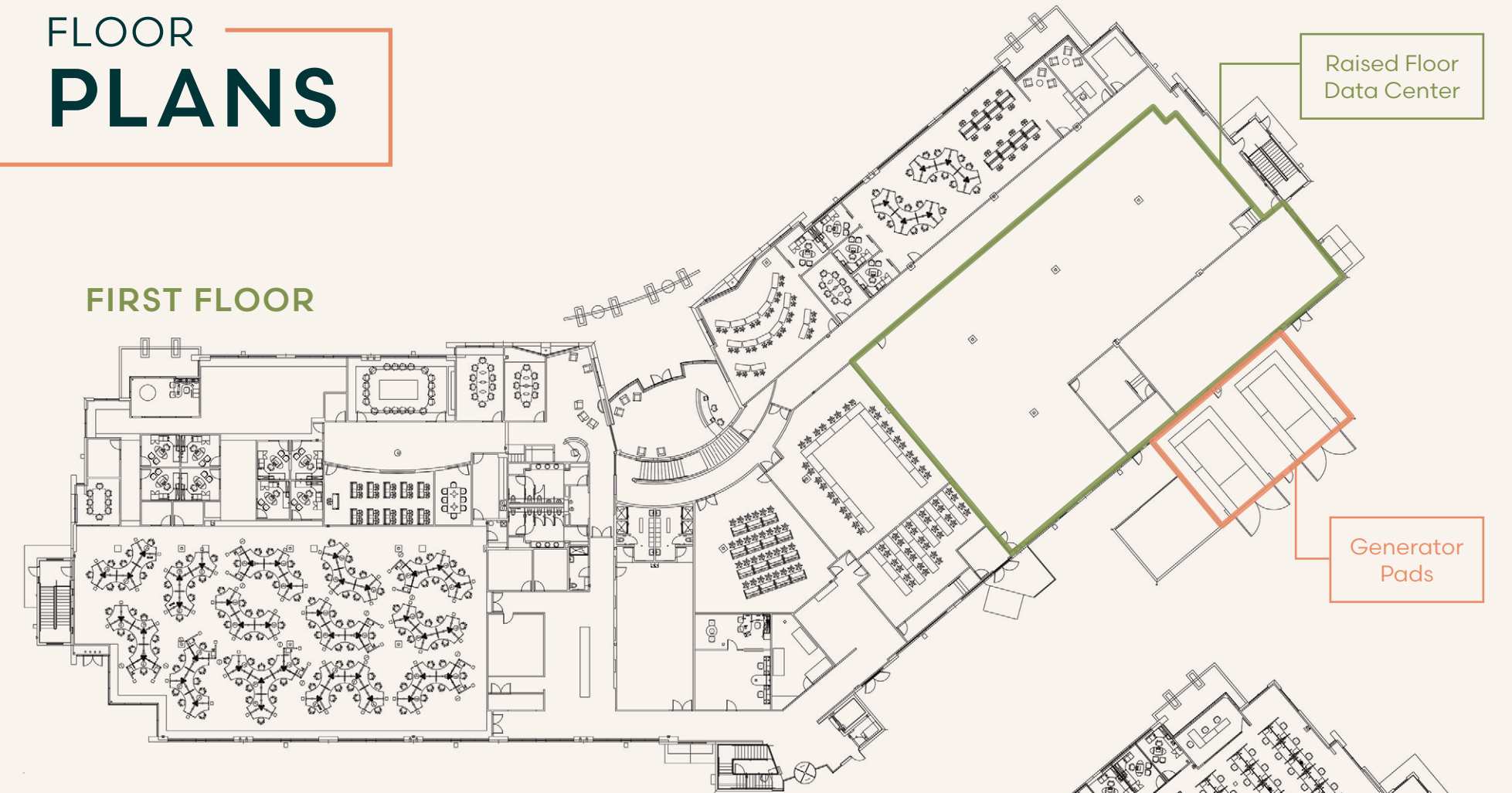


Generator in place (1500KW Caterpillar) Second PAD for Generator (in-place)



FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



- Former Call Center with Network Operations Center & Data Center
- 10,000 SF Portion of the Building is Raised Floor Data Center
- Secured Entrance with Security Booth
- Exterior Seating with Sand Volleyball & Basketball Court
- Highly Visible with over 200,000 Vehicles Per Day on Loop 101
- Located on a full diamond interchange at 7th Street and Loop 101
- Close Proximity to Deer Valley Airport, TSMC, Honor Health Deer Valley Medical Center, Desert Ridge / High Street, Mayo Clinic
- Easy Access to Freeways, Labor Markets, Amenities and Residential areas

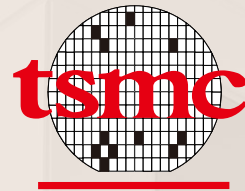


AREA OVERVIEW

Located between Phoenix's most rapidly growing areas, the site offers exceptional convenience & visibility from the Loop 101 along with being positioned between two major highways – Interstate 17 & State Route 51. The strategic location, paired with the size and flexibility of the property, provides an unparalleled opportunity for investors, developers and corporate users looking to establish or expand their presence in North Phoenix.



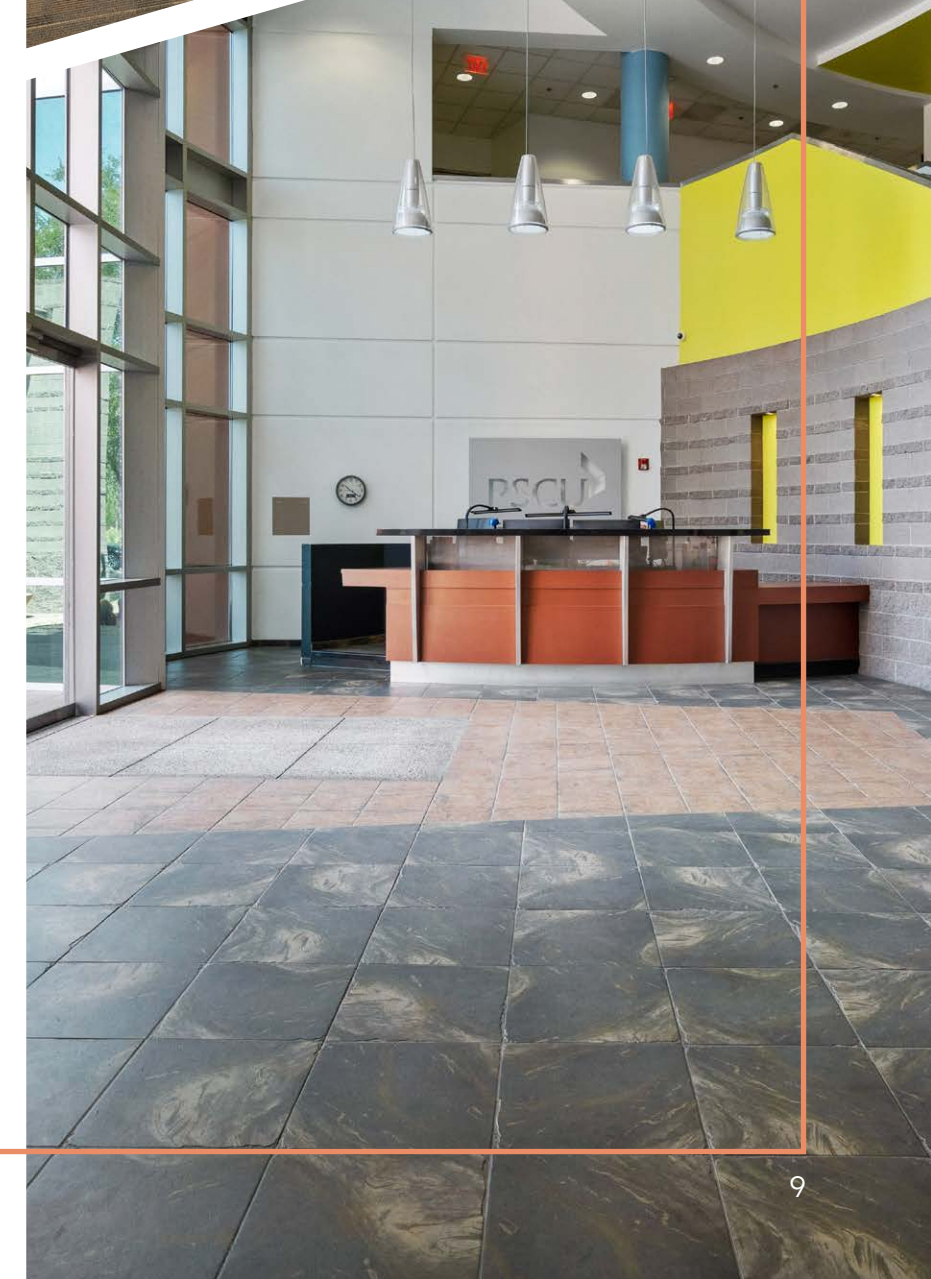
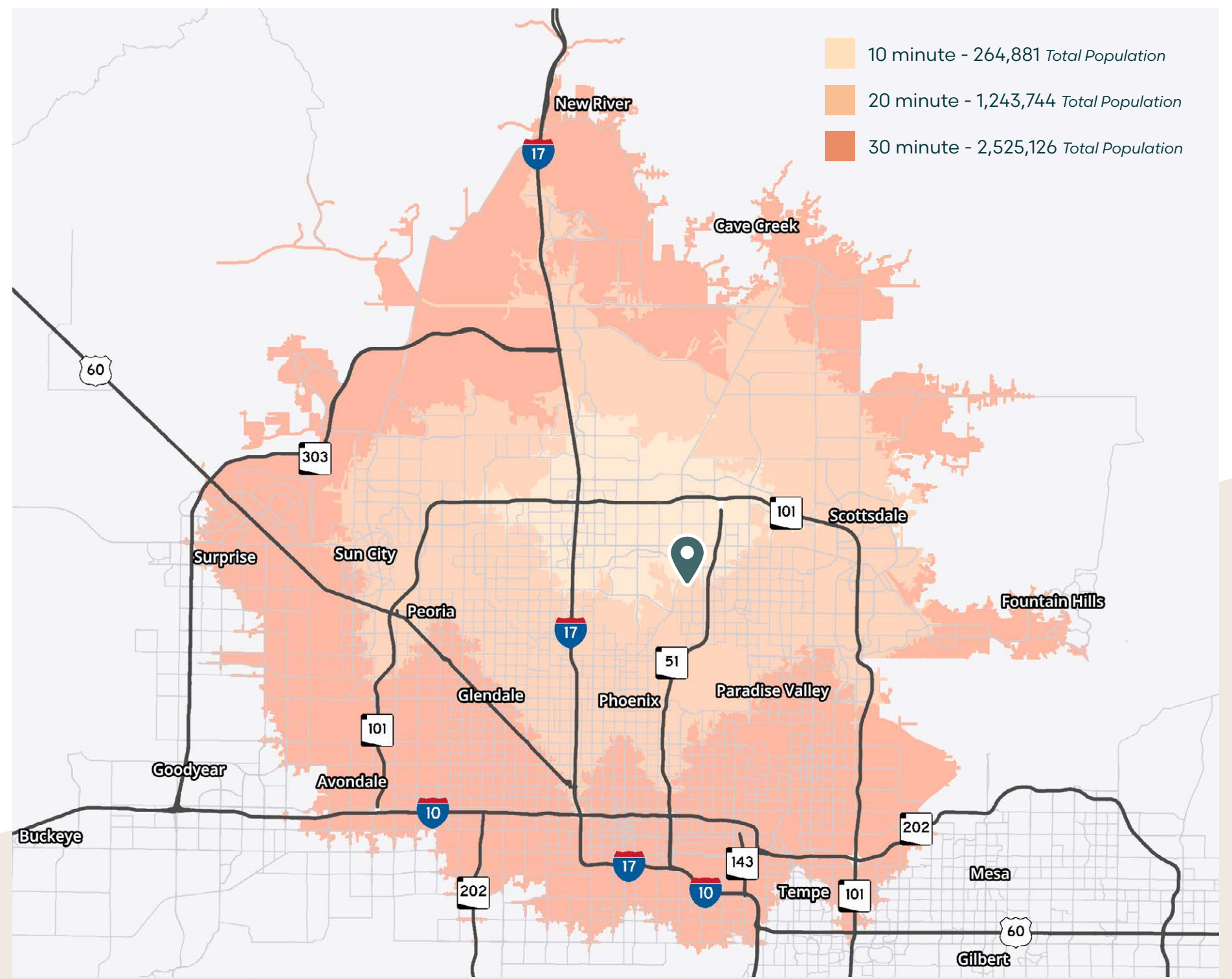
CORPORATE NEIGHBORS



-  Office
-  Retail
-  Medical



LOCAL DRIVE TIMES



FOR MORE INFORMATION CONTACT US

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