

Colliers
INTERNATIONAL

Class A

Office Space For Lease

13430 NORTH BLACK CANYON HWY. PHOENIX, AZ



**BLACK CANYON
OFFICE CENTER**



BLACK CANYON OFFICE CENTER

Two-story building with tremendous identity to I-17, multiple points of ingress/egress including southbound I-17 frontage road, numerous restaurants and amenities in the immediate area. Building underwent complete renovation. Upgraded chiller system in 2015. State-of-the-art functionality including back-up generator. Second to none signage capabilities.

Availability

Suite 100: ±10,785 RSF

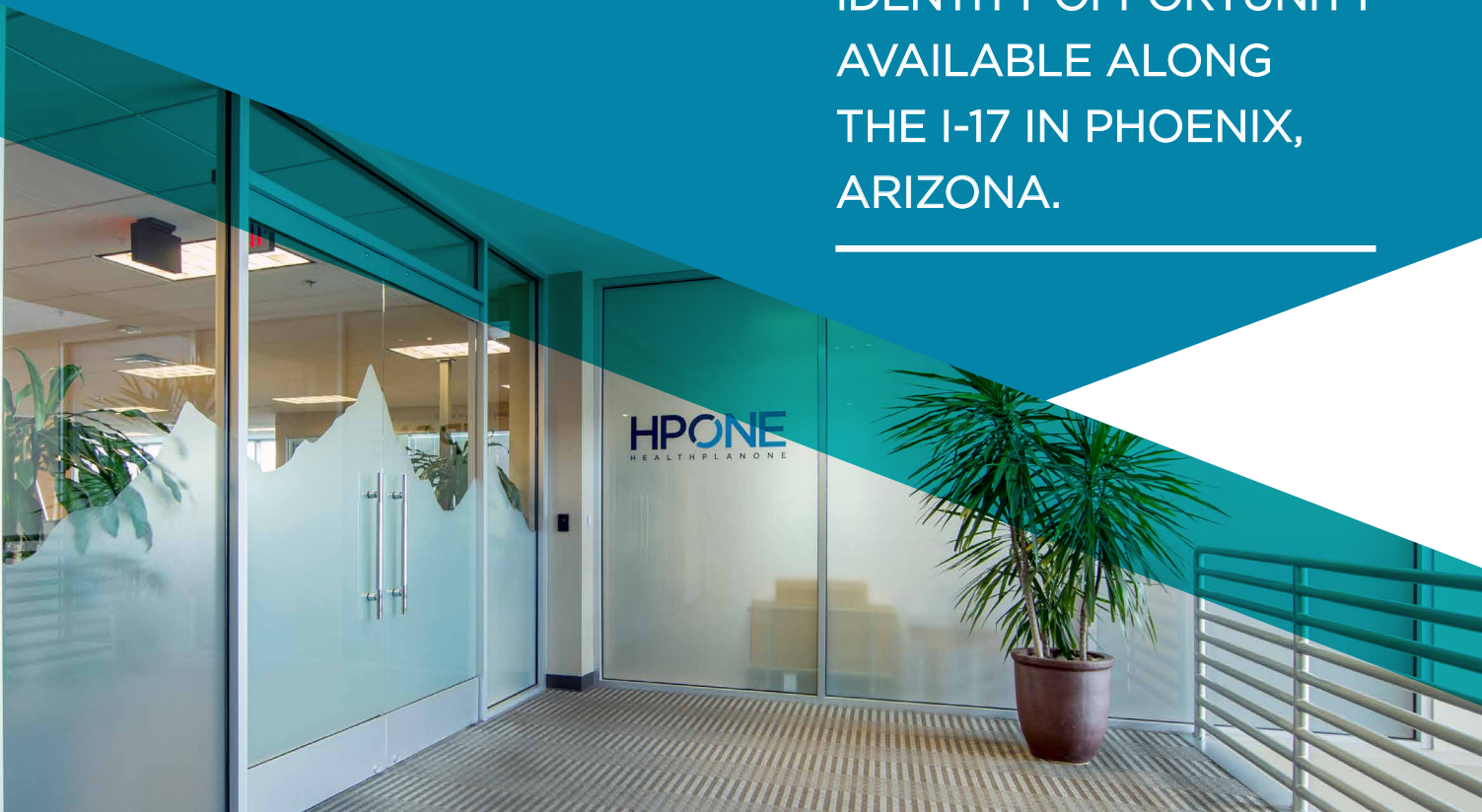
Suite 190: ±37,685 RSF] Contiguous

Suite 200: ±48,831 RSF] ±86,516 RSF

Centrally, Highly Visible Location

Located south of the I-17 and Thunderbird Rd. interchange, Black Canyon Office Center is highly visible. More than 178,000 vehicles pass the property on a daily basis. In addition, this great location is accessible by more than 3.4 million people within a 40-minute commute, 84% of the population of greater Phoenix.

UNPARALLELED
IDENTITY OPPORTUNITY
AVAILABLE ALONG
THE I-17 IN PHOENIX,
ARIZONA.





Key Highlights



Two-story office building



Close proximity to multiple restaurants



On-site after-hours security guards



13430 N. Black Canyon Hwy.
Phoenix, AZ



Outdoor seating area



Near I-17 freeway



Up to 5.0: 1,000 parking ratio



On-site maintenance



56' foot monument sign available

Major Corporate Employers

The exceptional location dynamics in the Deer Valley submarket have attracted major corporate employers to the area. These employers take advantage of the freeway accessibility, area amenities and proximity to a deep base of labor as well as management talent. The submarket has attracted many noteworthy

companies such as Honeywell, Bull Atos, USAA, W.L. Gore, American Express, PetSmart, Safeway, AAA, Cox Cable, Cigna, PSCU Financial Services, PayCHex Inc., Discover, Waste Management, the Federal Bureau of Investigation Regional Headquarters, L-3 Communications and Farmers Insurance.

Attractive, Institutionally Maintained Building

Black Canyon Office Center is an attractive building with timeless architectural details, including a dramatic two-story main lobby. Entrance lobbies are conveniently positioned on both the southeast and west sides of the building, where the parking fields are also located. The property has been institutionally owned and operated since its inception and currently has no deferred maintenance.

Powered Base Building

The building contains dual power and fiber optic feeds, redundant power sources, dedicated cooling equipment and 750 kW of UPS and back-up generator power, a result of the building originally housing an elite group of software engineers and computer equipment during the early years of developing computer equipment and its software. There is an APS substation that originally was constructed to serve this campus.

For leasing information, please contact:

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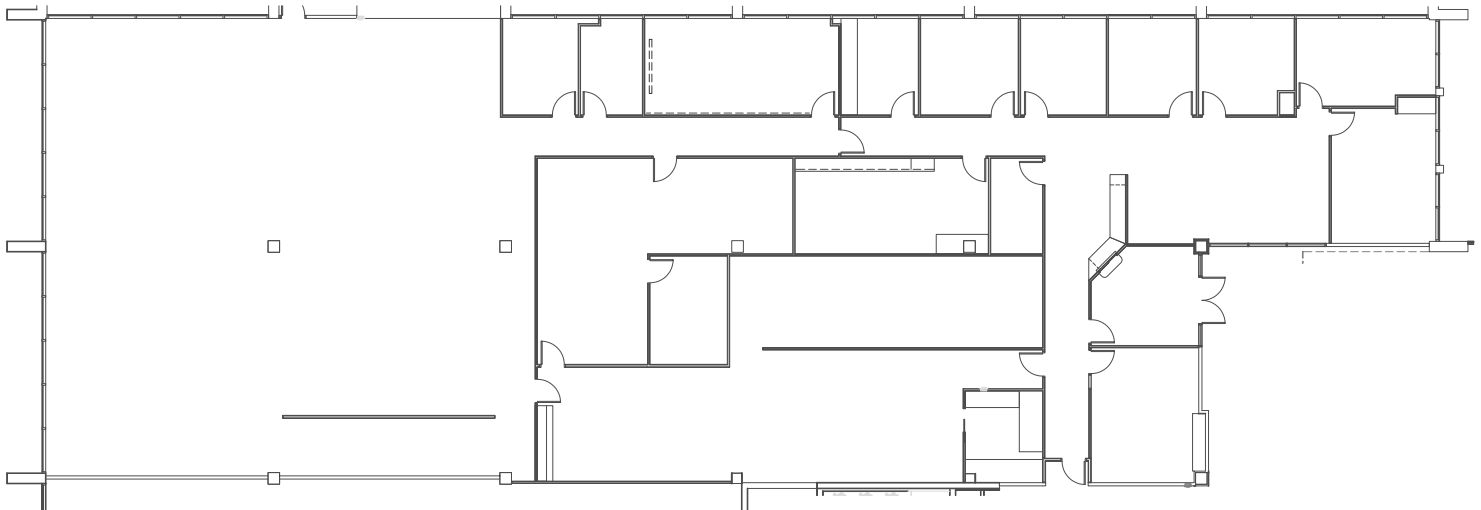
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SUITE 100
±10,785 RSF

DIRECT LOBBY ENTRANCE



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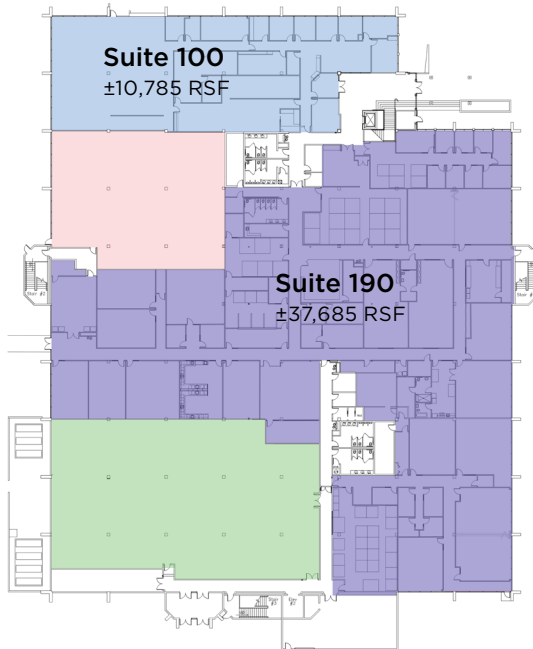


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±86,516 RSF OF CONTIGUOUS SPACE



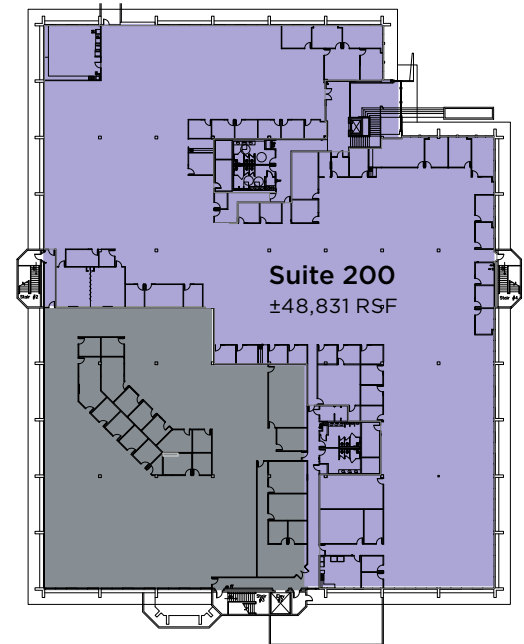
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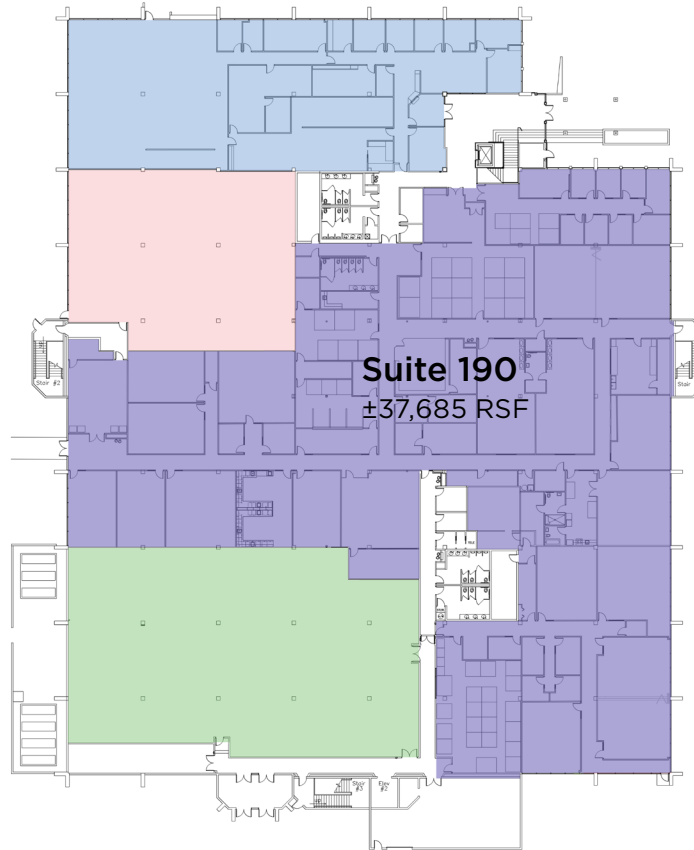


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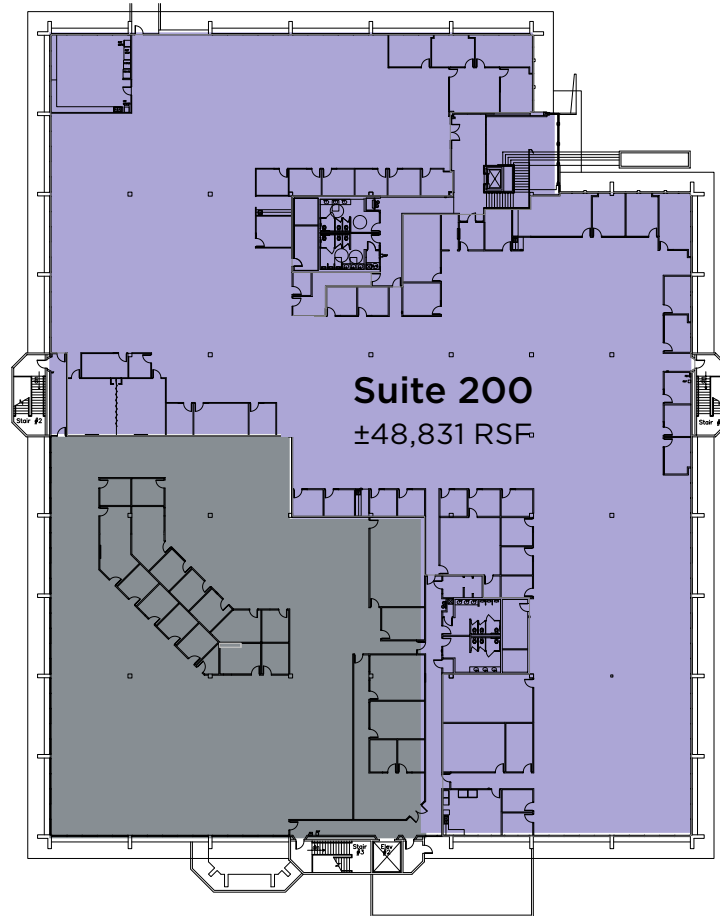


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