

FOR SALE OR LEASE › OFFICE/MEDICAL CONDO SPACE

Norterra Professional Plaza



2060 W. WHISPERING WIND DRIVE, PHOENIX, AZ 85085



This NEW office/medical condominium project is located south of the southeast corner of Happy Valley and 21st Avenue, within a seven acre professional office park in Deer Valley. The location offers lush landscaping, southwestern architecture, ample reserved covered parking, private entrances, signage and excellent access to Loop 101 and I-17 freeways.

PROPERTY TYPE: Class "A", office/medical condominium

TOTAL BUILDING SIZE: ±17,500 rentable square feet (divisible), please see attached

AVAILABLE: Unit 264* ±4,558 gross square feet, Sale or Lease - Executive Suites at \$500 per suite per month
Unit 270* ±2,838 gross square feet, Sale or Lease **SOLD!**

PURCHASE PRICE: \$150.00 per gross square foot* (Up to 7,396 GSF contiguous) Submit all offers.

ANNUAL RENT: \$15.00 per gross square foot, NNN

PARKING RATIO: 4/1,000 covered available at \$35/stall/month, or to purchase with unit please call for pricing.

GREG HOPLEY
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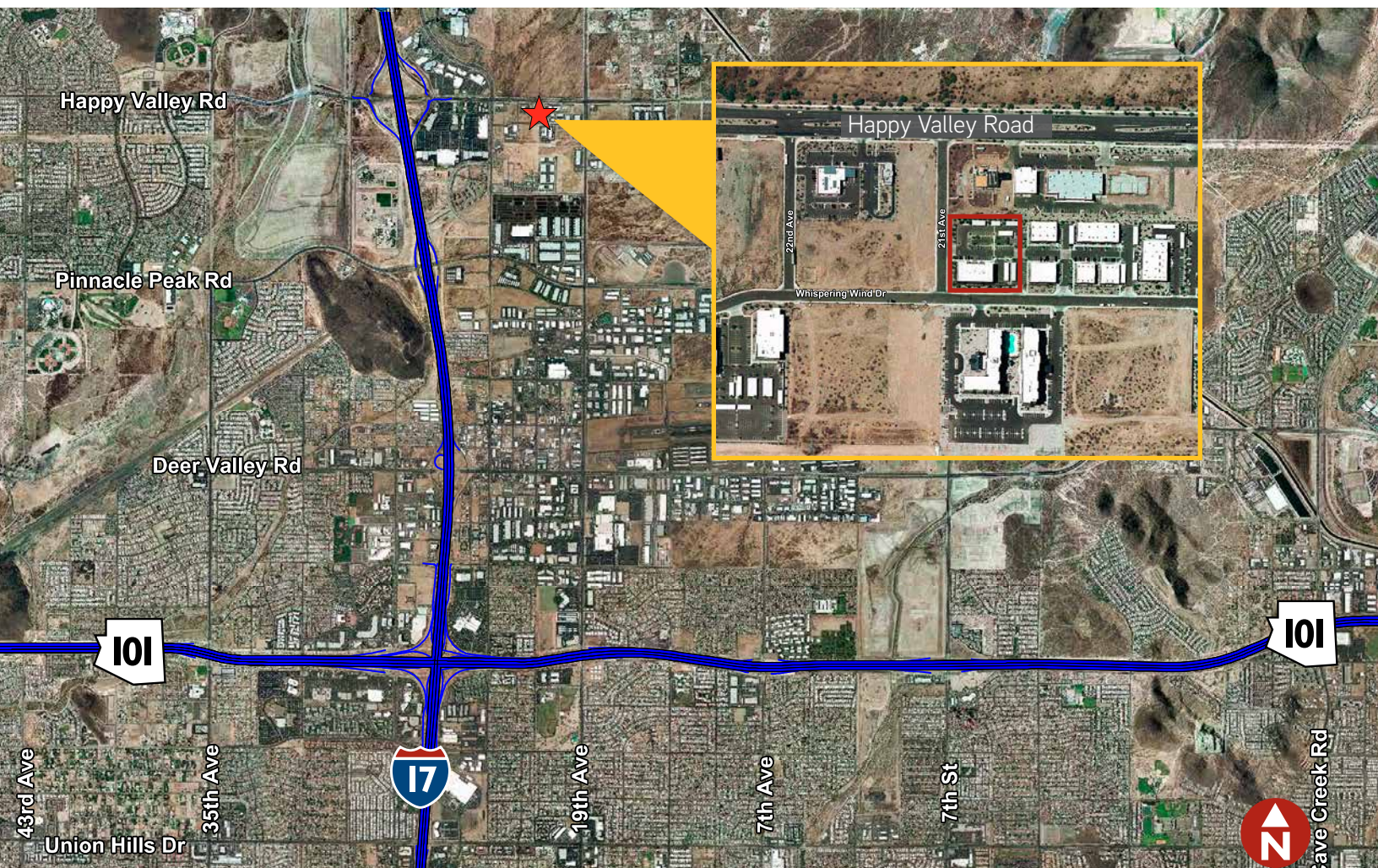
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Property / Area Highlights

- > Available Space, ready to occupy
- > For Sale or Lease
- > Across from the new Marriott Courtyard and retail mall and restaurants within walking distance
- > Excellent location in Deer Valley



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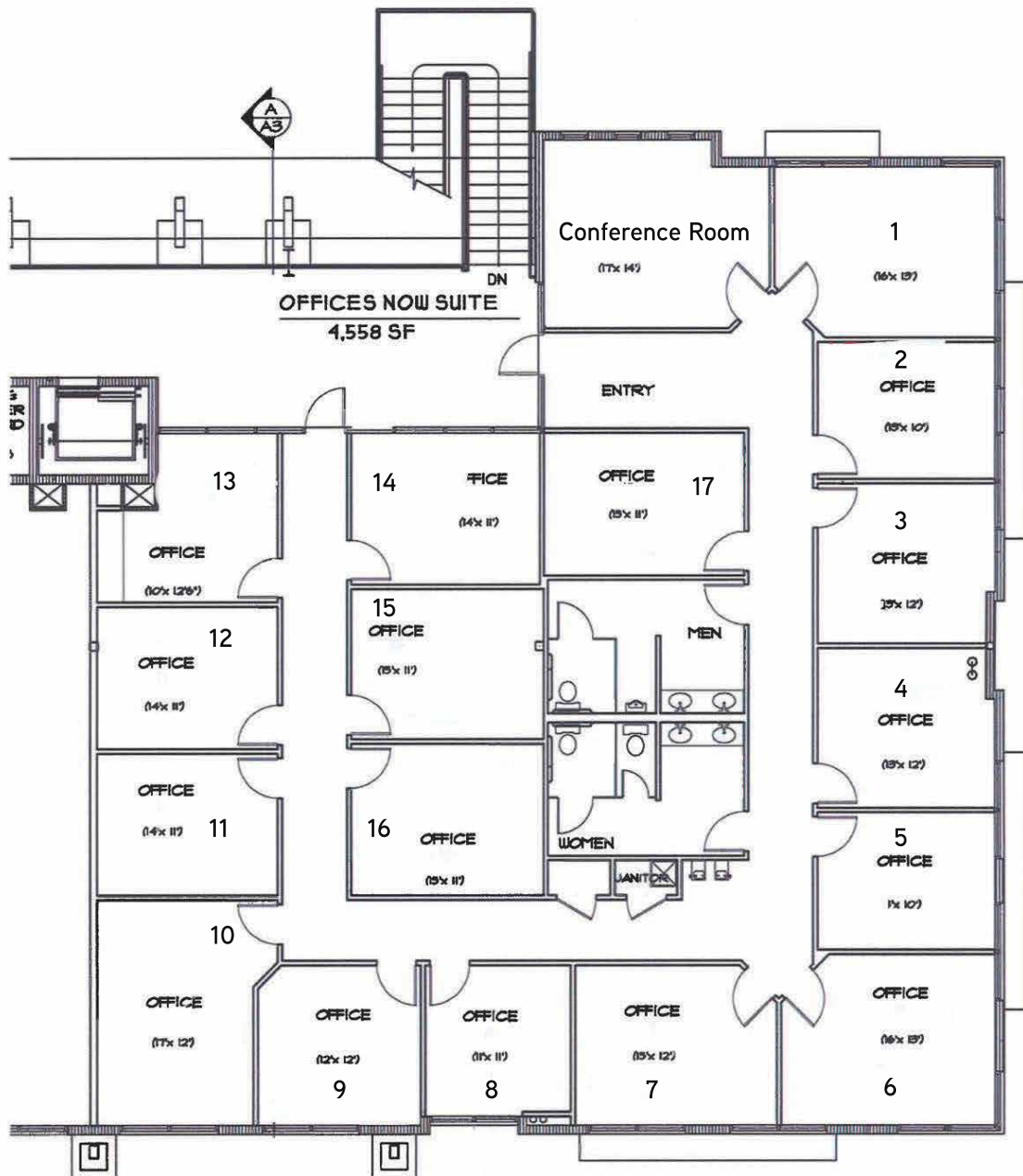
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SUITE 264 - ±4,558 GSF
(CURRENTLY AN EXECUTIVE SUITE OPERATION)

**NOW
AVAILABLE!**

**SUITE 260
±4,558 GSF**

**FOR SALE
OR
FOR LEASE**



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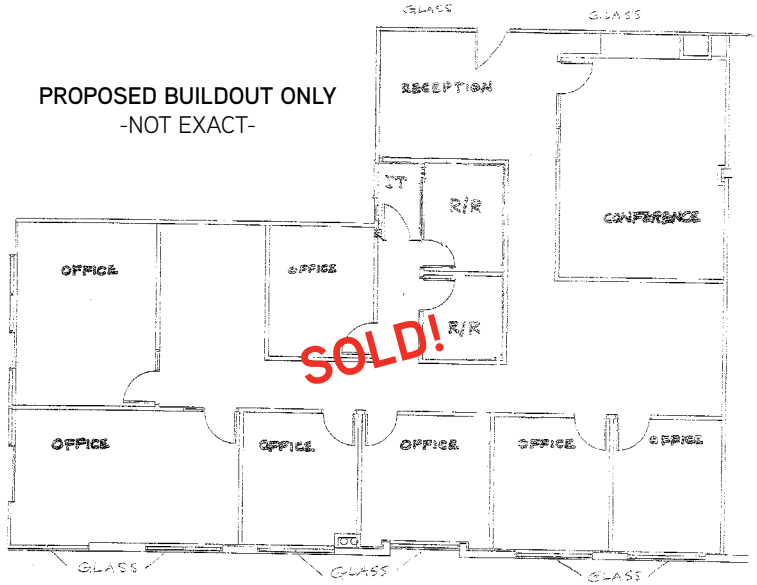
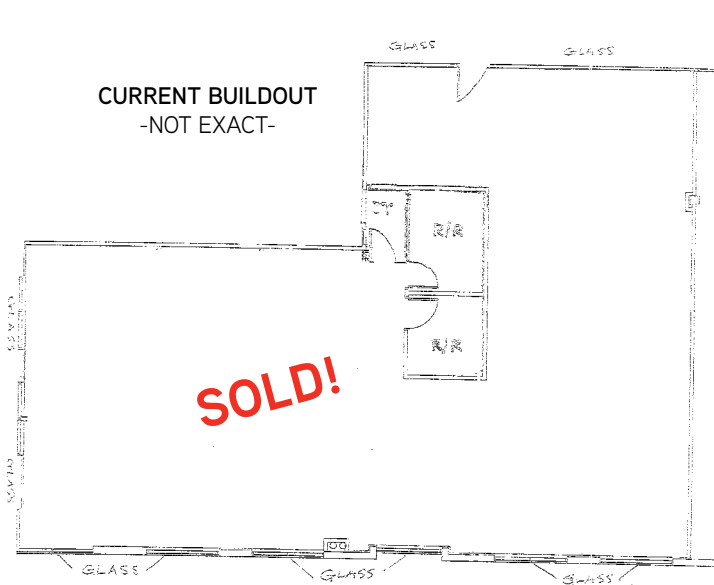


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SUITE 270 -- ±2,838 GSF **SOLD!**
SALE OR LEASE



FLOOR PLAN

±4,558
Executive
Suites



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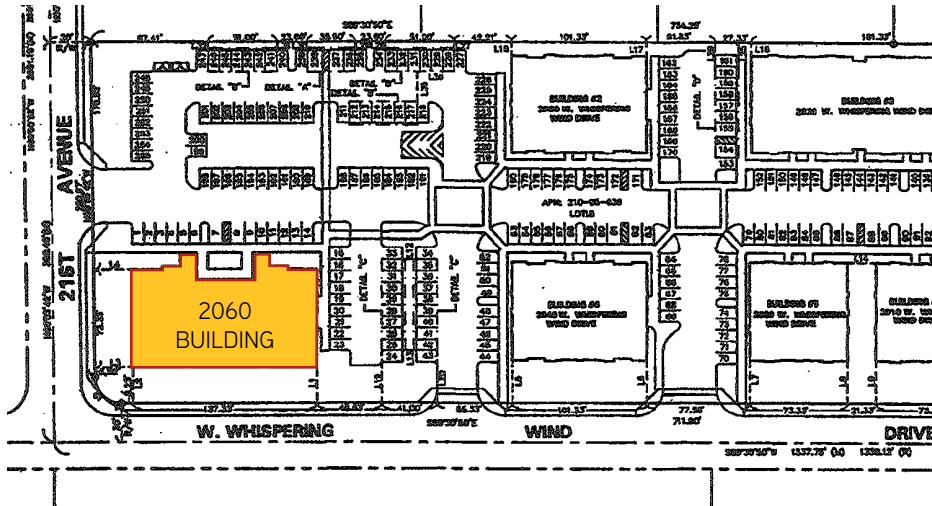


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SITE PLAN



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±4,558 GSF**

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Contact

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Available for Sale or Lease.

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