

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 260\* ±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  
Executive Vice President  
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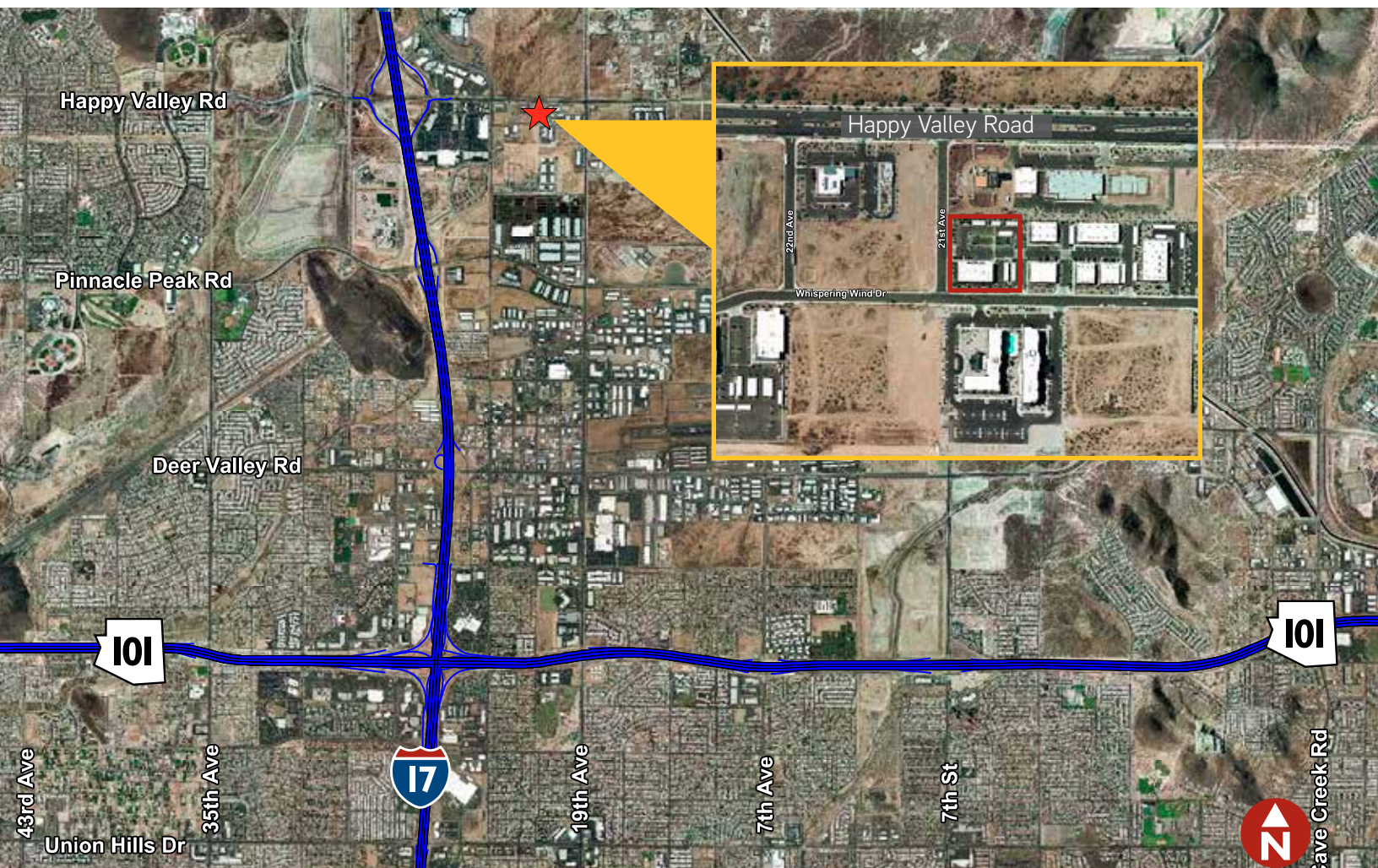
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## Property / Area Highlights

- > 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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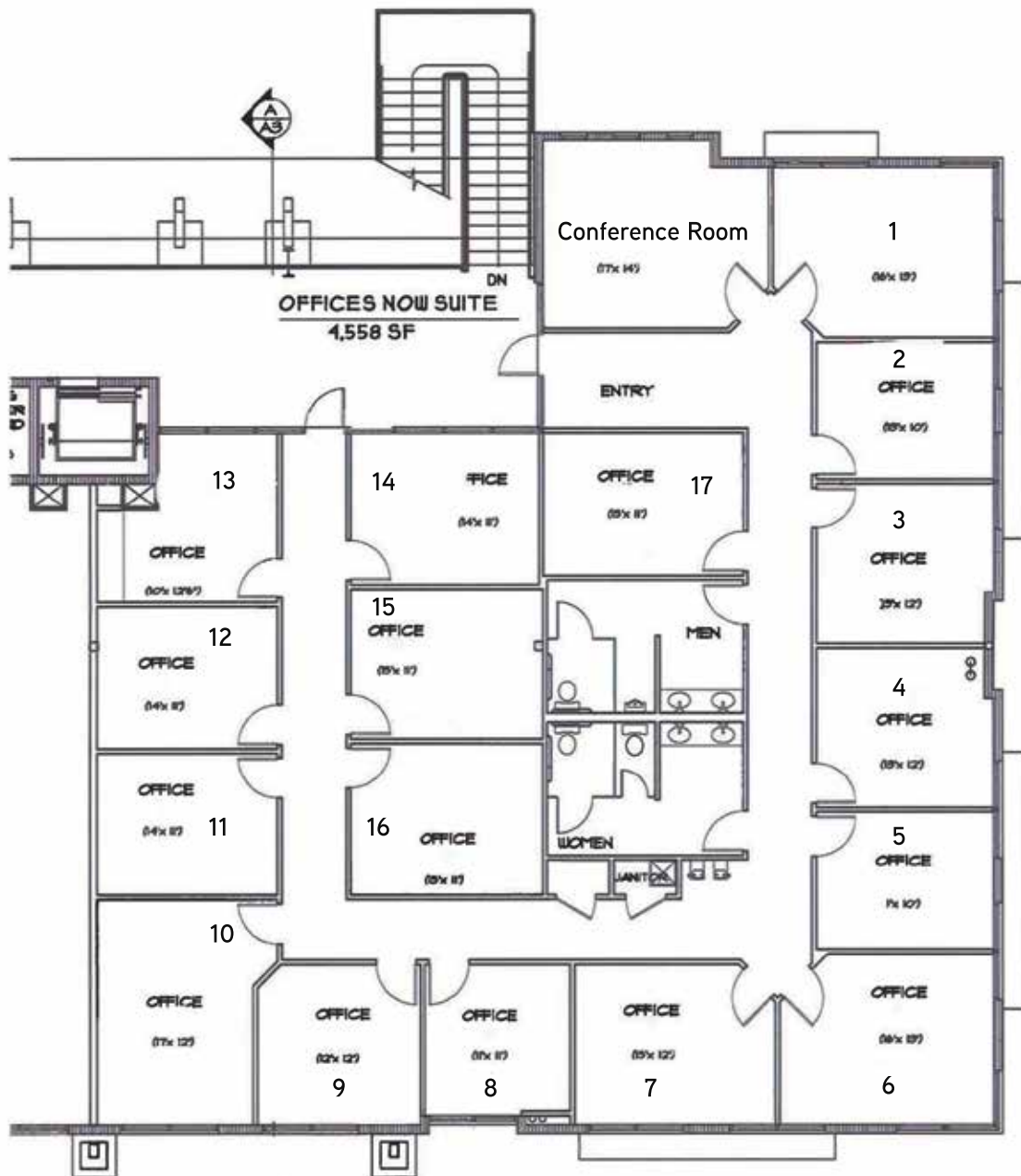
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SUITE 260 - ±4,558 GSF  
(CURRENTLY AN EXECUTIVE SUITE OPERATION)

**NOW  
AVAILABLE!**

**SUITE 260**  
±4,558 GSF

**FOR SALE  
OR  
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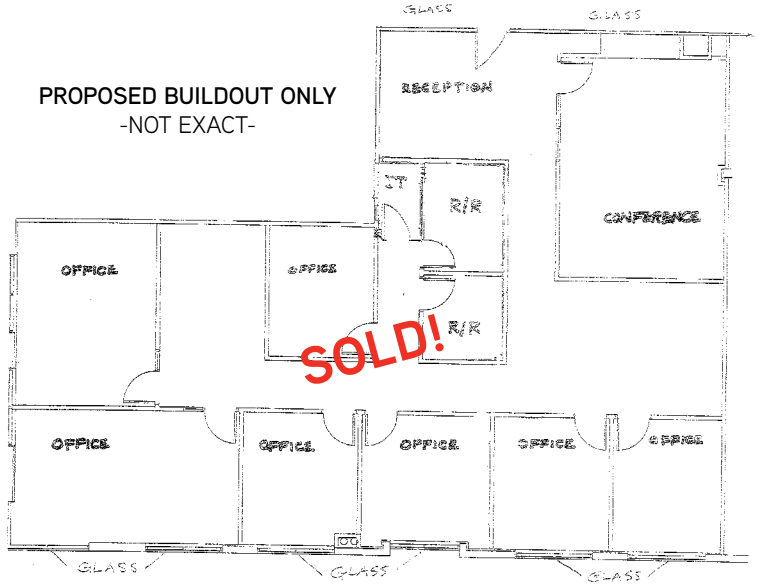
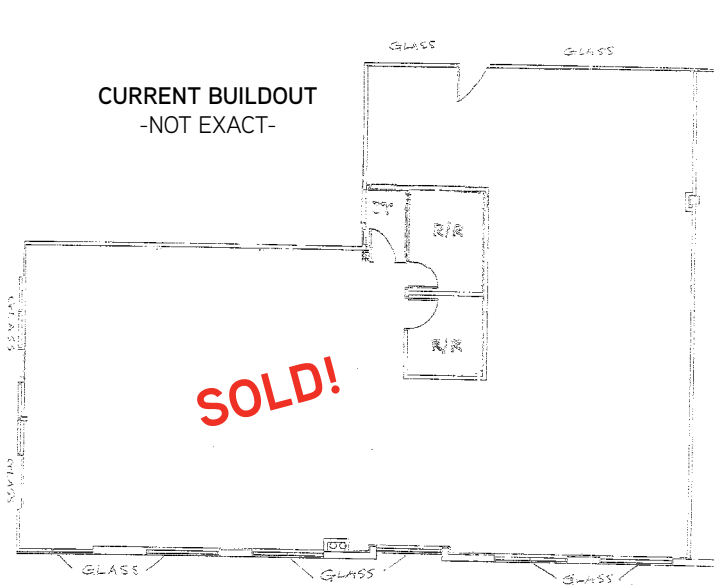


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SUITE 270 -- ±2,838 GSF **SOLD!**  
SALE OR LEASE



## FLOOR PLAN

±4,558  
Executive  
Suites



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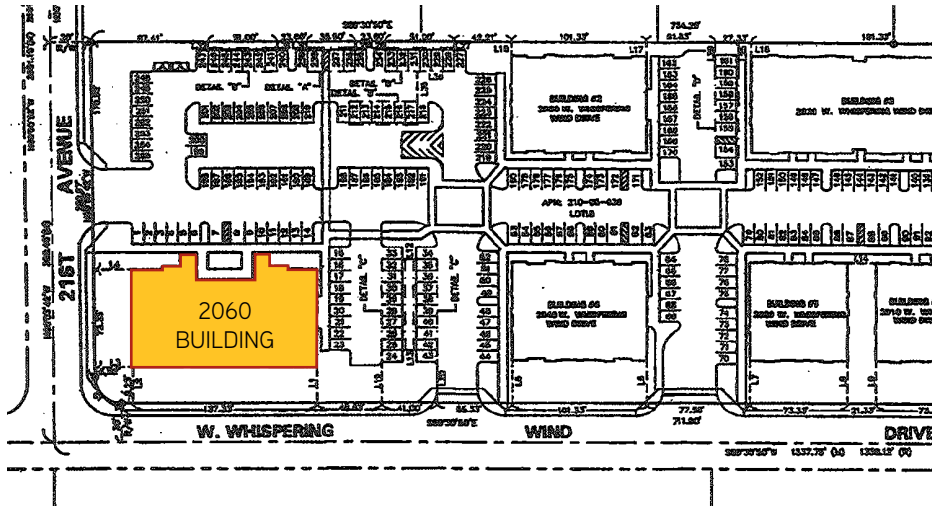


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## SITE PLAN



**NOW  
AVAILABLE!**

**SUITE 260  
±4,558 GSF**

**FOR SALE  
OR  
FOR LEASE**

## Contact

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480.655.3333  
[Greg.Hopley@colliers.com](mailto:Greg.Hopley@colliers.com)

**Excellent Location!**  
Available for Sale or Lease.

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