

FOR LEASE > OFFICE SPACE



# Blackhawk Corporate Center I

20401 NORTH 29TH AVENUE | PHOENIX, ARIZONA



## Building Summary

- > Single-story, back-office, flex building
- > Built in 1997
- > ±12.22 acres
- > C-2/M-R, City of Phoenix zoning
- > 100% sprinklered

## Property Highlights

- > Building signage potential
- > Amenity-rich environment including Deer Valley Town Center (AMC Theaters, Target, Chipotle to name a few)
- > Excellent freeway access and exposure along Loop 101 & I-17
- > Multiple conference rooms
- > 12-foot ceilings
- > Ample storage and warehouse space available onsite

## Building Details

- > Project Size: ±138,540 SF
- > Lease Rate: \$13.00 - \$14.00 NNN
- > Parking Ratio: 6.1:1,000 SF

## Vacancies

- > Suite 100 - ±41,178 SF
- > Suite 130 - ±10,000 - ±33,230 SF

- > Existing server rooms
- > Centered in a major employment hub featuring corporate neighbors such as USAA, Cigna Insurance, Wells Fargo, Petsmart, Cox Communications and many more!
- > Just five minutes from Deer Valley Airport and twenty minutes from Phoenix Sky Harbor International Airport
- > Adjacent to public transportation
- > Featuring suites with open ceilings

### Keith Lambeth

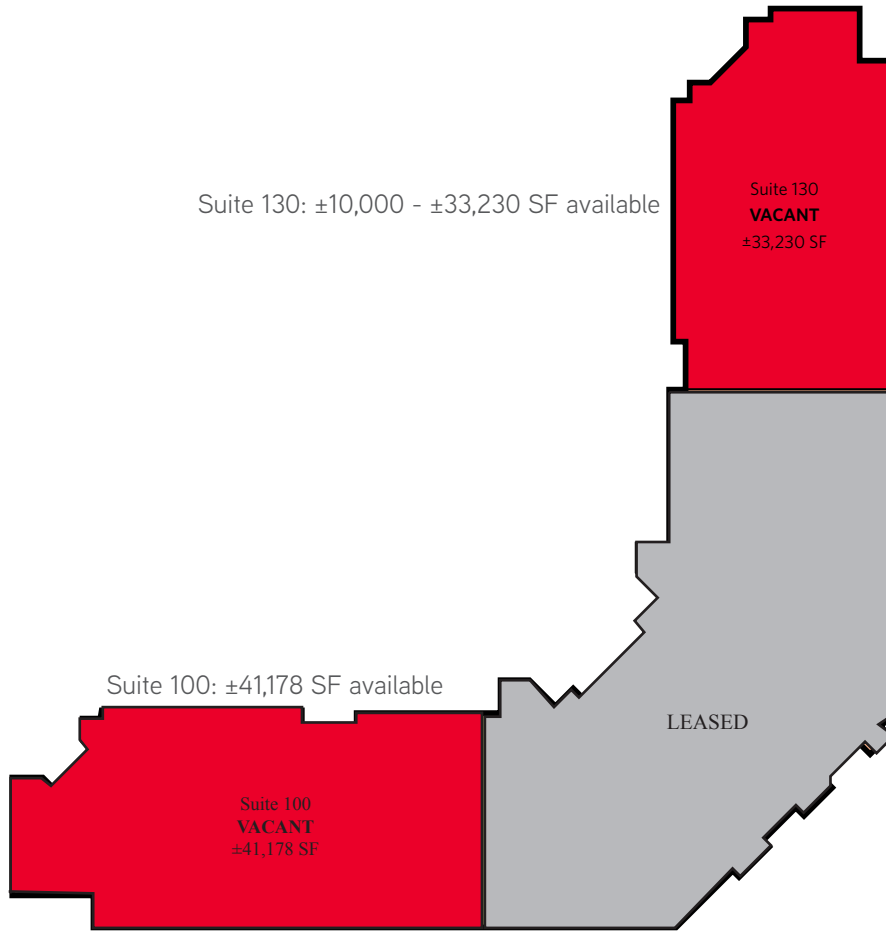
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# Blackhawk Corporate Center I > Floor Plan



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