

±31,060 SF AVAILABLE
DEMISABLE TO X SF
OFFICE/FLEX



NORTH LOOP 101 BUSINESS CENTER
950 WEST BEHREND DRIVE | PHOENIX, AZ 85027

CORWIN HEMMINGSEN
LEASING AGENT
480.202.5749
CORWIN@DANSONSGROUP.COM

MAKAYLEY MORRIS
OPERATIONS MANAGER
480.665.6222
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BUILDING FEATURES:

- SIZE: ±31,016 SQUARE FEET
- PARKING: UP TO 5 : 1,000 INCLUDING COVERED RESERVED SPACES
- LOCATION: SWC 7TH AVENUE AND LOOP 101
- ZONING: COMMERCE PARK
- CONSTRUCTED: 2001
- TELECOMMUNICATIONS: COX COMMUNICATIONS & CENTURYLINK
- ACCESS: FIVE POINTS OF INGRESS/EGRESS ACCESSING FULL DIAMOND INTERCHANGE AT 7TH AVENUE
- SIGNAGE: ±48' TALL MONUMENT SIGNAGE ON LOOP 101 AND MONUMENT SIGNATE ON 7TH AVENUE



LOCATION FEATURES:

- THREE MINUTES TO ±550,000 SQUARE FEET OF RETAIL AND DINING AT DEER VALLEY TOWNE CENTER
- MINUTES TO HAPPY VALLEY TOWNE CENTER AND DESERT RIDGE MARKET PLACE PROVIDING OVER ±2.3 MILLION SQUARE FEET OF RETAIL AND DINING
- EASY ACCESS TO FREEWAYS, LABOR MARKETS, AMENITIES AND RESIDENTIAL AREAS
- 20 MINUTES TO DOWNTOWN PHOENIX AND SKY HARBOR INTERNATIONAL AIRPORT, 5 MINUTES TO DEER VALLEY AIRPARK
- CORPORATE NEIGHBORS INCLUDE COX COMMUNICATIONS, USAA, WASTE MANAGEMENT, AMERICAN EXPRESS, CENTURI GROUP, CIGNA, PETSMART, KNIGHT TRANSPORTATION AND DISCOVER CARD

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±31,016 SF
• THREE SIDES OF GLASS

LOOP 101

7TH AVENUE

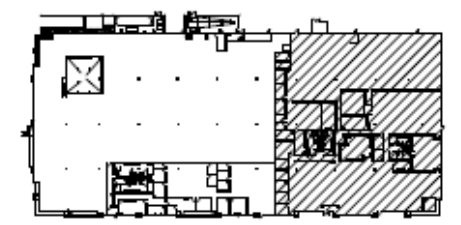
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SUITE 102 - APPROX. +/- 31,016 RSF



KEY PLAN



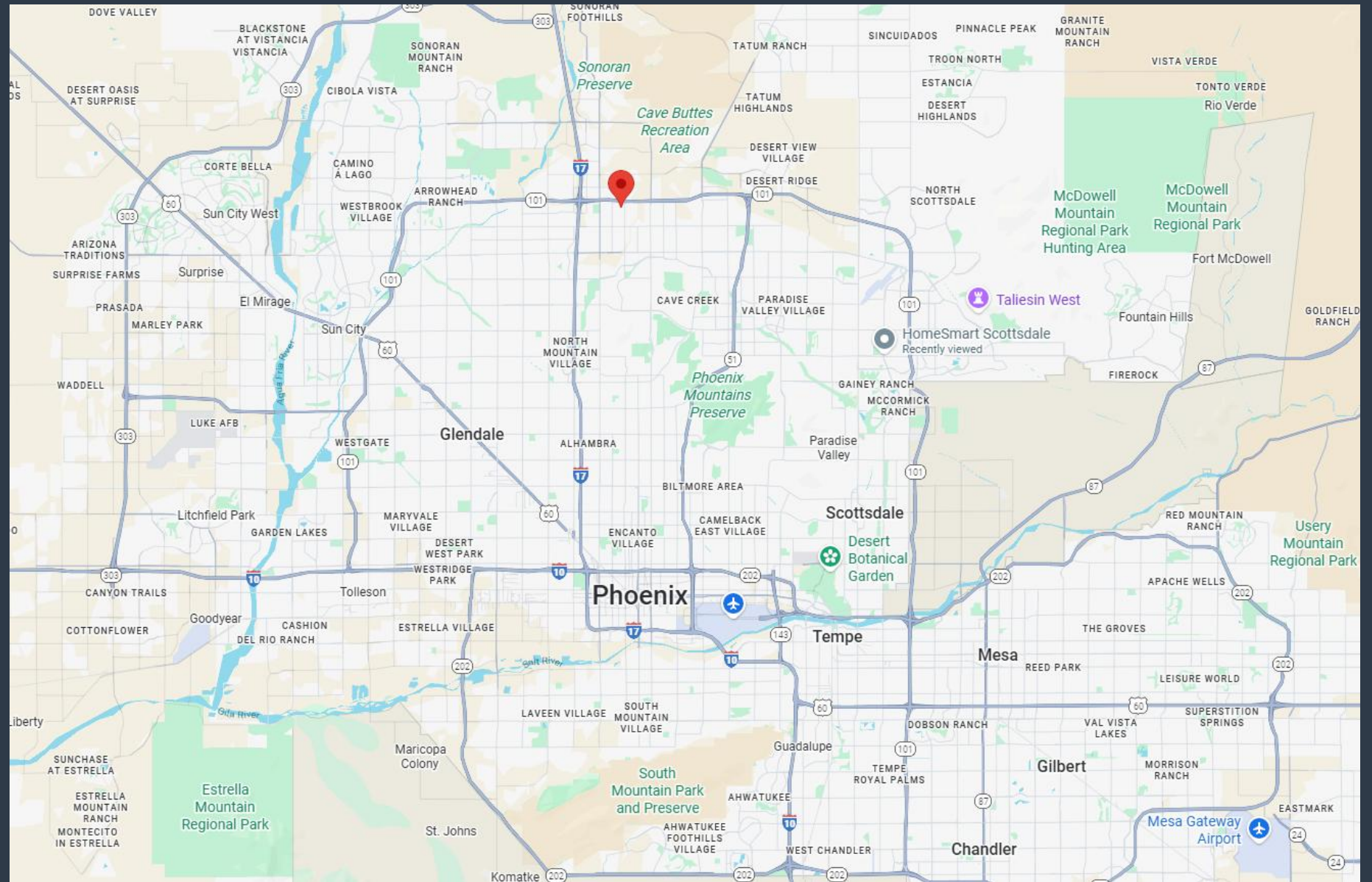
LOCATION:



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OFFERING TERMS:

AVAILABLE SF: ±31,016

LEASE RATE: \$18.00 PSF NNN

EST. CAM: \$4.04 PSF

ALL-IN EST. RENT: \$22.04 PSF

ANNUAL ESCALATIONS: 3.00%

TENANT IMPROVEMENTS
BUDGET AVAILABLE TO
NEGOTIATE



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GALLERY

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MAIN FLEX ROOM

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FLEX ROOM II

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FLEX ROOM III



BOARD ROOM I



CONFERENCE ROOM II



FLEX ROOM IV



CONFERENCE ROOM I



CONFERENCE ROOM V



KITCHEN



BREAK ROOM I

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OFFICE EXAMPLE

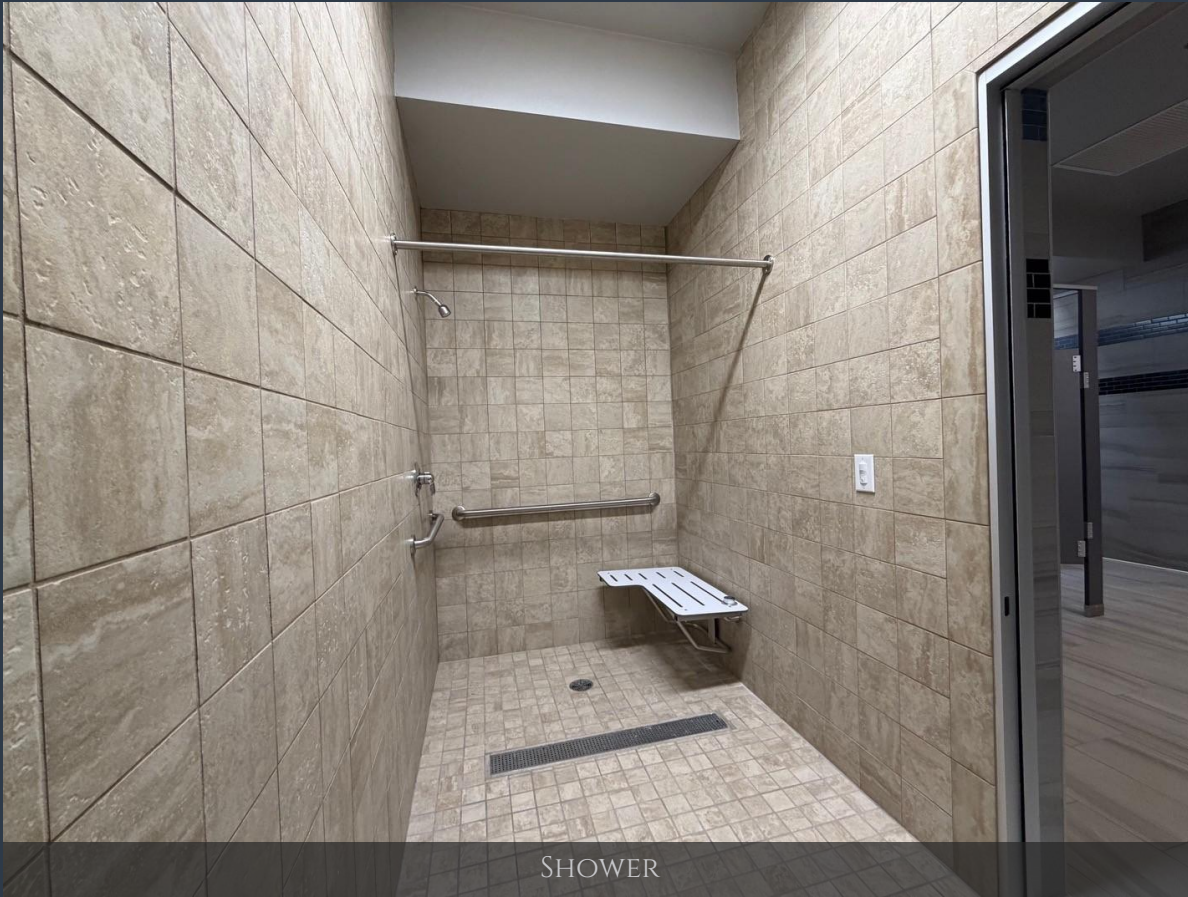


BATHROOM

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SHOWER



CONFERENCE ROOMS III AND IV

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