

Now Available!

Colliers



Class "A" Office Space

Black Canyon Office Center

13430 N Black Canyon Freeway | Phoenix, Arizona

Now Available For Lease

Approx. ±25,804 rsf = Special Offer!

Main Entrance Looking South

Dillon Hopley

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Property Highlights

13430 N Black Canyon Freeway | Phoenix, Arizona

Building Size

±138,940 SF, two story building

Availability

Approx. ±53,974 RSF



Total Available on 2nd Floor

Suite 200: ±20,164 rsf - Plug & Play with ±164 workstations in-place, excellent space now available!

Suite 250: ±28,170 rsf - Office suite now available

Suite 290: ±5,640 rsf - Immediate Occupancy

Suite 200/250/290 are contiguous for ±53,974 rsf

Rental Rate

Special Offer for Suite 200 & Suite 290

\$10.00 PSF/YR, NNN

NNNs include janitorial and utilities: approx. \$7.50 PSF/YR

Suite 250 - call for pricing

Site Area

±13.39 Acres

Percent Leased

70% with 3 tenants

Year Built

1981

Major Renovations

2006 • Building in Excellent Condition

(Under New Ownership)

Signage

Identity opportunity available along I-17 • ±36 foot monument sign available • Possible fascia signage

Amenities

On-site maintenance and security • Outdoor seating area • Parking Ratio: 5.0/1,000 SF • Fiber Optic available • Back-up generator available • Close proximity to a variety of hotels, restaurants, shopping, and entertainment



Front Entrance Looking South

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8360 E Raintree Drive, Suite 130
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Floor Plan Summary | Black Canyon Office Center



Floor 2

Elevator serviced, beautiful second floor office space now available to occupy, approximately ±53,974 SF.

Special Offer for **Suite 200** & **Suite 290**

New Rental Rate: \$10.00 PSF/YR, NNN

Expenses: NNNs include janitorial and utilities approx. \$7.50 PSF/YR

Suite 200 ±20,164 RSF
Immediate Occupancy
Plug & Play ±164 workstations, furniture and equipment available for new incoming tenant
Suite now available with excellent glass line and with outstanding views

Suite 250 ±28,170 RSF
Office suite now available

Suite 290 ±5,640 RSF
Vacant and currently available for immediate occupancy

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Building and Surrounding Area

Powered Base Building

This Class A Office building contains dual power and fiber optic feeds, with 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 was originally constructed to serve this campus.

Attractive, Beautifully Maintained Class "A" Office Building

Black Canyon Office Center is an attractive Office Building with wonderful architectural details including a dramatic two-story main lobby. The building has entrance lobbies that are conveniently positioned on both the Southeast and west sides of the Office Building where the outside parking is conveniently located. Moreover, this commercial property has been purchased by a new Owner and who has keen interest in property.

Phoenix Corporate Employers

This Class "A" Office property is in an exceptional location with dynamics in the Deer Valley Submarket in the Northeast Valley, which has access to the I-17 Freeway, and area amenities include large labor pools and management talent. The area surrounding this commercial property houses companies such as Honeywell, Bull Atos, USAA, W.L. Gore, American Express, PetSmart, Safeway, AAA, Cox Cable, Cigna, PSCU Financial Services, PayChex, Discover, Waste Management, FBI Headquarters, L-3 Communications and Farmer Insurance, to name a few.



Lobby Area

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Location Highlights

Surrounded by Densely Populated Neighborhoods

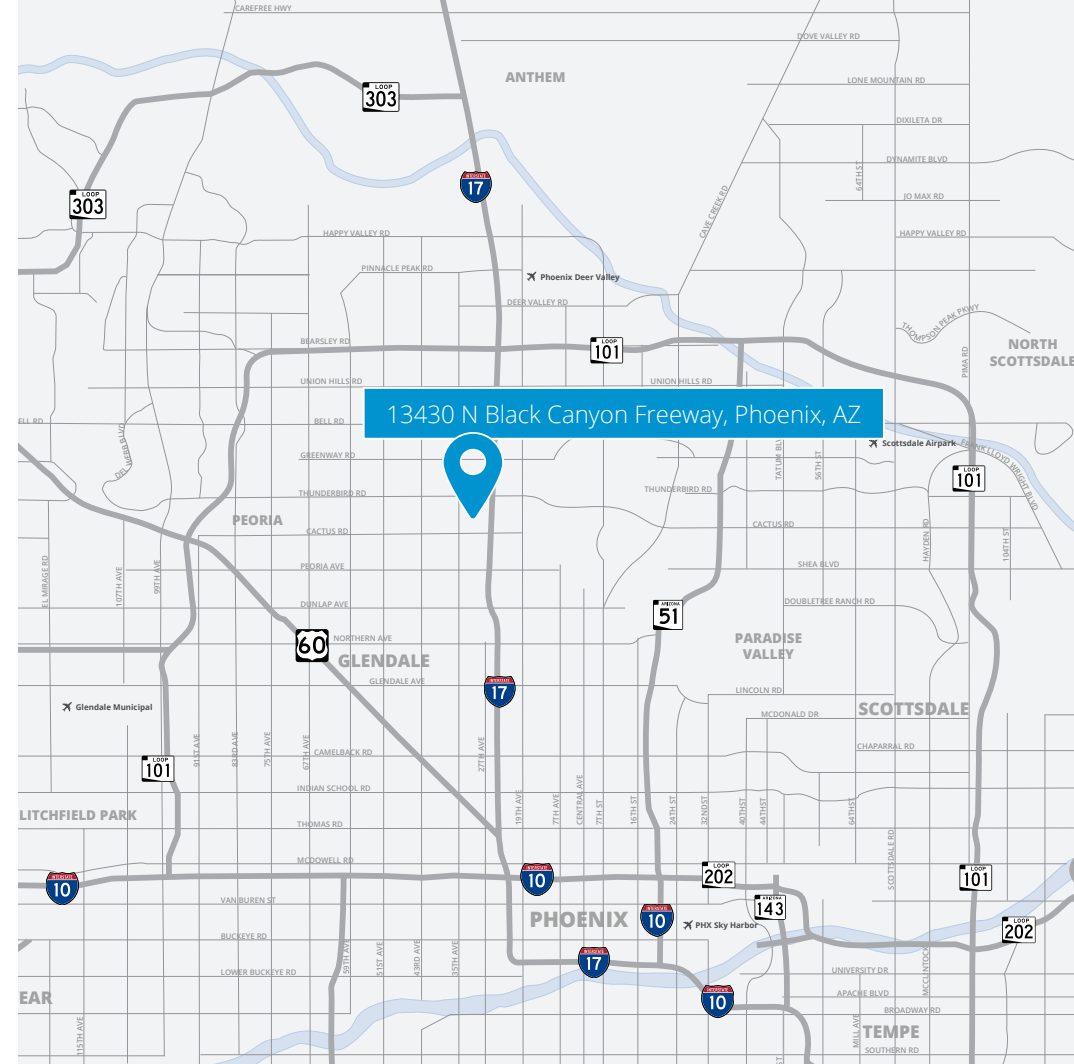
The residential area surrounding Black Canyon Center grew greatly as I-17 increased in popularity during the 1960s. Today, there are more than 415,000 homes within a five-mile radius.

Convenient Location with Easy Regional Access

The prominent presence along I-17 makes the Property ideally situated for convenient and easy access. Interstate 17 is one of the two largest transportation corridors in the Valley. In fact, 76% of the population of greater Phoenix can reach this location within a 40-minute drive-time.

Tenant Attraction

Tenants have historically been attracted to the convenient location, efficient building infrastructure, affordable rental rates and access to an immediate, diverse, and affordable labor pool.



Outside Seating Area with Grass Looking East

Area Demographics | Black Canyon Office Center

	1 Mile	3 Miles	5 Miles
Population Overview			
2010 Total Population	17,263	131,993	384,075
2024 Total Population	21,814	141,884	419,084
2024 Population 25+ Educational Attainment			
Population 25 years and over	14,595	95,309	289,652
High School Graduate	22%	23%	22%
Some College, No Degree	24%	23%	23%
Associate Degree	10%	10%	11%
Bachelor's/Graduate Degree	26%	27%	29%
Household Overview			
2010 Households	6,619	49,804	149,307
2024 Households	8,385	53,297	163,963
Household Income Trend			
2024 Average Income	\$77,298	\$87,143	\$95,132
2024 Median Household Income	\$59,995	\$64,265	\$71,773
2024 Home Value			
Median Home Value	\$346,304	\$389,001	\$397,274





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