



# 17th Drive Business Park

23309 N 17TH DRIVE | SUITE 100-106 | PHOENIX, AZ

## FOR LEASE



**±9,767 SF** flex space available

**SUITE** 100-106 65% office & 35% warehouse

**31** parking spaces (covered spaces available for purchase)

**±16'** clear height

**CP / BP** zoning, City of Phoenix

**FOUR** 12' x 14' grade level roll up doors and one common area truck-well

**MASONRY** construction with epoxy concrete warehouse floors

**\$1.53/SF** NNN lease rate

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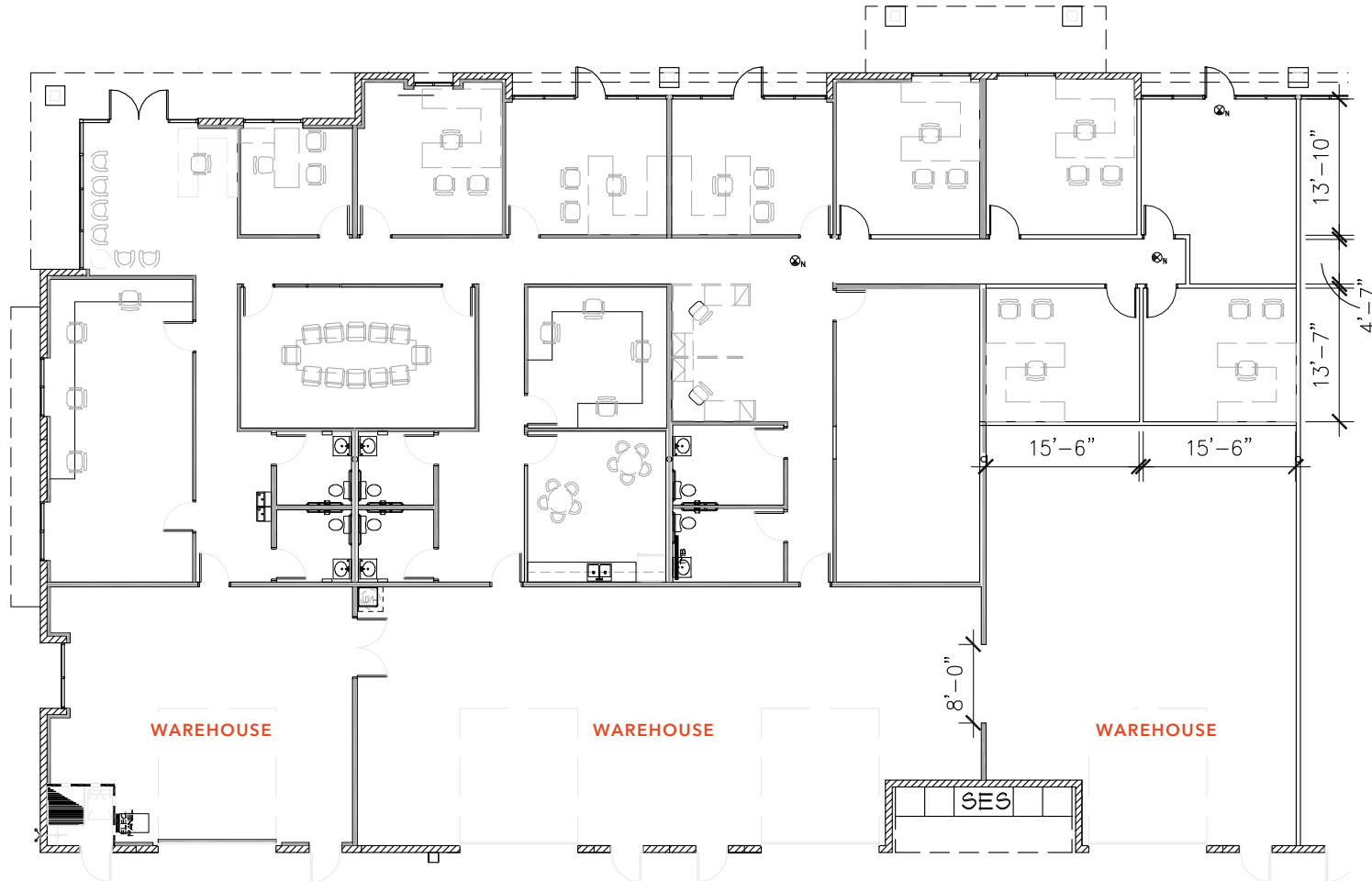
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## Suite 100-106



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**km** Kidder Mathews

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## DEMOGRAPHICS

This property has proximity to over 20,000 newly constructed homes that stretch from Happy Valley Road, North to Carefree Highway. There is over 800,000 SF of retail amenities within a 2 mile radius of this location.

The building is located just south of Pinnacle Peak Road, with proximity to Interstate 17, and two city blocks from 19th Avenue - The major surface-street arterial within the Deer Valley Sub-market.

## RECENT AREA DEVELOPMENTS

9 miles away from new TSCM Headquarters

500,000 employees within a 30-minute commute

Immediate access to I-17, Loop 101 and 51 freeways

2 miles to Happy Valley Towne Center (800,000 SF of retail) and 5 miles to Deer Valley Town Center

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