

An aerial photograph of a modern, single-story commercial building with a flat roof and large glass windows. The building is surrounded by a landscaped area with palm trees, a small circular fountain, and a parking lot. In the background, a cityscape and mountains are visible under a clear blue sky. The building has the address '16404' and the 'PAYCHEX' logo on its facade. A tall signpost in the foreground lists 'CORPORATE PARKWAY NORTH', 'PAYCHEX', 'iRec', and 'NORTH CAFE'.

# CORPORATE PARKWAY NORTH

16404 N BLACK CANYON HWY  
PHOENIX, AZ 85053

**NEWMARK**





# CORPORATE PARKWAY NORTH



**LOCATION**  
PHOENIX, AZ



**PROPERTY SIZE**  
226,752 RSF



**FLOORS**  
2



**FLOOR PLATE**  
113,376 RSF



**PARKING**  
6.5:1,000

## Welcome to **CORPORATE PARKWAY NORTH**

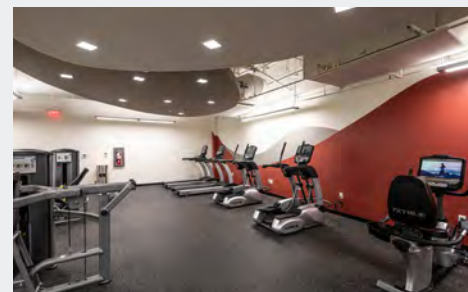
Corporate Parkway North has unparalleled access to everything the valley has to offer. Located adjacent to the 1-17 freeway, offering easy access to nearby retail and amenities.

- Onsite fully equipped fitness center
- Onsite cafe'
- Outdoor break area with a ping pont table and corn hole
- 10-person conference facility
- Freight elevator and loading dock
- Two-story atrium lobby
- Onsite engineer
- Wi-Fi connected throughout the building





# Property FEATURES



ONSITE  
CAFÉ



CONFERENCE  
FACILITY



OUTDOOR  
DINING



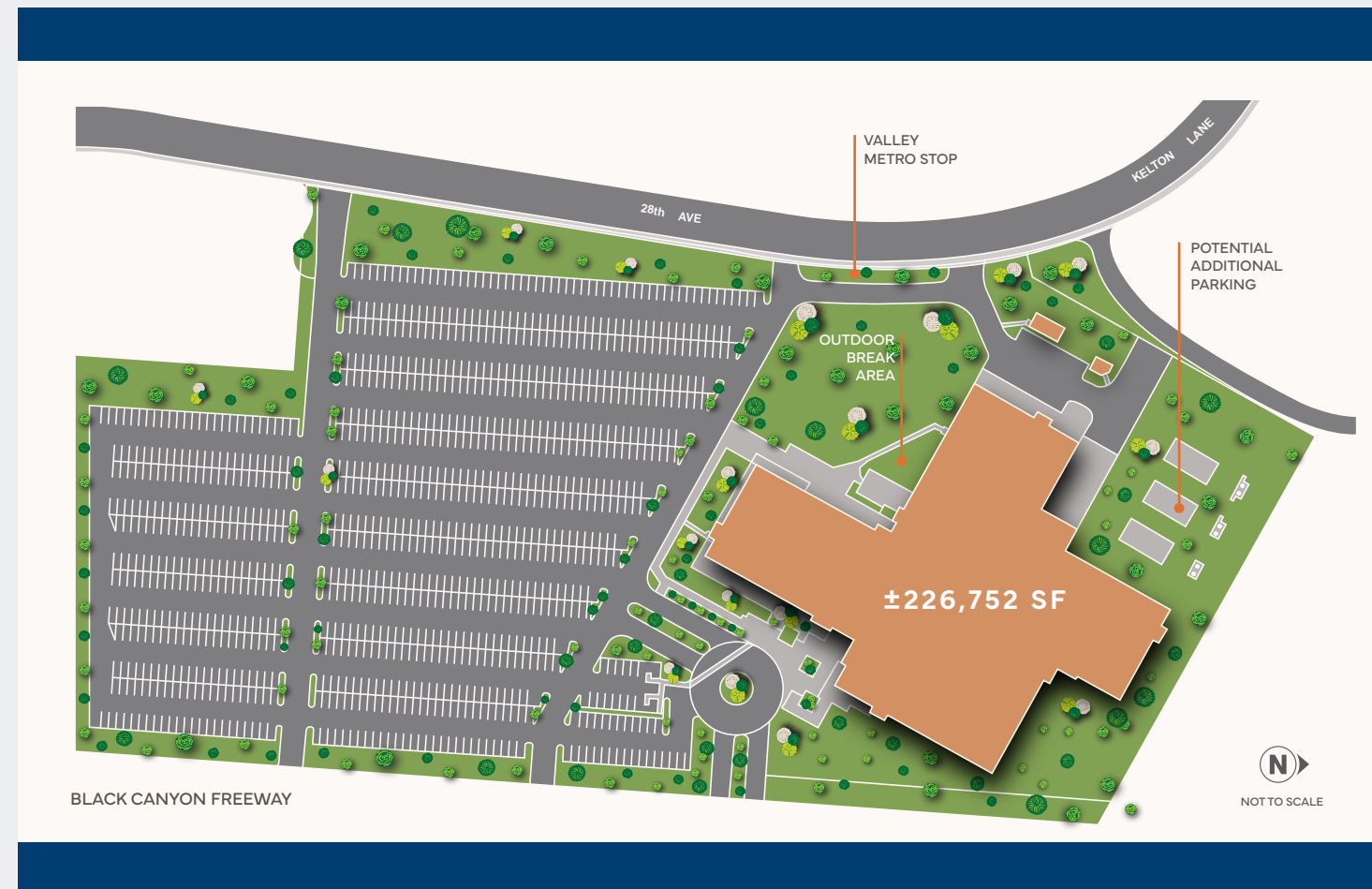
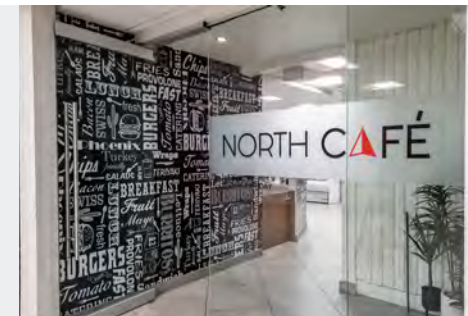
COMMON  
AREAS



FITNESS  
CENTER



RECREATIONAL  
AREA





# Property LOCATION



WITHIN A  
20-MINUTE DRIVE:

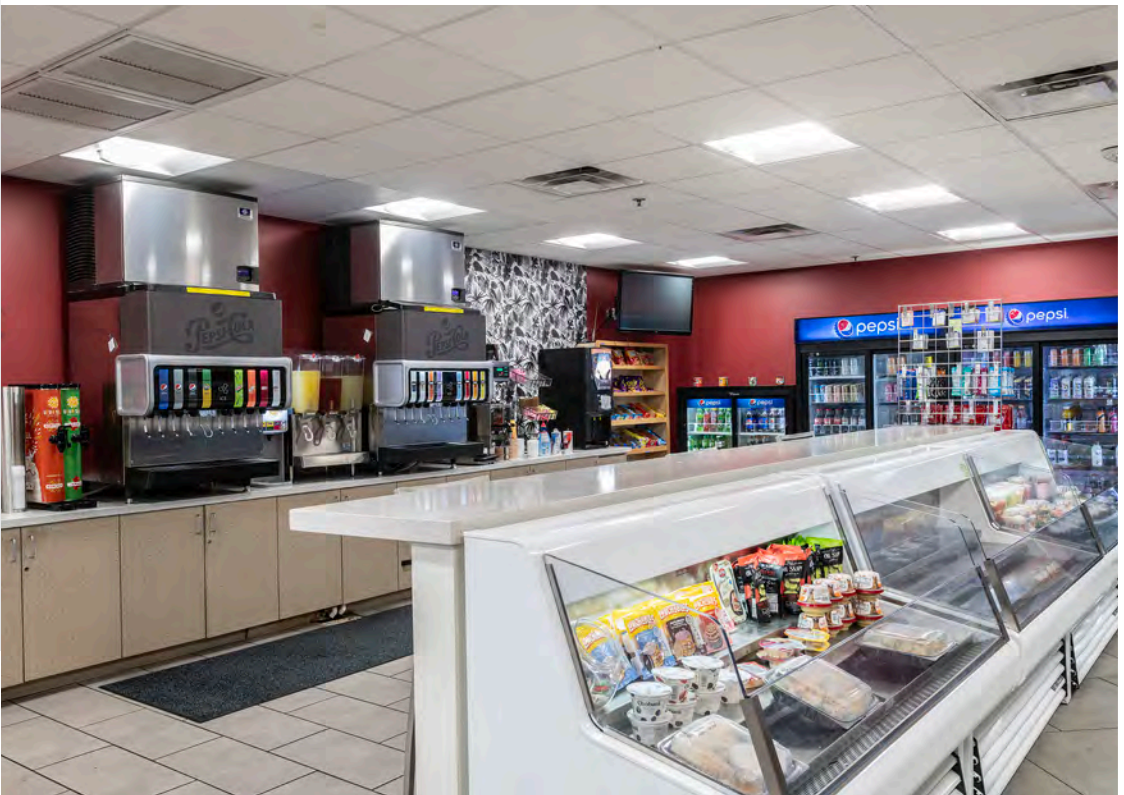
  
RESTAURANTS  
2,700

  
HOTELS  
201

  
RETAIL  
365

  
VENUES  
P83, State Farm  
Stadium, Desert  
Diamond Arena

  
APARTMENTS  
207,000 Units





# CORPORATE PARKWAY NORTH

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