

NORTH LOOP 101 BUSINESS CENTER

PHASE ONE

±31,016 SF FLEX/OFFICE SPACE
AVAILABLE JUNE 2025



FOR OFFICE:

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 REGENT PROPERTIES

FEATURES

PROJECT FEATURES

Size:	±167,300 square feet
Parking:	Up to 5:1,000 including covered reserved
Location:	SWC 7th Avenue and Loop 101 950-960 West Behrend Drive
Zoning:	Commerce Park
Constructed:	2001
Telecommunications:	Cox Communications & Lumen Technologies
Access:	Five points of ingress/egress accessing full diamond interchange at 7th Avenue
Signage:	±48' tall monument signage on loop 101 Freeway and monument signage on 7th Ave

LOCATION FEATURES

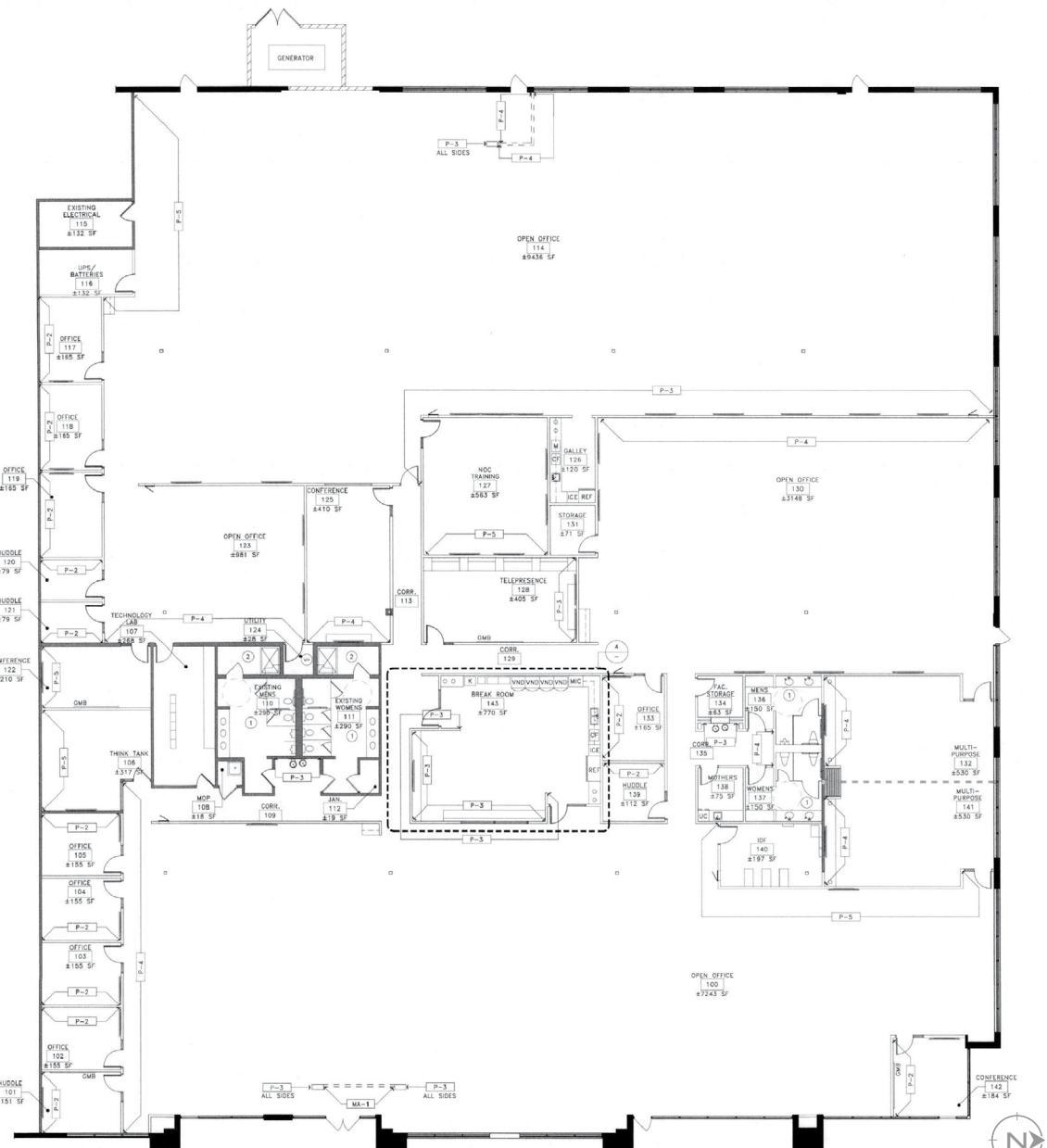
- Three minutes to ±550,000 square feet of retail and dining at Deer Valley Towne Center
- Minutes to Happy Valley Towne Center and Desert Ridge Marketplace providing over ±2.3 million square feet of retail and dining
- Easy access to freeways, labor markets, amenities and residential areas
- 20 minutes to Downtown Phoenix and Sky Harbor International airport, 5 minutes to Deer Valley Airpark
- Corporate neighbors include TSMC, USAA, Waste Management, American Express, Centuri Group, Cigna, PetsMart, Knight Transportation and Discover Card



AVAILABILITY 950 W BEHREND DR. – ±31,016 SF

FLEX/OFFICE SPACE

- (2) Two sets of restrooms including shower facilities
- Finished ceiling height ranges from ±9' to ±12'
- Roll-up door capable



Not to Scale
All Measurements
Approximate

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