

NORTH LOOP 101 BUSINESS CENTER

PHASE ONE

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



FOR OFFICE:

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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

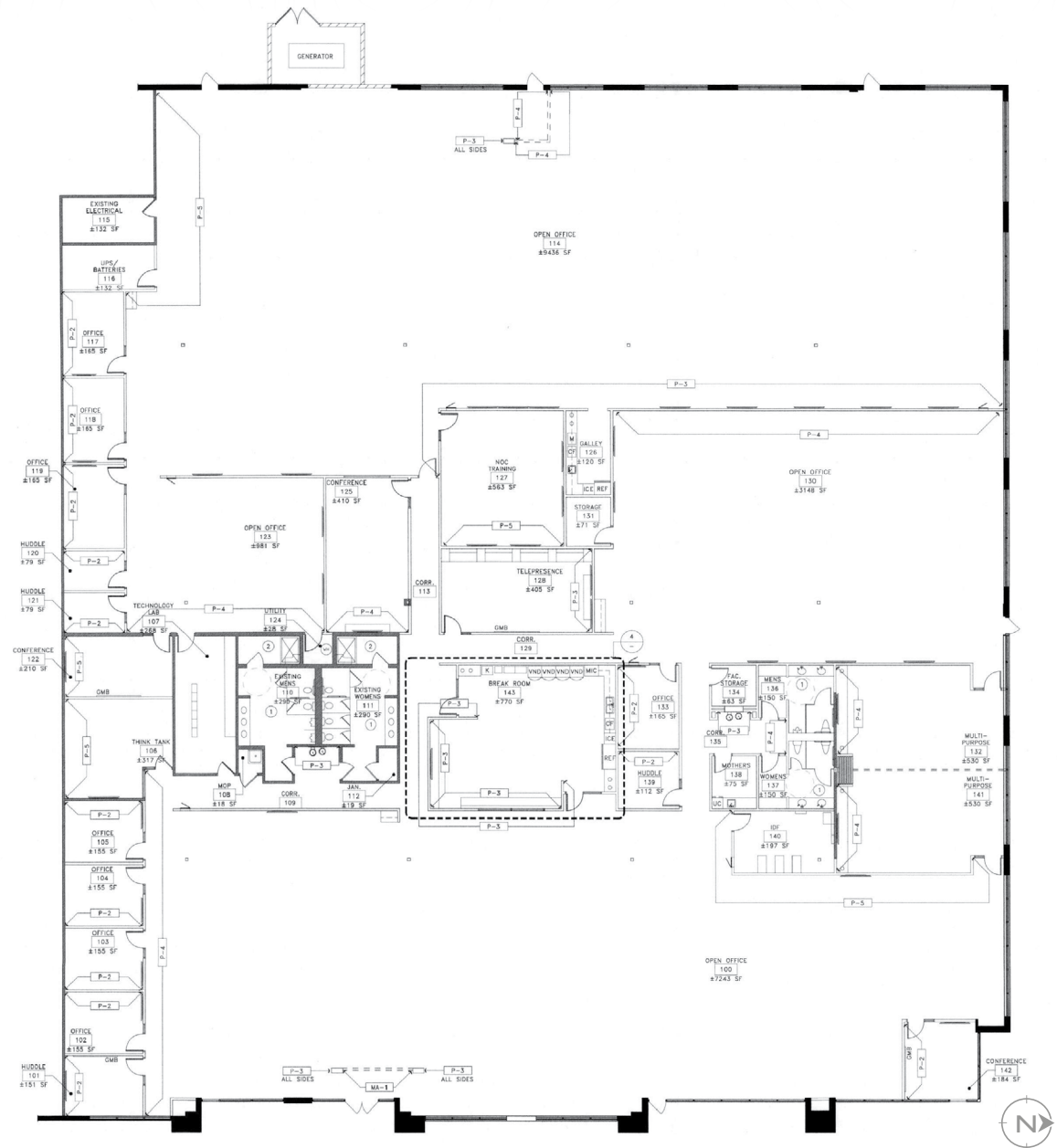
- Three minutes to ±550,000 square feet of retail and dining at Deer Valley Towne Center
- Minutes to Happy Valley Towne Center and Desert Ridge Marketplace providing over ±2.3 million square feet of retail and dining
- Easy access to freeways, labor markets, amenities and residential areas
- 20 minutes 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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REGENT PROPERTIES

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