



DESERT CANYON

200



2421 West Peoria Avenue, Phoenix, Arizona 85029

**NEWMARK**



**Part of the ±22-acre Desert Canyon Corporate Campus,** Desert Canyon 200 is a three-story, multi-tenant office building featuring:



±98,863 rentable square feet on 6.74 acres



±5.73/1,000 parking ratio



Dramatic two story lobby



Abundant glass line



Convenient access to Metrocenter, hotels and restaurants



### Renovations include:

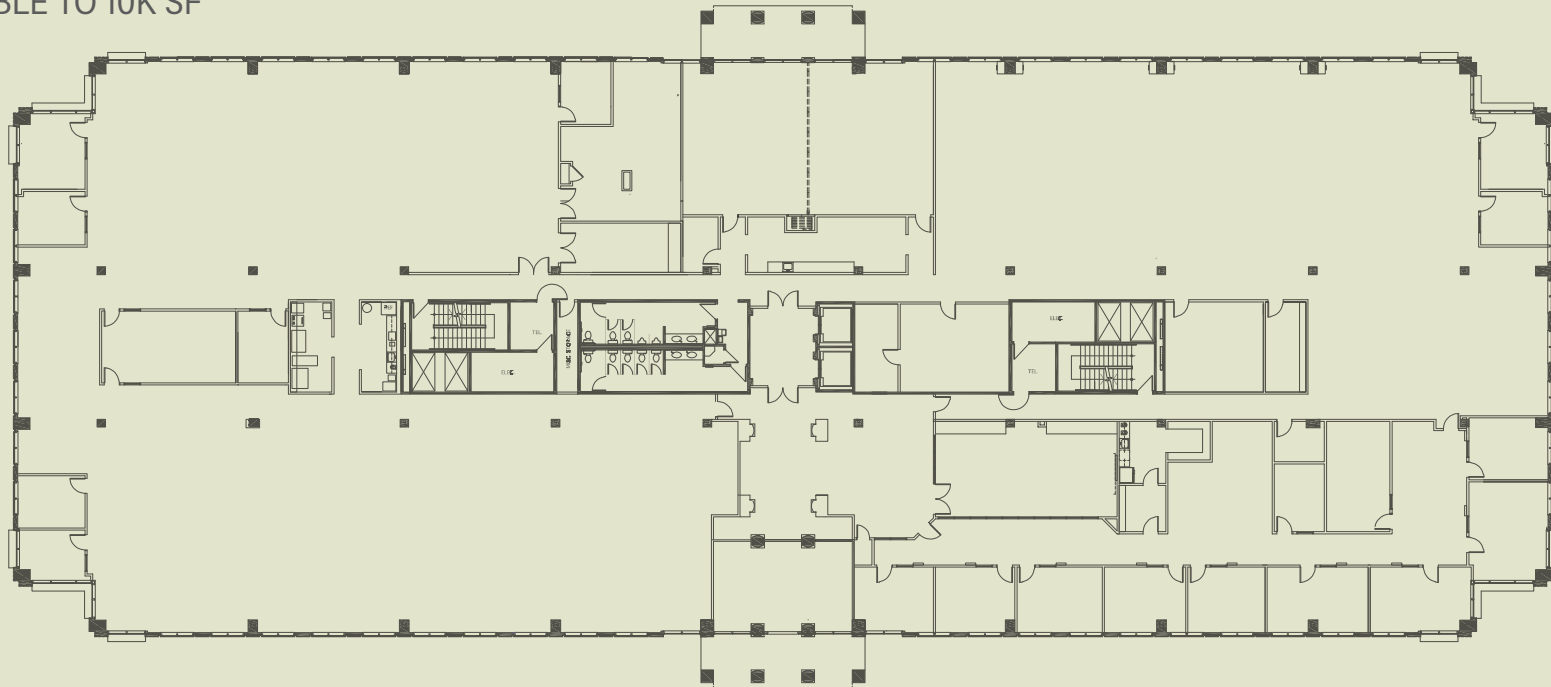
- An enhanced lobby with abundant glass, new furniture, new paint
- Tenant directory signage
- A recently painted exterior
- New landscaping
- Upgraded monument signage
- Parking lot seal coat completed





## SUITE 200 | 33,858 SF

READY FOR OCCUPANCY  
DIVISIBLE TO 10K SF



## Location features:

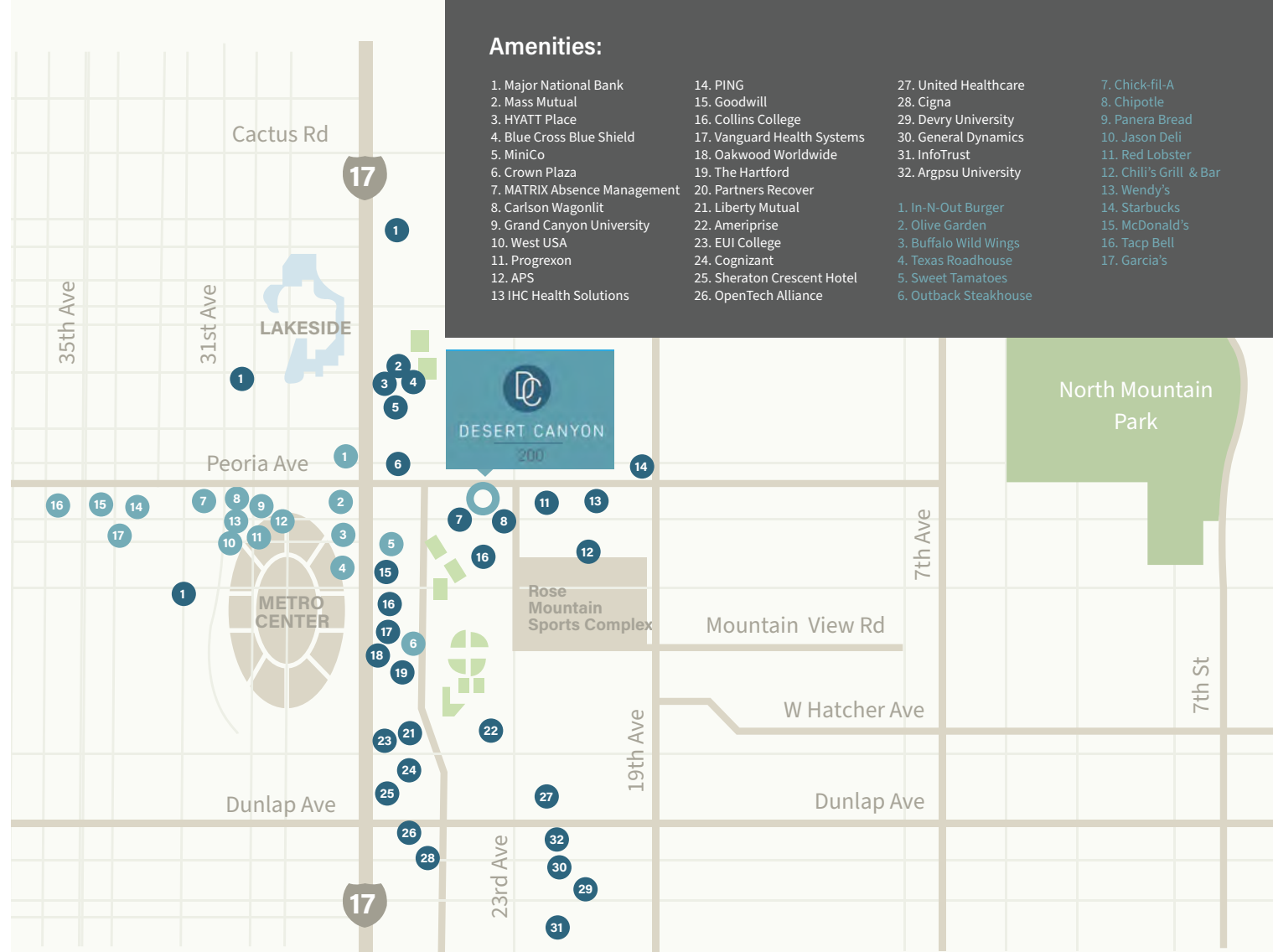
- Less than ¼ mile east of the I-17 and Peoria Avenue full-diamond interchange
- 15 minutes from the Phoenix Sky Harbor International Airport

## Centrally located to:

- Diverse labor pools
- Dining and shopping venues including the ±1.4 million square foot Metrocenter Mall
- Cultural and sporting venues

## Near Fortune 500 corporate neighbors:

The I-17 Corridor is a preferred location for large corporate users, including TSMC, USAA, Cigna, Blue Cross/Blue Shield, Discover, Southwest Gas, American Express, Wells Fargo, Safeway, TriWest Healthcare Alliance, Honeywell, Farmers Insurance, PetsMart, Cognizant, Mass Mutual, and Best Western among many others.



## FOR MORE INFORMATION, CONTACT:

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