

NORTHWEST BUSINESS CENTER



OFFICE & INDUSTRIAL
FOR LEASE

2310–2440 WEST MISSION LANE | 9014–9034 NORTH 23RD AVE. | 9013–9033 NORTH 24TH AVE.
PHOENIX | AZ | 85021

FOR MORE INFORMATION:

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jjml@cutlercommercial.com

ERIC FERBER, CCIM

O. 602.386.1234 C. 602.332.2821

eferber@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

PROPERTY FEATURES

- Substantial Building Renovations Complete
- Tenant Friendly Landlord with Streamlined Lease Execution
- Common Truckwell & Grade Level Doors
- Evap and A/C Warehouse Space Available
- Light Rail Extension Along 25th Ave & Dunlap Complete!
- Metrocenter Redevelopment Underway
- Modern Finishes with Substantial Glass Lines
- Brand New Spec Suites Available!
- On-Site Property Management & Security
- Excellent Access to I-17, Loop 101 and SR 51 Freeways/Light Rail Extension



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



NORTHWEST BUSINESS CENTER

SITE PLAN



FOR LEASE



FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jiml@cutlercommercial.com

ERIC FERBER, CCIM

O. 602.386.1234 C. 602.332.2821

eferber@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue,

Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

NORTHWEST BUSINESS CENTER

2310–2440 WEST MISSION LANE

9014–9034 NORTH 23RD AVE.

9013–9033 NORTH 24TH AVE

PHOENIX, AZ, 85021



INDUSTRIAL RATE \$1.15 SF/MO (±\$0.37/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
9034 N. 23 RD AVE	1	2,146	Reception, 3 Offices, Break Area, Restroom, A/C Warehouse,
2350 W. MISSION LN	8/9	2,699	Reception, Conference Rm, 2 Offices, Break Rm, A/C Warehouse
2340 W. MISSION LN	7*	3,058	3 Offices, Break Area, 2 Restrooms, A/C Warehouse Available March 1, 2026
2340 W. MISSION LN	5*	3,496	Reception, Conference Rm, 2 Offices, 2 Restrooms, A/C Warehouse,
*Suites 5 & 7 Contiguous to ±6,554 SF			
OFFICE RATE \$1.15 SF/MO (±\$0.37/SF NNN's)			
BUILDING	SUITE	±SF	NOTES
9034 N. 23 RD AVE.	9A	796	Reception, 3 Offices, Restroom
2440 W. MISSION LN	5	1,344	Open Office, 3 Offices, Restroom

Floorplans Available Upon Request

NORTHWEST BUSINESS CENTER

FOR LEASE



FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR

O. 602.386.1229 C. 480.529.6400

jjml@cutlercommercial.com

ERIC FERBER, CCIM

O. 602.386.1234 C. 602.332.2821

eferber@cutlercommercial.com

CUTLER COMMERCIAL

2150 East Highland Avenue,

Ste. 207, Phoenix, AZ 85016

www.cutlercommercial.com

NORTHWEST BUSINESS CENTER

2310-2440 WEST MISSION LANE

9014-9034 NORTH 23RD AVE.

9013-9033 NORTH 24TH AVE

PHOENIX, AZ, 85021



NORTHWEST BUSINESS CENTER

AMENITIES

FOR LEASE



NEARBY AMENITIES

Light Rail Extension
Rose Mofford Sports Complex
Karsten (Ping Golf)
I-17 Freeway
Access to Sky Harbor Airport,
Deer Valley, & Downtown Phoenix

FOR MORE INFORMATION

JIM LIEBERTHAL, SIOR
O. 602.386.1229 C. 480.529.6400
jjml@cutlercommercial.com

ERIC FERBER, CCIM
O. 602.386.1234 C. 602.332.2821
eferber@cutlercommercial.com

CUTLER COMMERCIAL
2150 East Highland Avenue,
Ste. 207, Phoenix, AZ 85016
www.cutlercommercial.com

NORTHWEST BUSINESS CENTER

2310-2440 WEST MISSION LANE
9014-9034 NORTH 23RD AVE.
9013-9033 NORTH 24TH AVE

PHOENIX, AZ, 85021

