

Class A Plug-and-Play Corporate Campus
Up to 300,000 SF sublease, divisible to 25,000 SF

**23800 &
24000**
N. FARMERS WAY
PHOENIX, ARIZONA



Jones Lang LaSalle Brokerage, Inc.





23800 & 24000

N. FARMERS WAY
PHOENIX, ARIZONA


This ideal corporate campus is comprised of two 150,000 SF buildings ready for immediate occupancy. Built in 2017 and 2019, modern finishes and upscale amenities grace these plug-and-play buildings at every turn.

Located on the north end of the coveted Deer Valley submarket with direct access via full diamond interchanges at both I-17 and Pinnacle Peak Road and Happy Valley Road

 Modern and fresh corporate office complex

 Walkable to countless dining and shopping options

 Amenity rich campus

 Excellent credit sublessor



An unbeatable location with an endless list of high-quality amenities

Highlights

- Two new 3-story office buildings
- 50,000 SF floor plates
- Ample employee parking (7/1,000)
- 734 space parking garage
- 1,044 surface parking spaces with and open options
- On-site coffee café and full-service cafeteria
- On-site gym, mailroom, and credit union with ATM
- State-of-the-art break rooms on all floors
- Private phone rooms and mother's rooms
- Game rooms and libraries on floors 2 and 3
- Expansive and well-appointed community areas
- Back-up generators

23800 Building:

- + Cummins (two generators)
- + Size: 900KW
- + Floor 1: life, safety, limited HVAC
- + Floors 2 & 3: full backup power

24000 Building:

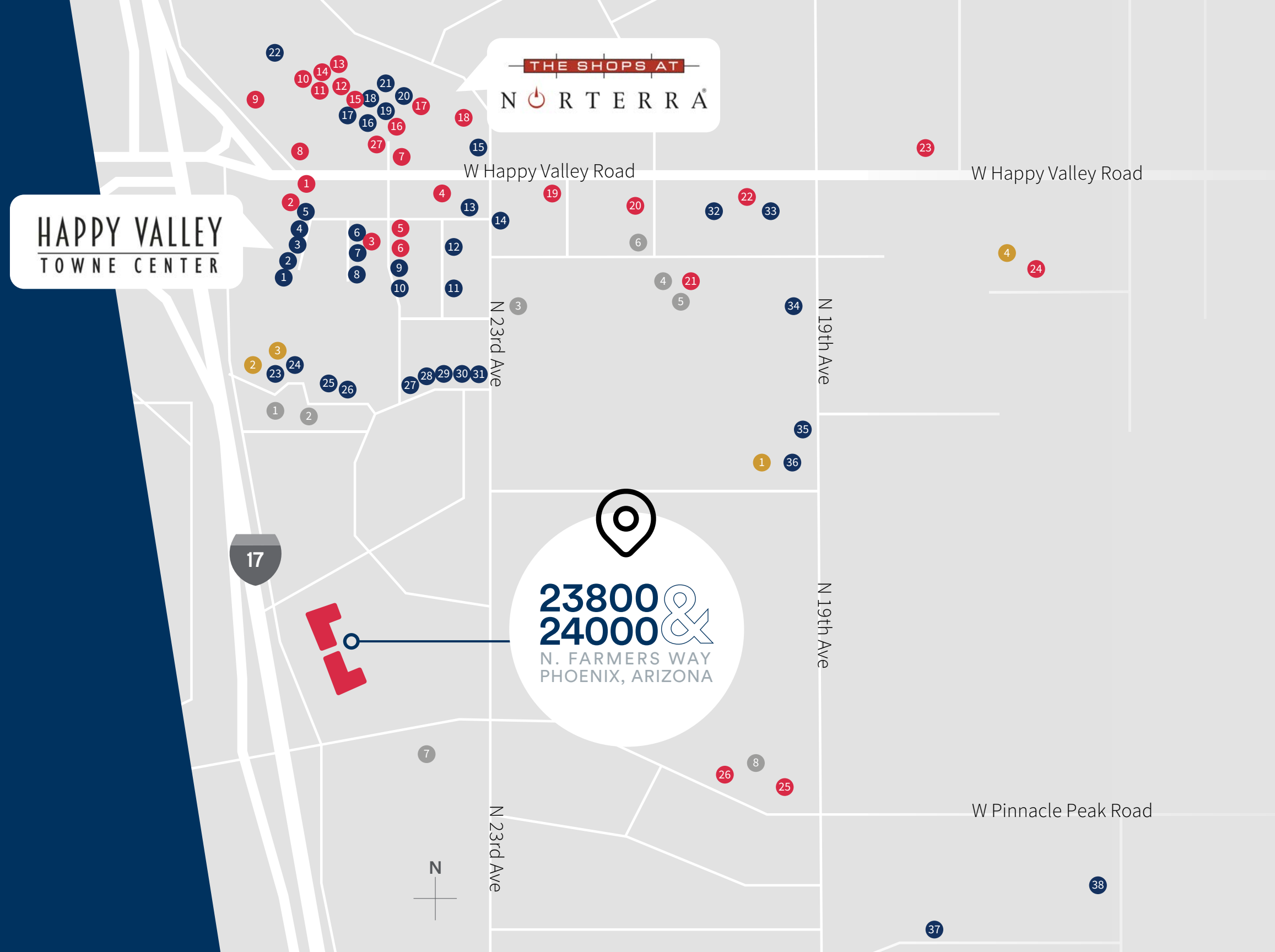
- + MTU Onsite Energy (one generator)
- + Size: 900KW
- + Floors 1 & 3: life, safety, limited HVAC, and cafeteria walk-in freezer
- + Floor 2: full backup power

- Private gated courtyard in between the buildings
- 24/7 security



Amenities

Across the street lies abundant shopping, dining and entertainment at The Shops at Norterra, with over 350,000 SF of retail alone. Other nearby amenities include several hotels, Walmart, Mountainside Fitness, Lowe's, TJ Maxx & Homegoods, Barnes & Noble, Petco, Starbucks and many other fast-casual options.



Shops

1. Boot Barn
2. Ross Dress for Less
3. World Market
4. Barnes & Noble
5. Sprint
6. SKECHERS Warehouse Outlet
7. Staples
8. Happy Valley Towne Center
9. Verizon
10. AT&T Store
11. Lowe's Home Improvement
12. Garden Center
13. Jacksons Food Stores
14. Discount Tire
15. Men's Wearhouse
16. Best Buy
17. Shops at Norterra
18. Meeples & Beyond
19. Poppies Flower Shop
20. SEPHORA
21. Victoria's Secret & PINK
22. Harkins Theatres Norterra
23. Sally Beauty
24. GameStop
25. Walmart Supercenter
26. Quick-Tag
27. T.J. Maxx & HomeGoods
28. Old Navy
29. Ulta Beauty

30. Party City
31. Dollar Tree
32. O'Reilly Auto Parts
33. Big O Tires
34. Paddy O' Furniture Outlet
35. Westcott Designs
36. FleetPride
37. Shock Therapy
38. Webster Veterinary Supply Inc

Restaurants

1. Carlos O'Briens Mexican Restaurant
2. Olive Garden Italian Restaurant
3. Red Robin Gourmet Burgers and Brews
4. Carl's Jr
5. L&L Hawaiian Barbecue
6. Starbucks
7. P.F. Chang's
8. Mellow Mushroom Phoenix
9. Texas Roadhouse
10. Cafe Zupas
11. Elevate Coffee Company
12. Rocky Mountain Chocolate Factory
13. Pita Jungle - Norterra
14. Buffalo Wild Wings
15. State 48 Rock House
16. Chipotle Mexican Grill
17. Subway

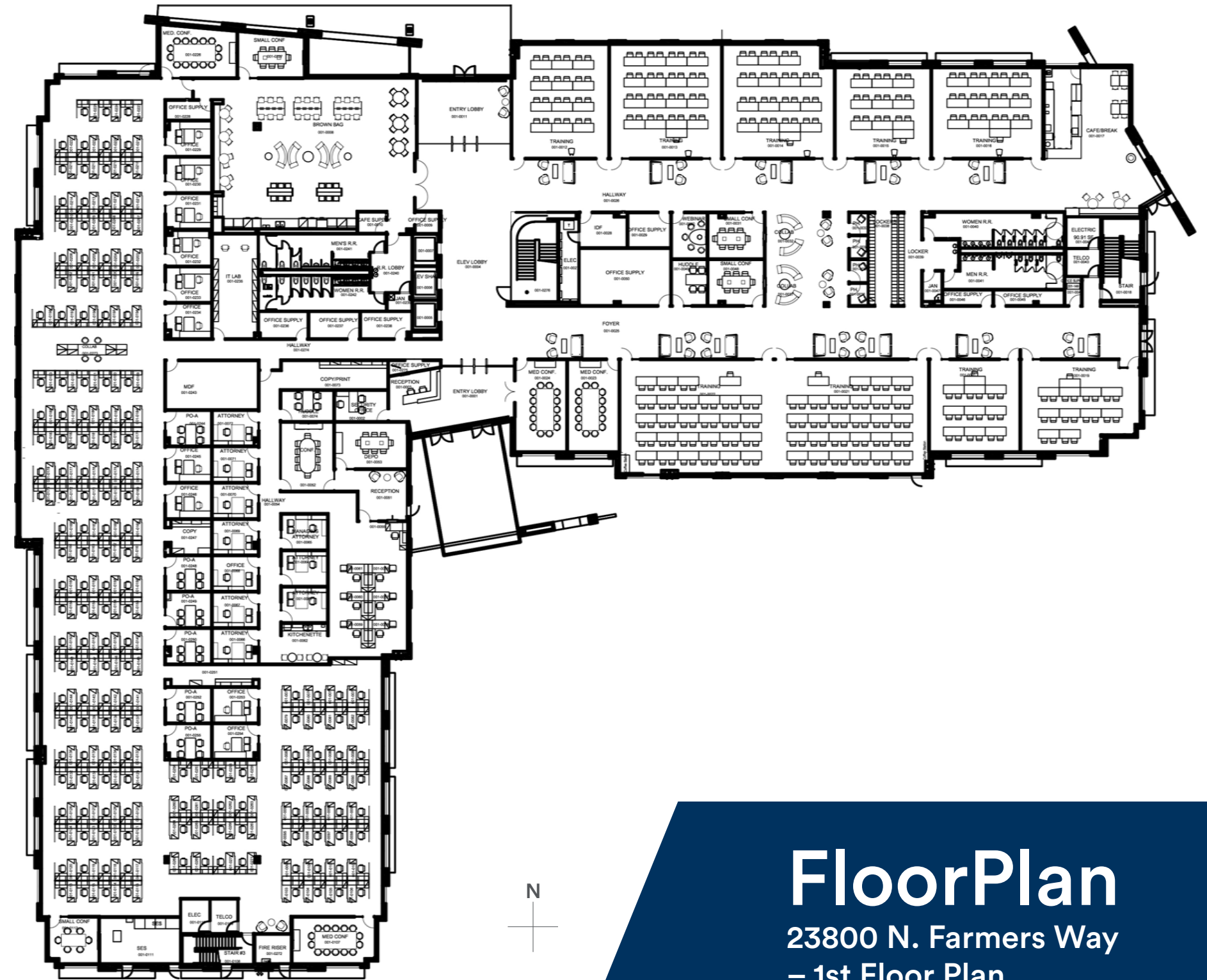
18. Panera Bread
19. Burger King
20. IHOP
21. The Bistro – Eat. Drink. Connect.®
22. Streets of New York
23. Mesquite Fresh Street Mex
24. Front Pouch Brewing
25. Lychee Kitchen
26. Salad and Go
27. Ah So Sushi & Steak

Hotels

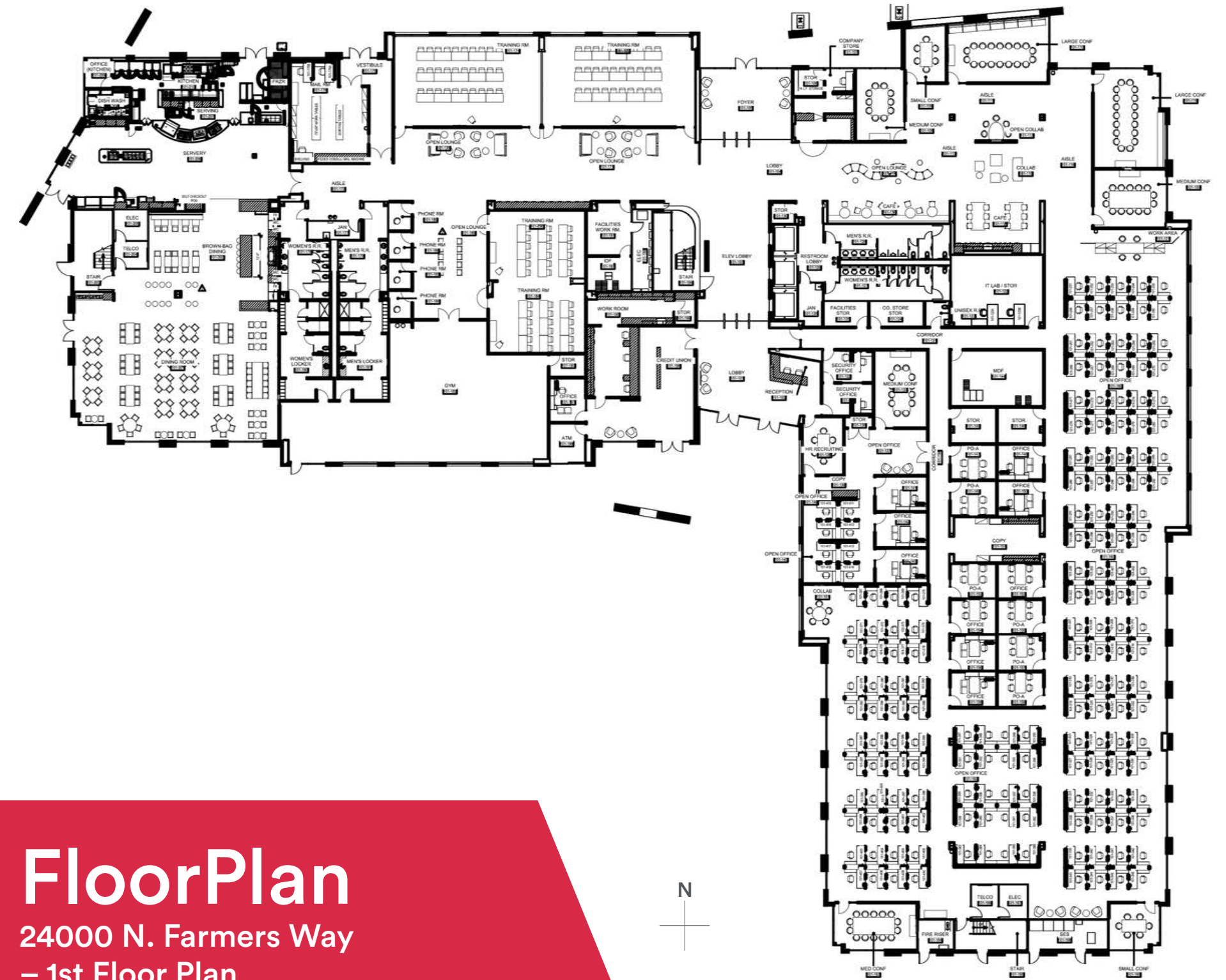
1. Hampton Inn & Suites
2. Homewood Suites by Hilton Phoenix
3. Holiday Inn Express & Suite
4. Residence Inn by Marriott
5. Courtyard by Marriott
6. Best Western Plus Executive Residency
7. Drury Inn & Suites
8. Hilton Garden Inn

Health

1. Blade Method Fitness
2. Mountainside Fitness Happy Valley
3. Orangetheory Fitness
4. Gecko Climbing Gym



FloorPlan
23800 N. Farmers Way
– 1st Floor Plan



FloorPlan
24000 N. Farmers Way
– 1st Floor Plan



“IF YOU NEGLECT TO RECHARGE
A BATTERY, IT DIES. AND IF YOU
RUN FULL SPEED AHEAD WITHOUT
STOPPING FOR WATER, YOU LOSE
MOMENTUM TO FINISH THE RACE.”

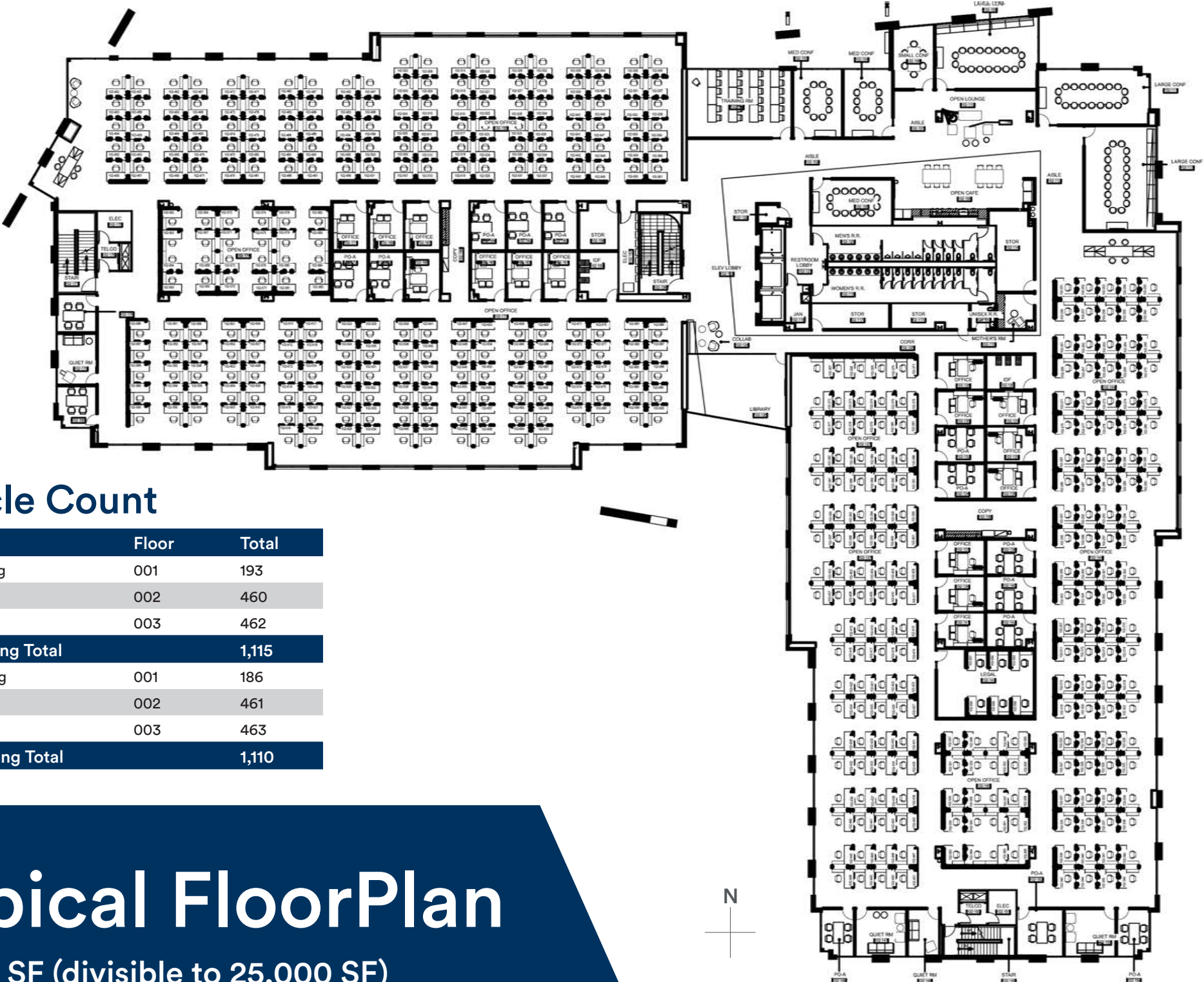
OPRAH WINFREY

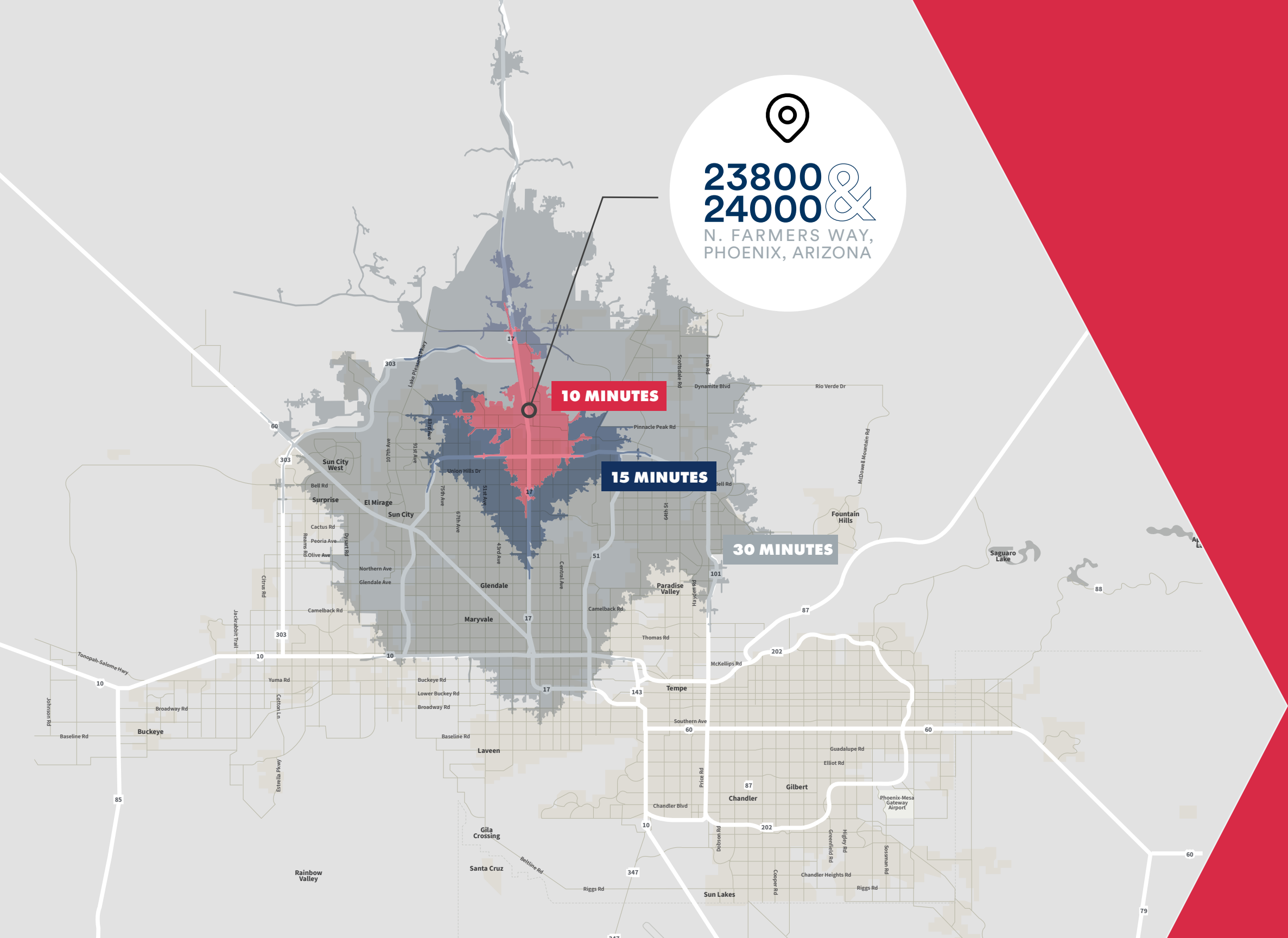
Cubicle Count

Building	Floor	Total
23800 Building	001	193
	002	460
	003	462
23800 Building Total		1,115
24000 Building	001	186
	002	461
	003	463
24000 Building Total		1,110





Typical FloorPlan

50,000 SF (divisible to 25,000 SF)





Demographics

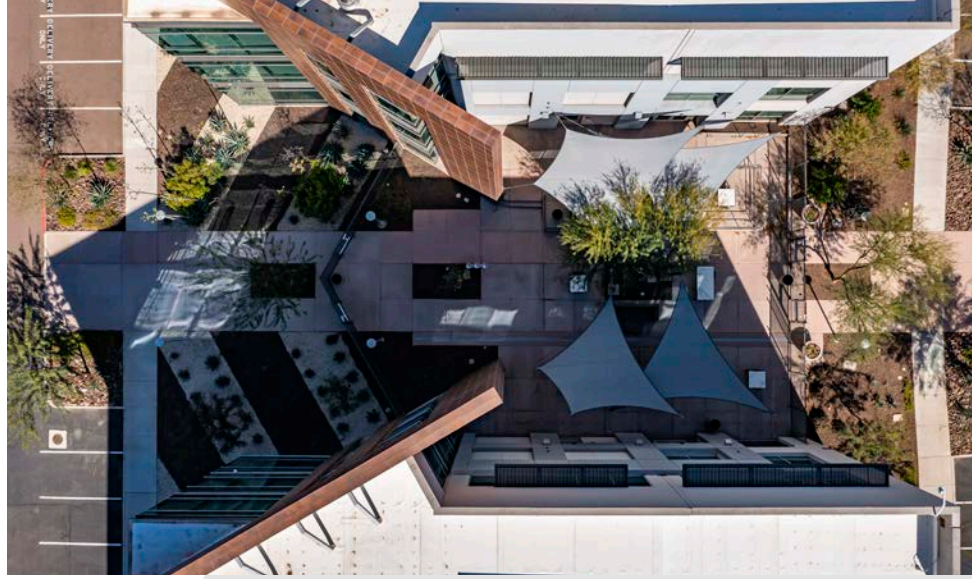
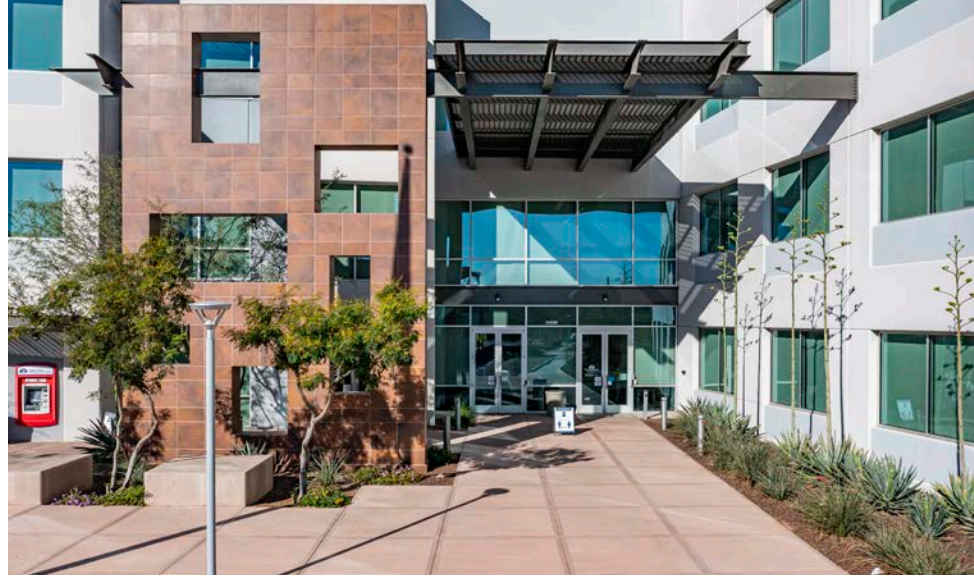
				
Within a 10 minute drive	103,988 2021 Population	\$93,785 Average Household Income	\$288,176 Median Home Value	35.7 Median Age
Within a 15 minute drive	393,154 2021 Population	\$93,318 Average Household Income	\$300,689 Median Home Value	36.7 Median Age
Within a 30 minute drive	2,065,598 2021 Population	\$91,581 Average Household Income	\$313,169 Median Home Value	37.3 Median Age

Labor Profile

32.2% People with Bachelor's/ Graduate Degrees	60,579 Call Center / Admin Employees	108,956 Healthcare Employees
96,306 Business / Finance Employees	65,904 Education / Training Employees	71,025 Tech Employees

30
Minute
Drive









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INSURANCE

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