

# Black Mountain Center

8325 W Happy Valley Rd, Peoria, AZ 85383



Presented by  
Black Mountain Investment Company



## Price: \$37.15 /SF/YR

Premium partially built out office space in the Northwest Valley of Phoenix. Zoning uses include all office and medical. The building is in rapidly growing area of the valley with large commercial centers on two of the other corners. The building sits on Happy Valley and 83rd Avenue, which is already one of the business intersections in the city, and its growing fast. This is the most premium building in the Northwest Valley for office medical. Fully build out. Heavy daytime and evening traffic is great for exposure. Beautiful mountain views are great for staff.

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Trophy space on a very busy corner. Great signage. Low CAM's. Can be used for office or medical.



**Mihai Toma**

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(602) 956-5636

## **Black Mountain Investment Company**

8325 W Happy Valley Rd, Suite 220

Peoria, AZ 85383



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attachment (2)

## Listing space

### 1st Floor Ste 110

Space Available	1,109 SF
Rental Rate	\$37.15 /SF/YR
Date Available	January 16, 2025
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 10 Years

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## Property Photos



attachment (23)



Building Photo



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## Property Photos



Common Area Patio



Reception

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## Property Photos



Office 2 and Hallway



Office One & Hallway



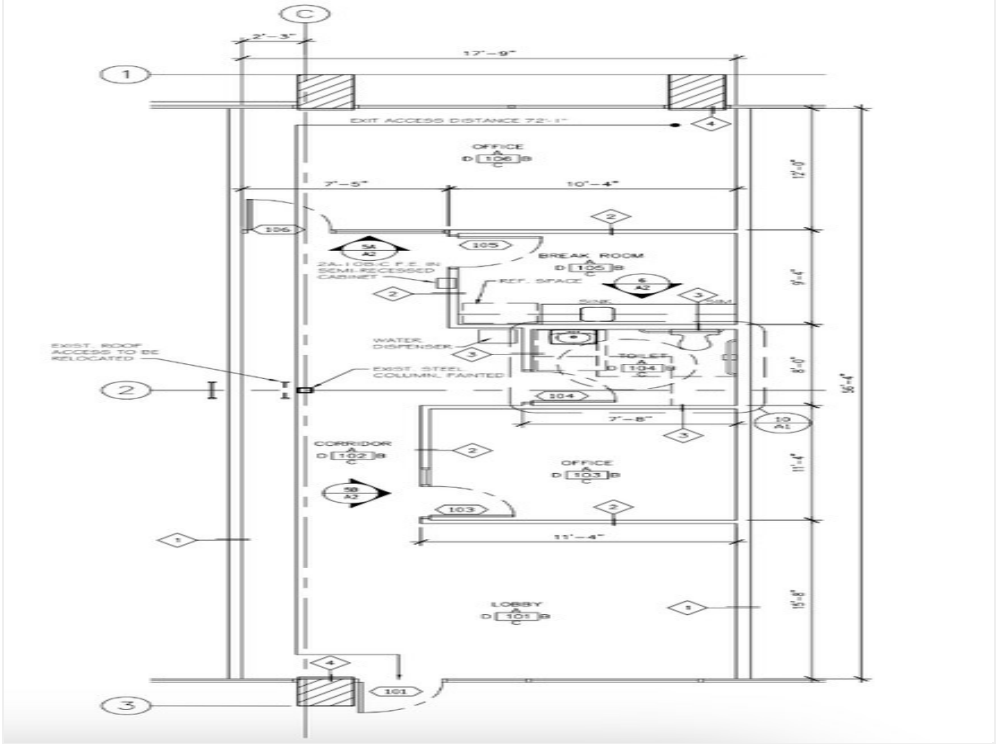
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## Property Photos



Large Office / Conference Room



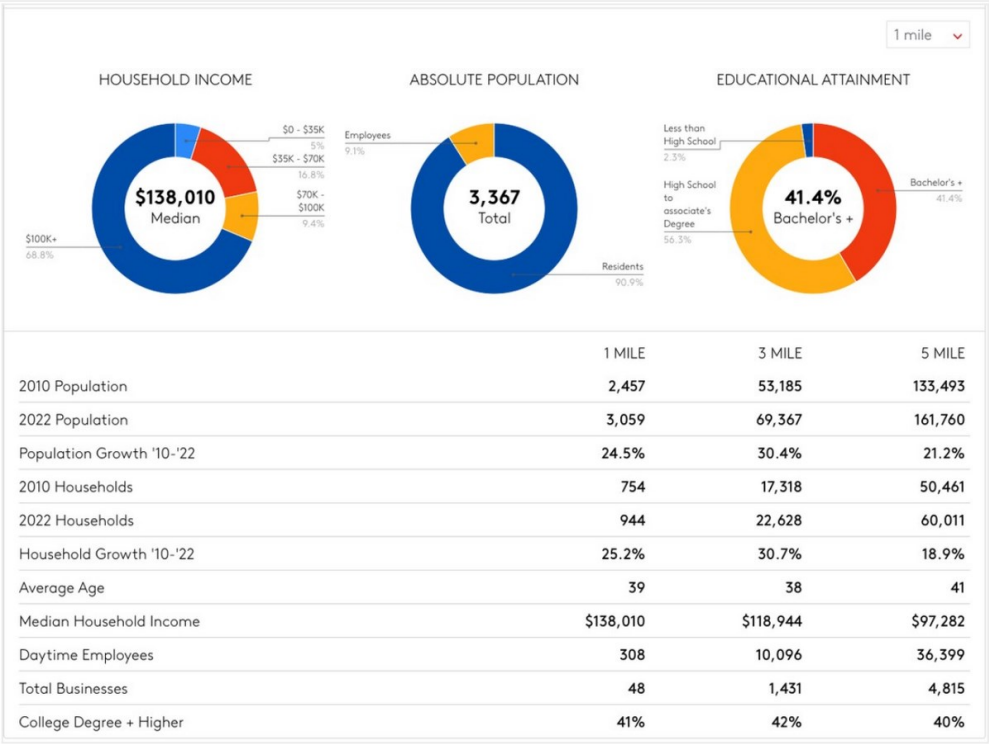
Floorplan



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## Property Photos



1 Mile Radius Demographics

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## Location

