

Now Available!

Colliers



Class "A" Office Space

Black Canyon Office Center

13430 N Black Canyon Freeway | Phoenix, Arizona

Main Entrance Looking South

Call for pricing!

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Property Highlights

13430 N Black Canyon Freeway | Phoenix, Arizona

Building Size	±138,940 SF, two story building
Availability <small>Suites 200 & 250 contiguous space for ±48,334 RSF</small>	Suite 200: ±20,164 rsf - Plug & Play with ±164 workstations in-place, excellent space now available! Suite 250: ±28,170 rsf - Available May 2026
Rental Rate	Call for pricing
Site Area	±13.39 Acres
Percent Leased	85%
Year Built	1981
Major Renovations	2006 • Building in Excellent Condition <i>(Under New Ownership)</i>
Signage	Identity opportunity available along I-17 ±36 foot monument sign available Possible fascia signage
Amenities	On-site maintenance and security Outdoor seating area with grass Parking Ratio: 5.0/1,000 SF Fiber Optic available Back-up generator available Close proximity to a variety of hotels, restaurants, shopping, and entertainment



Front Entrance Looking South

Contact

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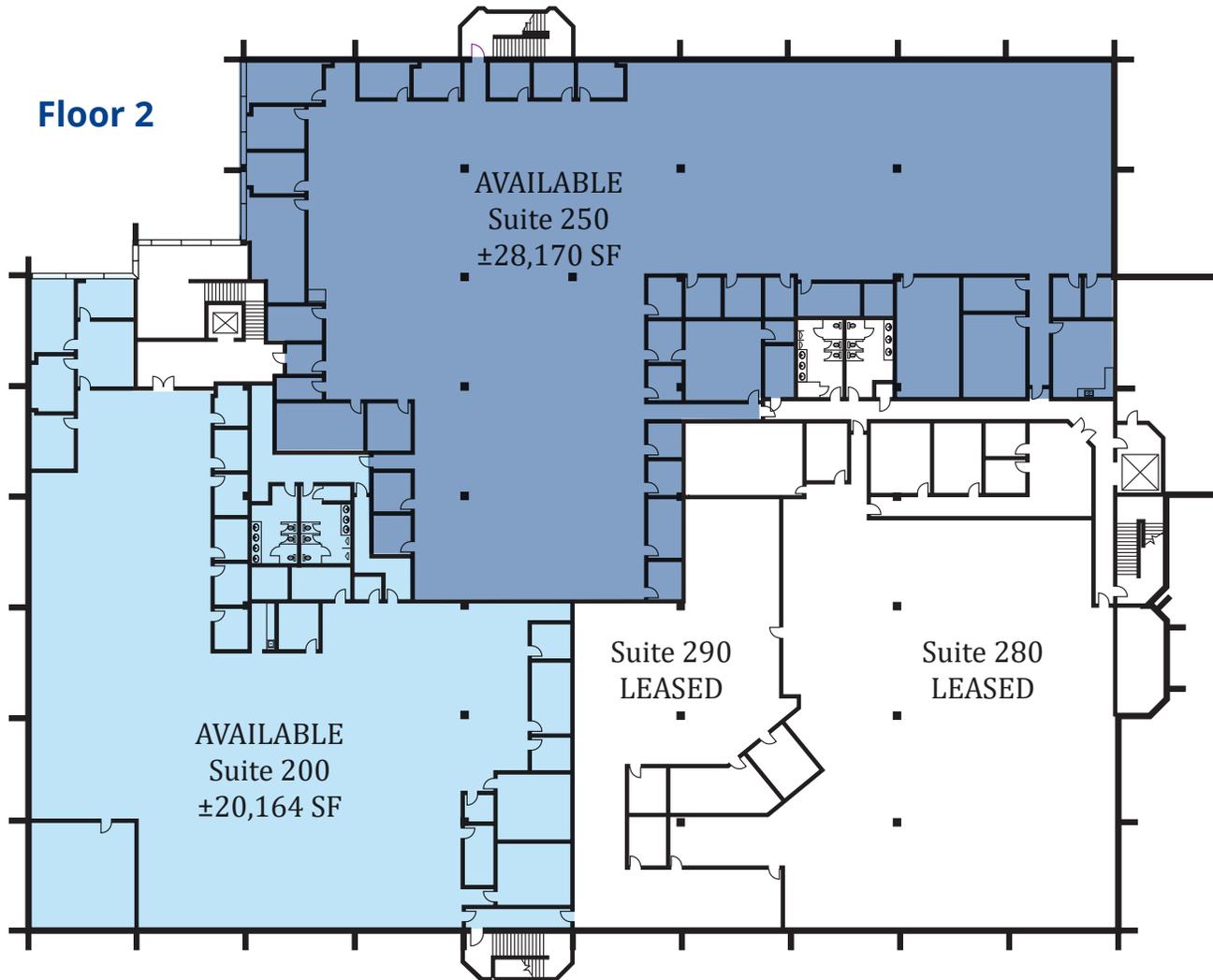
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8360 E Raintree Drive, Suite 130
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Floor Plan Summary | Black Canyon Office Center



Elevator-served, beautifully designed second-floor office space featuring an impressive glass line and sweeping views, offering exceptional natural light and a premium professional atmosphere.

Suite 200

±20,164 RSF

Immediate Occupancy

Plug & Play ±164 workstations, furniture and equipment available for new incoming tenant



Suite 250

±28,170 RSF

Available May 2026

Suites 200 & 250 contiguous space for ±48,334 RSF

Floor plan is not to scale and is intended for general reference only. Layout and dimensions are approximate and may be modified.

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Building and Surrounding Area

Powered Base Building

This Class A Office building contains dual power and fiber optic feeds, with redundant power sources, dedicated cooling equipment and 750 kW of UPS and back-up generator power, a result of the building originally housing an elite group of software engineers and computer equipment during the early years of developing computer equipment and its software. There is an APS substation that was originally constructed to serve this campus.

Attractive, Beautifully Maintained Class "A" Office Building

Black Canyon Office Center is an attractive Office Building with wonderful architectural details including a dramatic two-story main lobby. The building has entrance lobbies that are conveniently positioned on both the Southeast and west sides of the Office Building where the outside parking is conveniently located. Moreover, this commercial property has been purchased by a new Owner and who has keen interest in property.

Phoenix Corporate Employers

This Class "A" Office property is in an exceptional location with dynamics in the Deer Valley Submarket in the Northeast Valley, which has access to the I-17 Freeway, and area amenities include large labor pools and management talent. The area surrounding this commercial property houses companies such as Honeywell, Bull Atos, USAA, W.L. Gore, American Express, Petsmart, Safeway, AAA, Cox Cable, Cigna, PSCU Financial Services, PayChex, Discover, Waste Management, FBI Headquarters, L-3 Communications and Farmer Insurance, to name a few.



Lobby Area

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Location Highlights

Surrounded by Densely Populated Neighborhoods

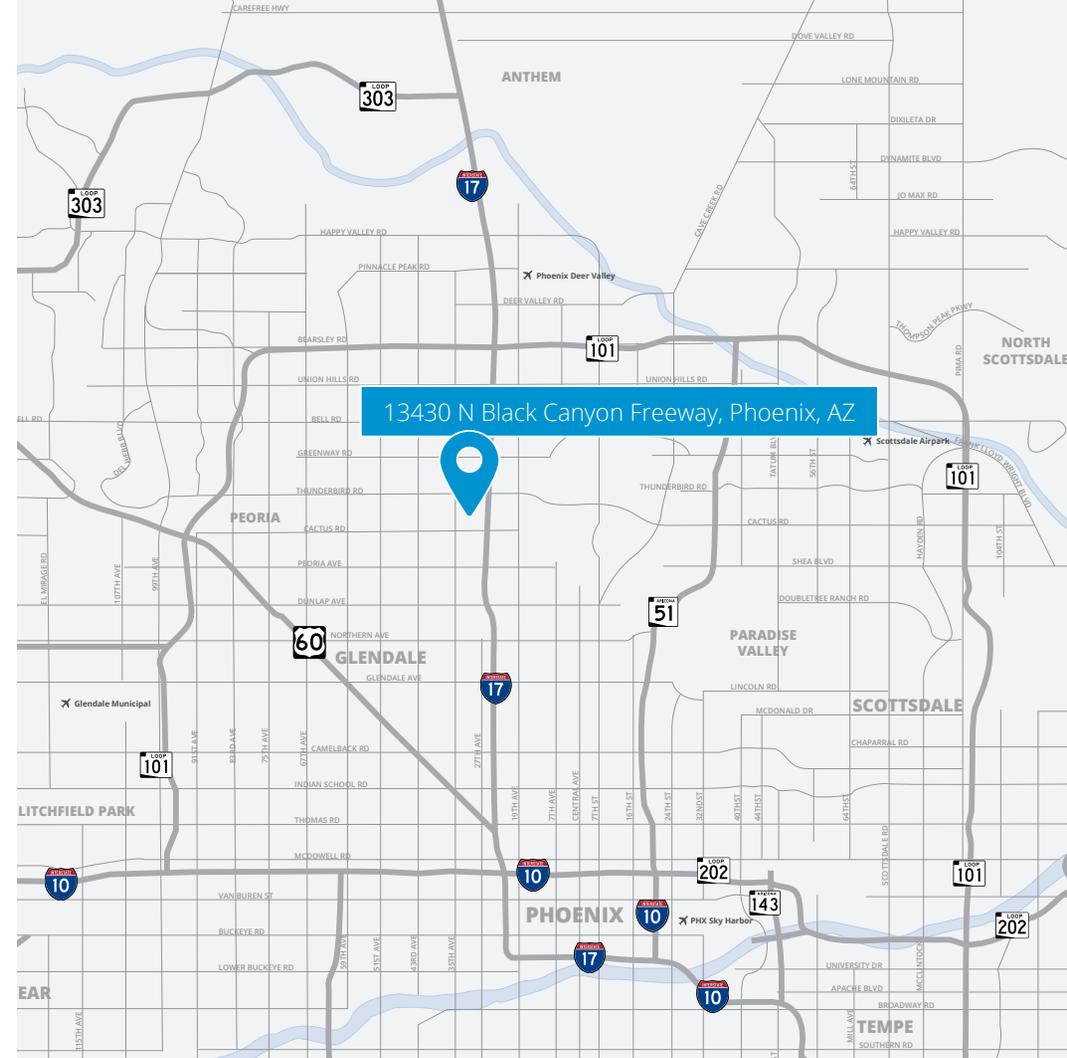
The residential area surrounding Black Canyon Center grew greatly as I-17 increased in popularity during the 1960s. Today, there are more than 415,000 homes within a five-mile radius.

Convenient Location with Easy Regional Access

The prominent presence along I-17 makes the Property ideally situated for convenient and easy access. Interstate 17 is one of the two largest transportation corridors in the Valley. In fact, 76% of the population of greater Phoenix can reach this location within a 40-minute drive-time.

Tenant Attraction

Tenants have historically been attracted to the convenient location, efficient building infrastructure, affordable rental rates and access to an immediate, diverse, and affordable labor pool.

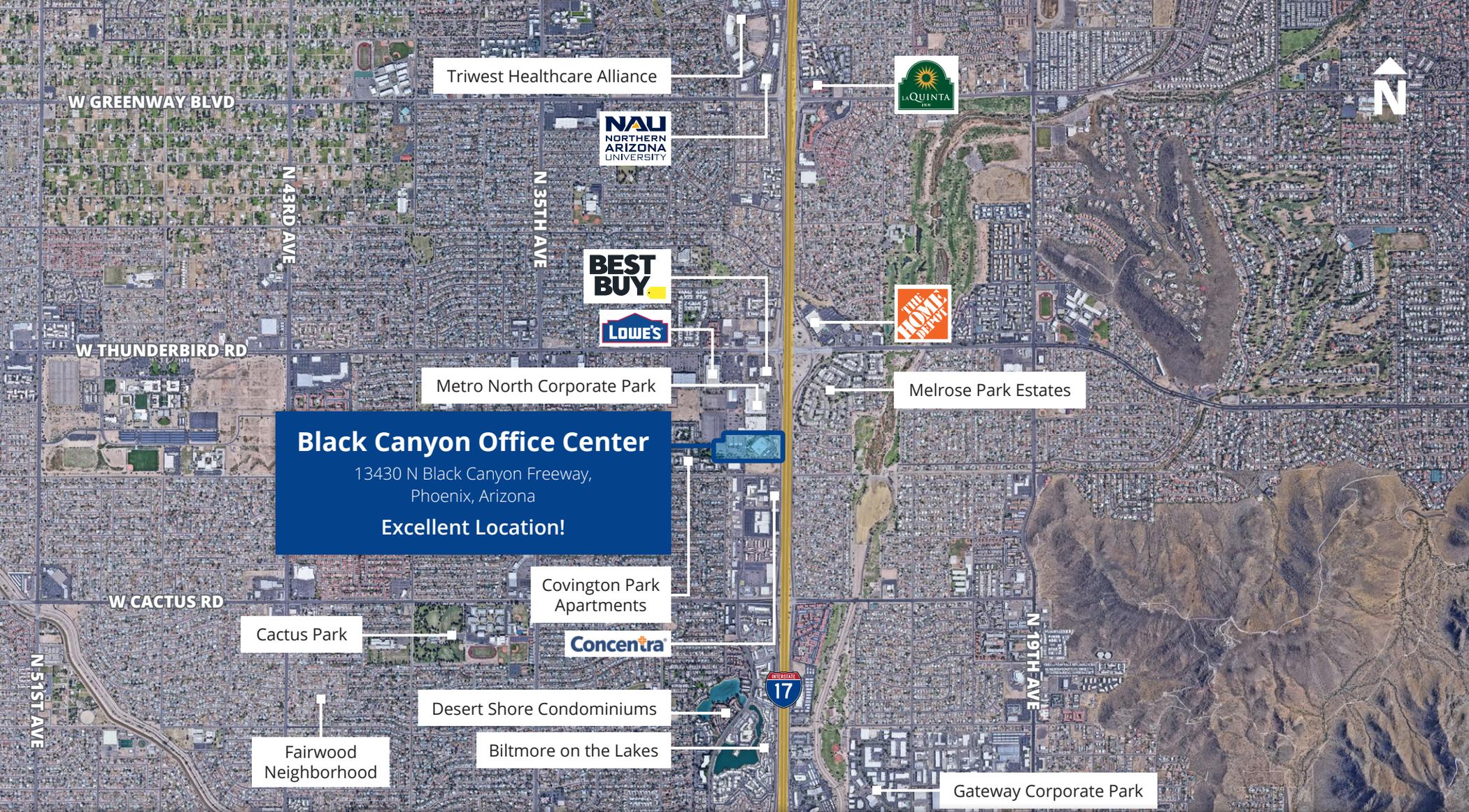


Outside Seating Area with Grass Looking East

Area Demographics | Black Canyon Office Center

	1 Mile	3 Miles	5 Miles
Population Overview			
2010 Total Population	17,263	131,993	384,075
2025 Total Population	20,144	142,903	416,224
2025 Population 25+ Educational Attainment			
Population 25 years and over	13,536	96,006	287,806
High School Graduate	22%	22%	21%
Some College, No Degree	24%	23%	23%
Associate Degree	9%	11%	11%
Bachelor's/Graduate Degree	25%	26%	29%
Household Overview			
2010 Households	6,619	49,804	149,307
2025 Households	7,584	53,758	163,576
Household Income Trend			
2025 Average Income	\$86,505	\$90,786	\$98,272
2025 Median Household Income	\$68,109	\$68,243	\$74,854
2025 Home Value			
Median Home Value	\$357,927	\$398,743	\$407,192





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Phoenix, Arizona
Excellent Location!

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