

NEW OWNERSHIP
RECENT IMPROVEMENTS COMPLETED



**BELOW
MARKET RENTS!
CALL BROKER FOR INCENTIVES**



BLACK CANYON COMMERCE PARK

2225 W PEORIA AVE | PHOENIX, AZ 85029

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

GNEM OFFICE SPACE AVAILABLE FOR LEASE

EXECUTIVE SUMMARY

±56,042 SF

Total Building Size

2001

Year Built

2

Stories

5/1,000 SF

Parking Ratio

±3.99

Acres

A-1

Zoning



**AERIAL
VIDEO**
(CLICK HERE)



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PROPERTY/AREA HIGHLIGHTS

- 0.25 Miles East of Full Diamond Interchange at W Peoria Ave and I-17 Freeway
- Signalized Intersection with Prominent Frontage on W Peoria Ave and N 23rd Ave
- 34,526 Vehicles Per Day on W Peoria Ave
- Valley Metro Bus Stop on W Peoria Ave
- Abundant 5/1,000 SF Parking with 278 Surface inclusive of Covered Parking Spaces at 1.2/1,000 SF
- Modern Entry and Upstairs Common Area
- Utilities Provided by Arizona Public Services (Electricity), City of Phoenix (Water/Sewer/Trash), and Cox/CenturyLink (Telephone)
- 15 Minutes South of the \$40 Billion Taiwan Semiconductor Manufacturing (TSMC) Plant Under Construction
- 0.5 Miles West of Massive Redevelopment of Metro Center Mall into Multi-Family and Mixed Use Development
- Recent Improvements Include: Exterior Building Painted, Sealed & Re-striped Parking Lot, Upgraded Landscaping, Painted Restrooms,



FIRST FLOOR

Suite 100

±4,006 SF

\$22.00/SF/Yr Full Service

Suite 170

±1,027 SF

\$22.00/SF/Yr Full Service

Suite 180

±5,655 SF

\$22.00/SF/Yr Full Service

Suite 170
±1,027 SF

Suite 160
Leased

Suite 150
Leased

Suite 180

±5,655 SF

Available w/30 Day Notice

Suite 175
Leased

Suite 100
±4,006

SECOND FLOOR

Suite 250

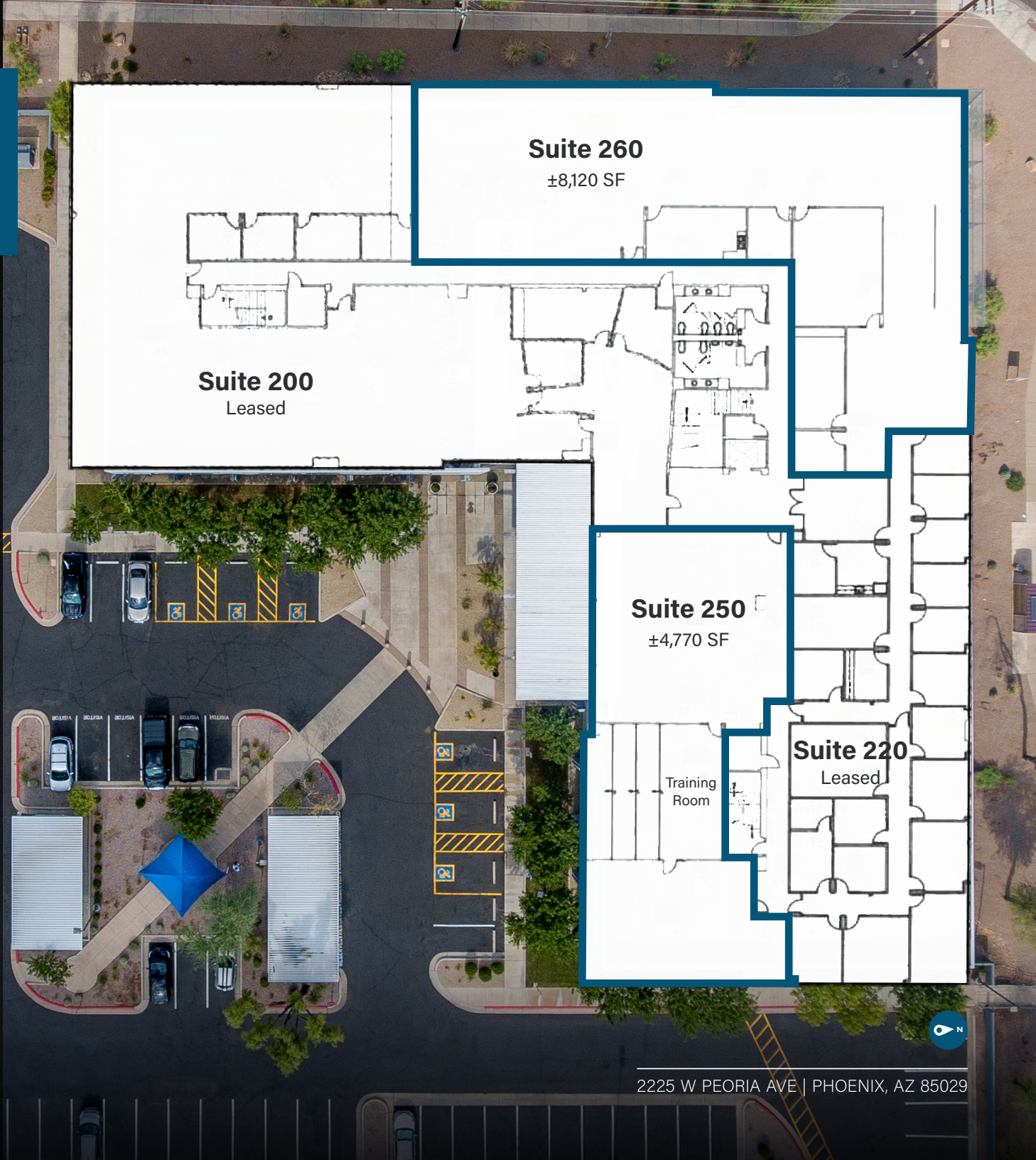
±4,770 SF

\$22.00/SF/Yr Full Service

Suite 260

±8,120 SF

\$22.00/SF/Yr Full Service



Suite 200
Leased

Suite 260
±8,120 SF

Suite 250
±4,770 SF

Suite 220
Leased

Training Room



NORTH MOUNTAIN

DOWNTOWN PHOENIX



OPENTECH ALLIANCE, INC

VISTA COLLEGE PREP - METRO NORTH



W PEORIA AVE

N 23RD AVE



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ROSE MOFFORD
SPORTS COMPLEX



COGNIZANT TECHNOLOGY
SOLUTIONS

MAXIMUS

SGS CLINICAL STUDIES

RICK CIVIL ENGINEERING

N 23RD AVE

W PEORIA AVE



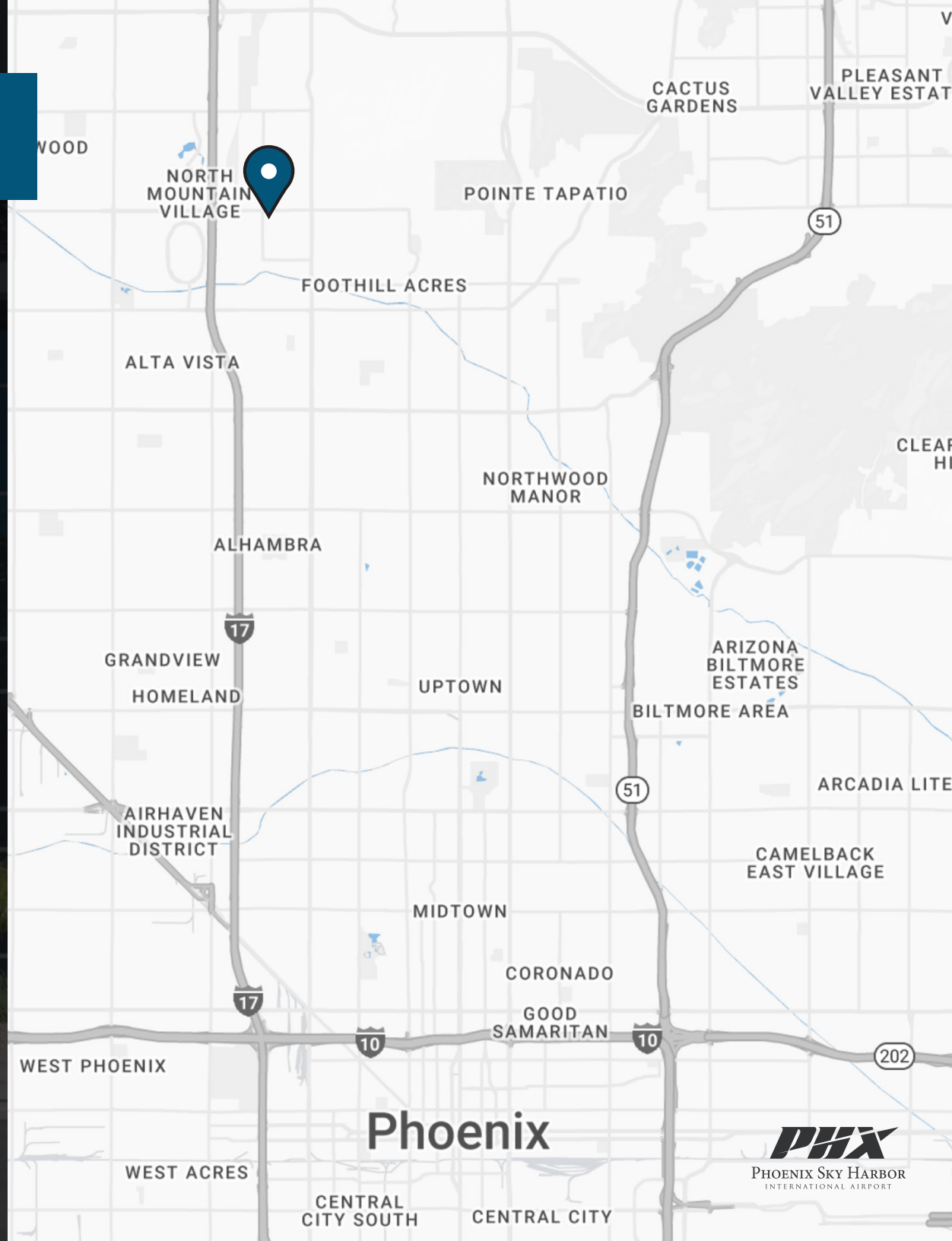
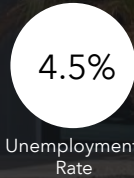
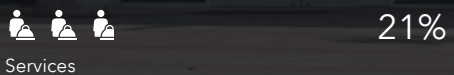
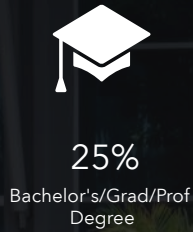
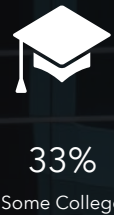
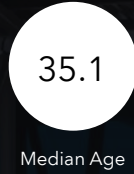
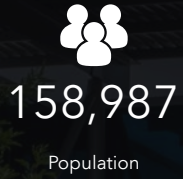
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DEMOGRAPHICS

3 Mile Radius

Source: Esri 2022



NORTH MOUNTAIN VILLAGE AREA OVERVIEW

North Mountain Village is generally bounded by Greenway Road on the north, 16th Street and mountains on the east, Northern Avenue on the south and 43rd Avenue, the Arizona Canal and 51st Avenue on the west. This central location provides easy access to the SR-51 and I-17 freeways, as well as light rail connections to and from Downtown Phoenix.

The village contains a diverse mix of residential neighborhoods and housing types including the established central corridor areas, neighborhoods in the foothills of the Phoenix Mountains, and suburban neighborhoods near the Metrocenter Village Core. The community is attractive to families with a number of high-quality schools and universities. Recreational opportunities are nearby with neighborhood parks, canal paths, and direct access to the Phoenix Mountain Preserve system.



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