



CUSHMAN &
WAKEFIELD

NORTH LOOP 101 BUSINESS CENTER

19820 N 7TH AVE., PHOENIX, AZ 85027

75,000 SF AVAILABLE FOR SUBLEASE
DIVISIBLE TO 20,000 SF

***44,029 SF - 2ND FLOOR**
32,734 SF - 1ST FLOOR











CORPORATE HQ
FULLY FURNISHED

***SECOND FLOOR DIVISIBLE TO 20,000 SF & 24,000 SF**

75,000 SF
(44,029 SF + 32,734 SF)
PLUG & PLAY
SUBLEASE
DIVISIBLE



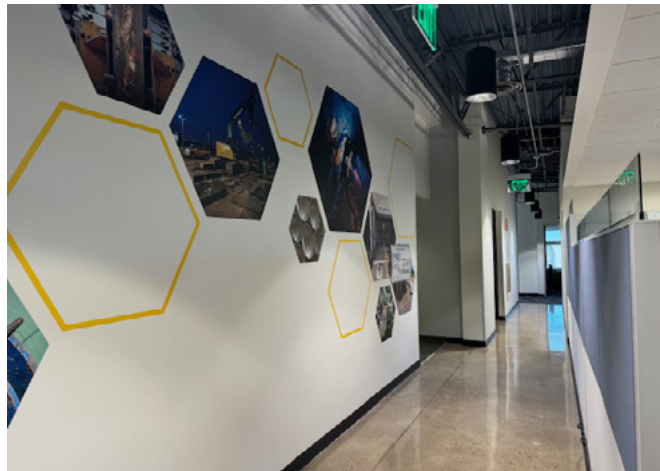
PROPERTY HIGHLIGHTS

-  Building size: ±88,696 SF
-  For sublease: ±75,000 SF on first and second floor - divisible to 20,000 SF & 24,000 SF
-  Lease expiration: August 31, 2027
-  Plug & Play opportunity with furniture systems in place
-  Energy Star Certified
-  On-site security
-  Parking Ratio: 5.0/1,000
-  Direct access to Loop 101 with prominent signage opportunities
-  Creative office located in NW Phoenix
-  Freeway visibility, plus minutes to Sky Harbor, Downtown Scottsdale and Desert Ridge

1ST FLOOR



AVAILABLE FOR SUBLEASE



2ND FLOOR



360° VIEW ENTIRE 2ND FLOOR

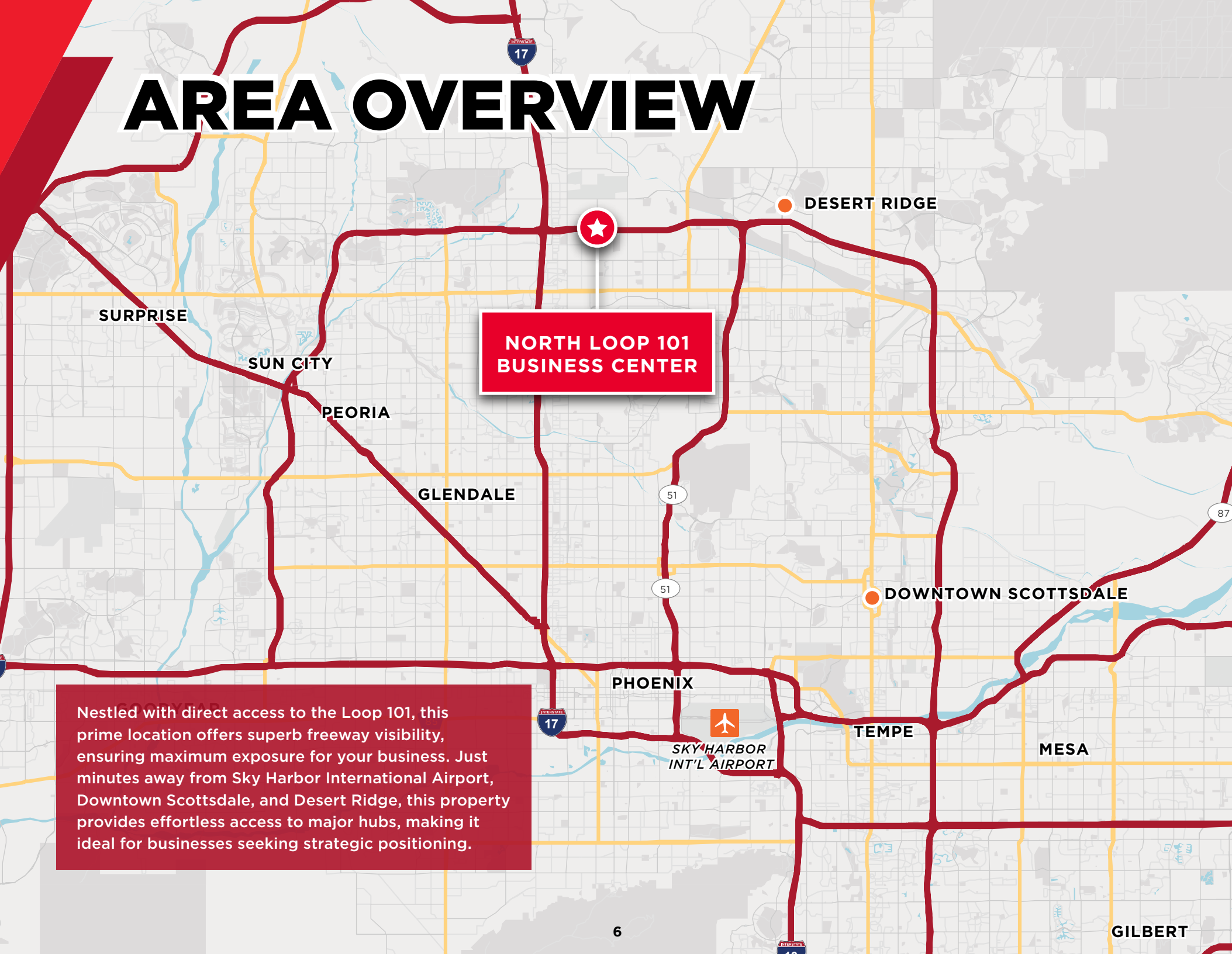
360° VIEW CORPORATE SUITE

±44,029 SF

AVAILABLE FOR SUBLEASE



AREA OVERVIEW



**NORTH LOOP 101
BUSINESS CENTER**

Nestled with direct access to the Loop 101, this prime location offers superb freeway visibility, ensuring maximum exposure for your business. Just minutes away from Sky Harbor International Airport, Downtown Scottsdale, and Desert Ridge, this property provides effortless access to major hubs, making it ideal for businesses seeking strategic positioning.



**NORTH LOOP 101
BUSINESS CENTER**

75,000 SF AVAILABLE FOR SUBLEASE

44,029 SF - 2ND FLOOR
32,734 SF - 1ST FLOOR



FOR MORE INFORMATION, PLEASE CONTACT:

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