

**±31,060 SF Available**  
**Demisable to X SF**  
**Office/Flex**



**North Loop 101 Business Center**  
**950 West Behrend Drive | Phoenix, AZ 85027**

Corwin Hemmingsen \*  
Leasing Agent  
480.202.5749  
corwin@dansongroup.com

Makayley Morris  
Operations Manager  
480.665.6222  
MAKAYLEY@dansongroup.com

*\*Listing agent is a licensed real estate agent in  
Arizona and is related to the landlord.*





## Building Features:

- Size: ±31,016 Square Feet
- Parking: > 5 : 1,000 Including Covered Reserved Spaces  
SWC 7<sup>th</sup> Avenue and Loop 101  
2001
- Location: Cox Communications & CenturyLink
- Constructed: Five Points of Ingress/Egress Accessing Full Diamond Interchange at 7<sup>th</sup> Avenue
- Telecommunications: ±48' Tall Monument Signage on Loop 101 and Monument Signage on 7<sup>th</sup> Avenue
- Access:
- Signage:



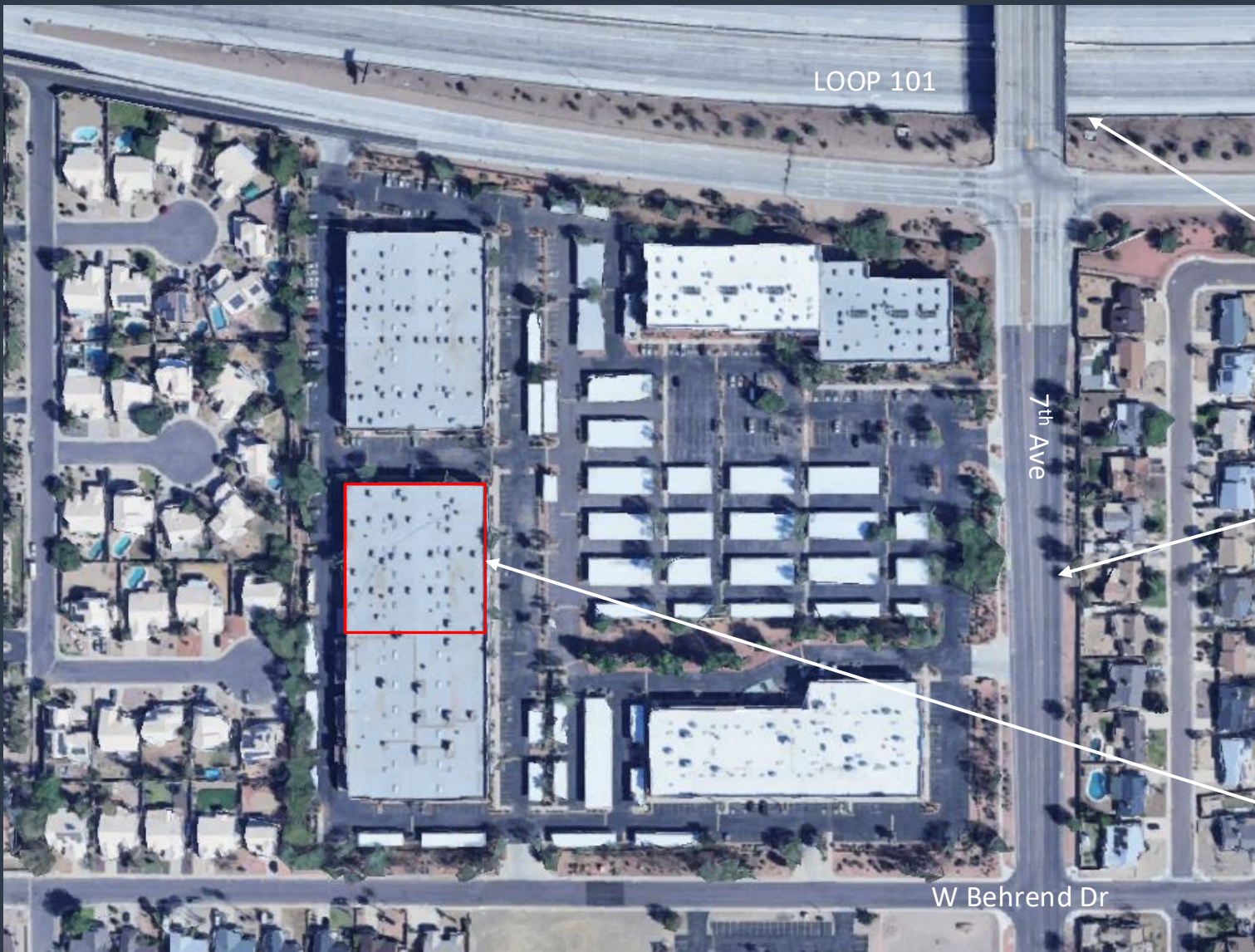
## LOCATION FEATURES:

- Three minutes to ±550,000 square feet of retail and dining at Deer Valley Towne Center
- Minutes to Happy Valley Towne Center and Desert Ridge Market place providing over ±2.3 million square feet of retail and dining
- Easy access to freeways, labor markets, amenities and residential areas
- 20 minutes to Downtown Phoenix and Sky Harbor International airport, 5 minutes to Deer Valley Airpark
- Corporate neighbors include Cox Communications, USAA, Waste Management, American Express, Centuri Group, Cigna, PetsMart, Knight Transportation and Discover Card

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Loop 101

7th Avenue

±31,016 SF  
• Three sides of glass



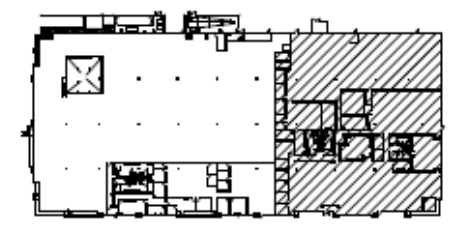
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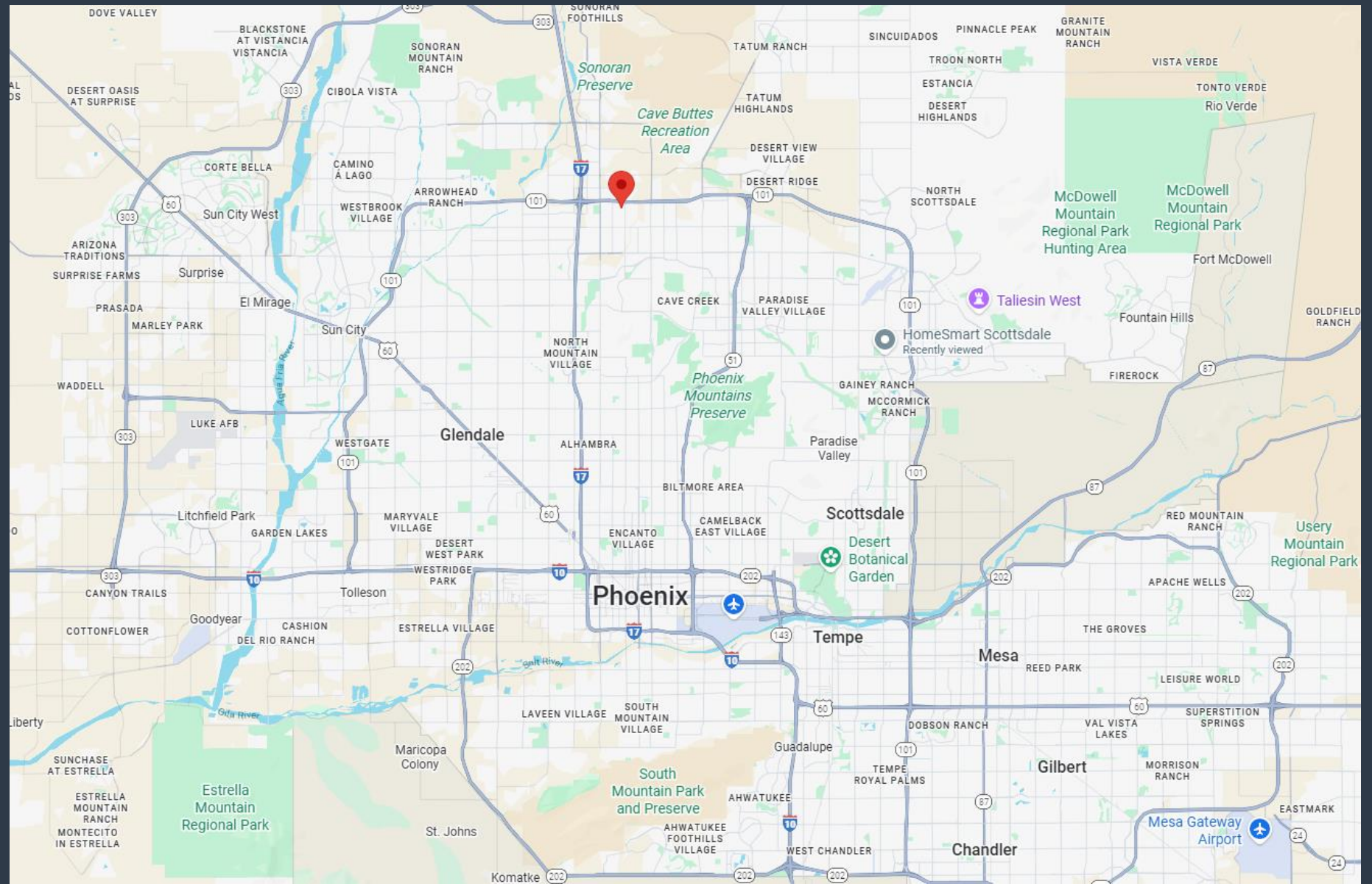
SUITE 102 - APPROX. +/- 31,016 RSF



KEY PLAN

## Subject Space vs. Buildings:





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## Offering Terms:

Available SF: ±31,016

Base Rent (NNN): \$18.00 PSF

Est. Op. Ex: \$3.75 - \$4.25 PSF

Annual Escalations: 3.00%

Tenant Improvements Budget

Available to Negotiate



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# Gallery

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Main Flex Room

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Flex Room II

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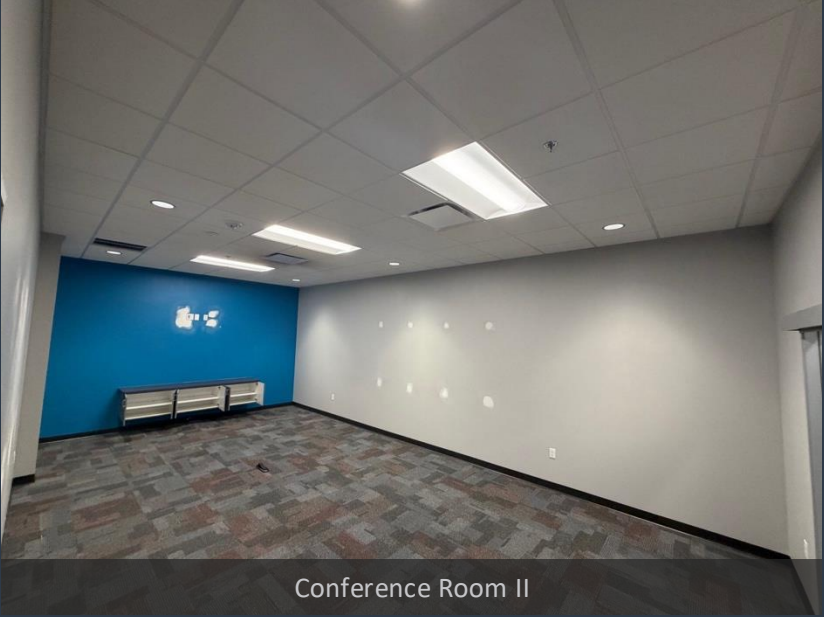




Flex Room III



Board Room I



Conference Room II



Flex Room IV



Conference Room I



Conference Room V



Kitchen



Break Room I

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Office Example

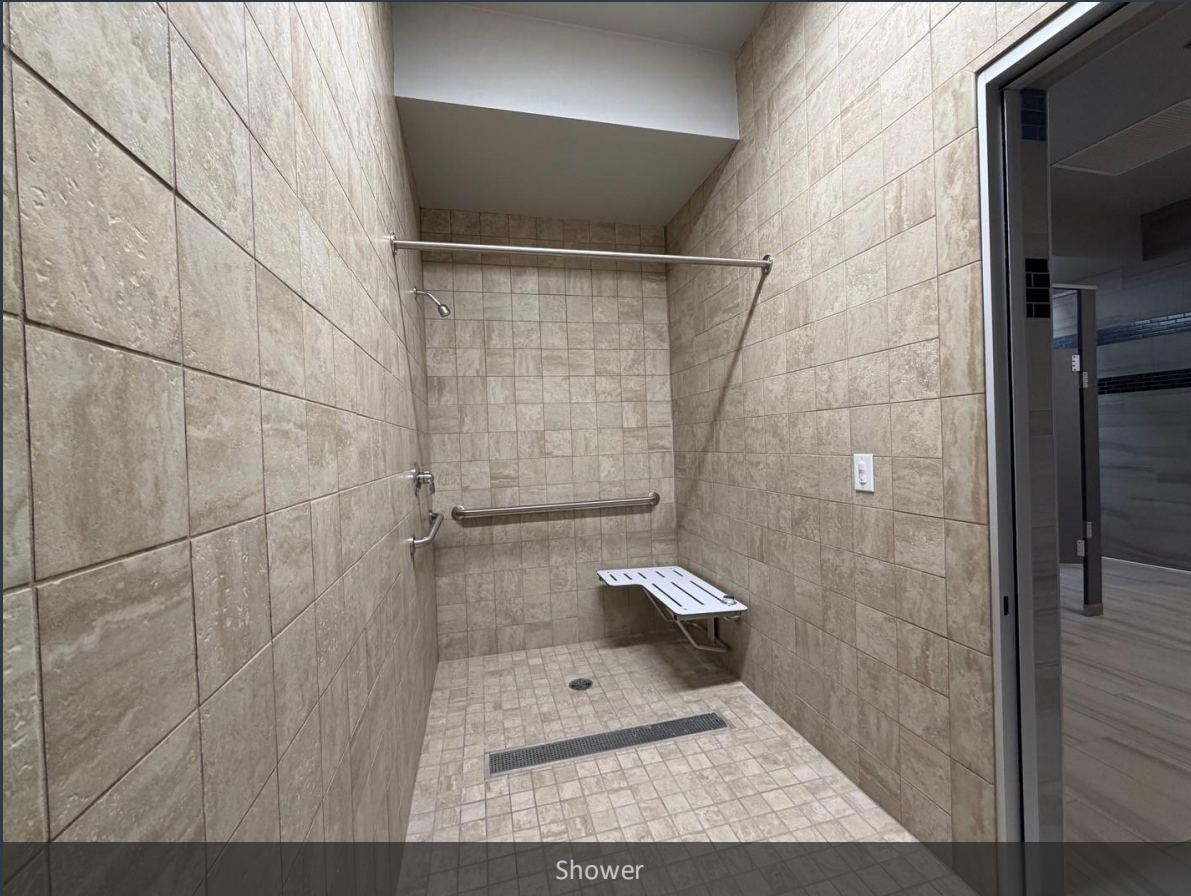


Bathroom

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Shower



Conference Rooms III and IV

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