

$\pm 123,507$ SF
FOR SUBLEASE

25700

N. NORTERRA PARKWAY

PHOENIX, ARIZONA 85085

 CUSHMAN &
WAKEFIELD

PROPERTY FEATURES

- ± 23 acre site area
- 6/1000 surface parking ratio with 877 covered canopies
- Access from both the I-17 frontage road and North Norterra Parkway
- Full diamond I-17 access at Jomax Road and Happy Valley Road
- Corporate neighbors include USAA & Cigna
- Excellent visibility to the I-17 Freeway with $\pm 100,000$ VPD



SUBLEASE FACTS



$\pm 123,507$ RSF



Lease Expires
3/31/2033



Cafe & Kitchen
Equipment Available



Triple Net Lease from USAA,
a Fortune 500 company



877 Parking Spaces (± 6 per 1000)
All Covered Canopies



BUILDING & SPACE FEATURES

- 3-story 147,638 RSF building
Class A LEED certified built in 2016
- High volume, open ceiling space design
- Two 2500 Amp Electrical Service Stations with 480/277 volt 3-phased power providing 28 watts/RSF
- HVAC cooling provided by a water source heat pump system
- Extensive security system with numerous video surveillance cameras
- Telecommunications provided by AT&T, Cox, and Century Link
- Two story atrium lobby with feature center staircase
- Secured entrances with turnstile access and proximity card readers



LOCATION FEATURES

- Close proximity to the I-17 and Loop 101 Freeway Interchange
- 3-minute drive or 9-minute walk to the Shops At Norterra, a 350,000 SF upscale lifestyle center
- Excellent access to numerous residential master-planned communities such as Anthem, Sonoran Foothills, Tramonto, Arrowhead Lakes, Arrowhead Ranch, Fireside, and Desert Ridge
- 30-minute drive to Sky Harbor International Airport

OFF-SITE AMENITIES

- **Within minutes of over 2.6 million SF** of restaurants, hotels, and service retail amenities
- **Shops at Norterra** with over 50 options for dining, entertainment, shopping and services. Including Harkins theatres and nearly 25 food options
- **Happy Valley Towne Center** with over 55 options for dining, shopping and services including 15 food service options
- **Over 5 hotels within 1 mile** including Courtyard by Marriott, Hampton Inn, Residence Inn by Marriott, Homewood Suites, Drury Inn

1 THE SHOPS AT
NORTERRA

- Ah-So Sushi & Steakhouse
- BevMo!
- Buffalo Wild Wings
- Cafe Zupas
- Chipotle
- Club Pilates
- Crumbl Cookies
- Cyclebar
- Elevate Coffee
- Jamba Juice
- Harkins Theatres
- Mellow Mushroom
- Osteria Mia
- PF Changs
- Panera Bread
- Pita Jungle
- Rocky Mountain Chocolate Factory
- Salt Tacos
- Sauce
- State 48 Rock House Brewery
- Subway
- Texas Roadhouse
- Tikka Shack
- Urban Boba
- Yogis Grill
- Yogurtini

2 HAPPY VALLEY
TOWNE CENTER

- Angry Crab Shack
- Bento Box
- Cafe Rio
- Carl's Jr
- Carlos O'Brien's
- Cold Stone
- The Greek Pita
- Jersey Mike's
- L&L Hawaiian Barbecue
- Olive Garden
- Panda Express
- Ray's Pizza
- Red Robin
- Shane's Rib Shack
- Starbucks
- The Stillery

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AREA AMENITIES

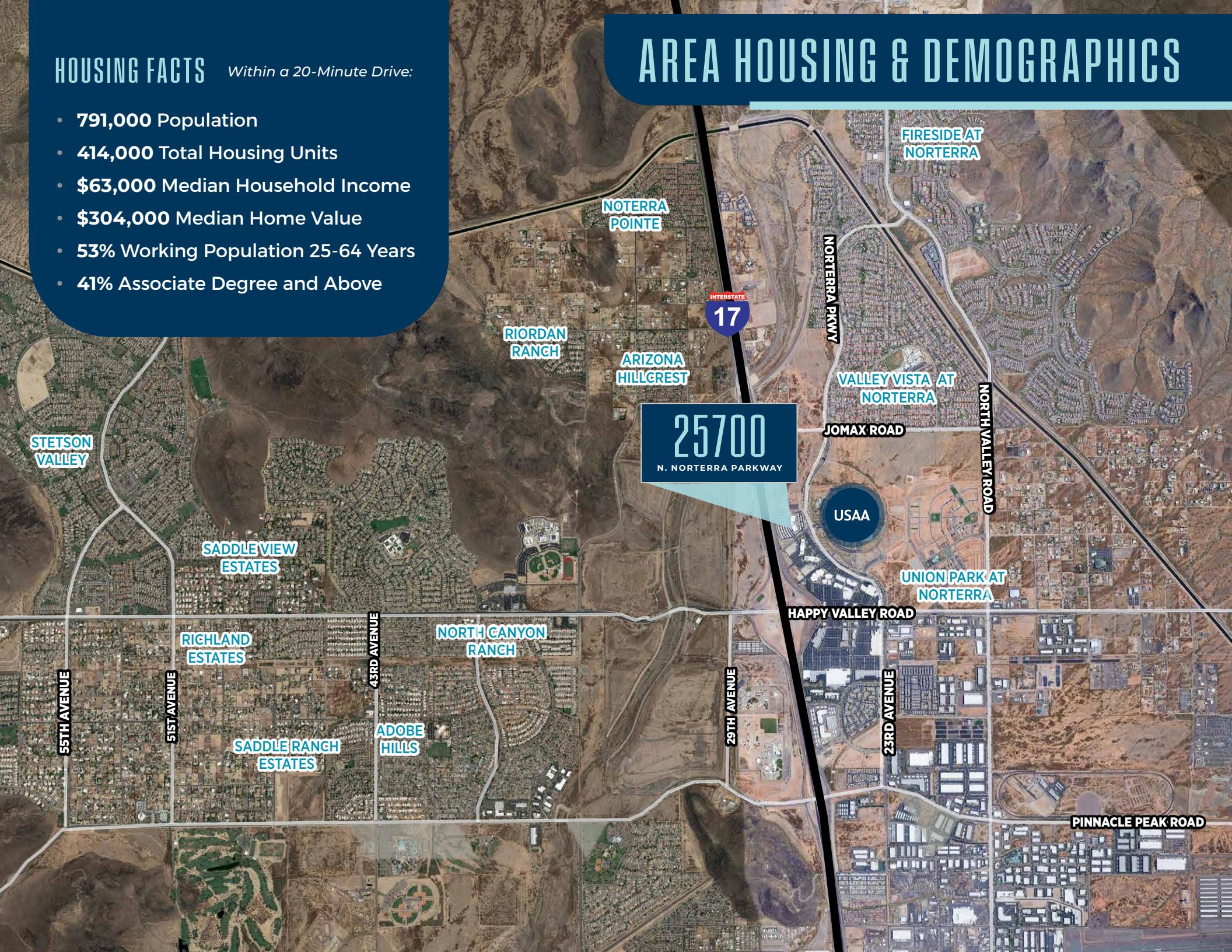


HOUSING FACTS

Within a 20-Minute Drive:

- **791,000** Population
- **414,000** Total Housing Units
- **\$63,000** Median Household Income
- **\$304,000** Median Home Value
- **53%** Working Population 25-64 Years
- **41%** Associate Degree and Above

AREA HOUSING & DEMOGRAPHICS



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