

±123,507 SF
FOR SUBLEASE

25700

N. NORTERRA PARKWAY

PHOENIX, ARIZONA 85085



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

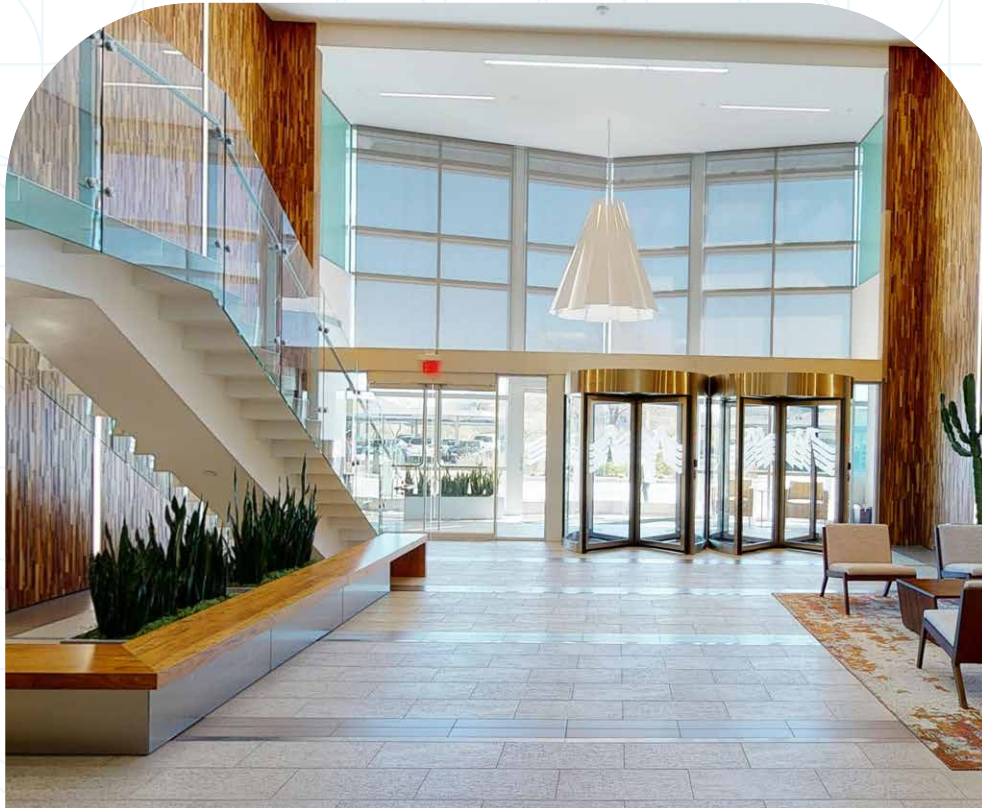


877 Parking Spaces (± 6 per 1000)
All Covered Canopies



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





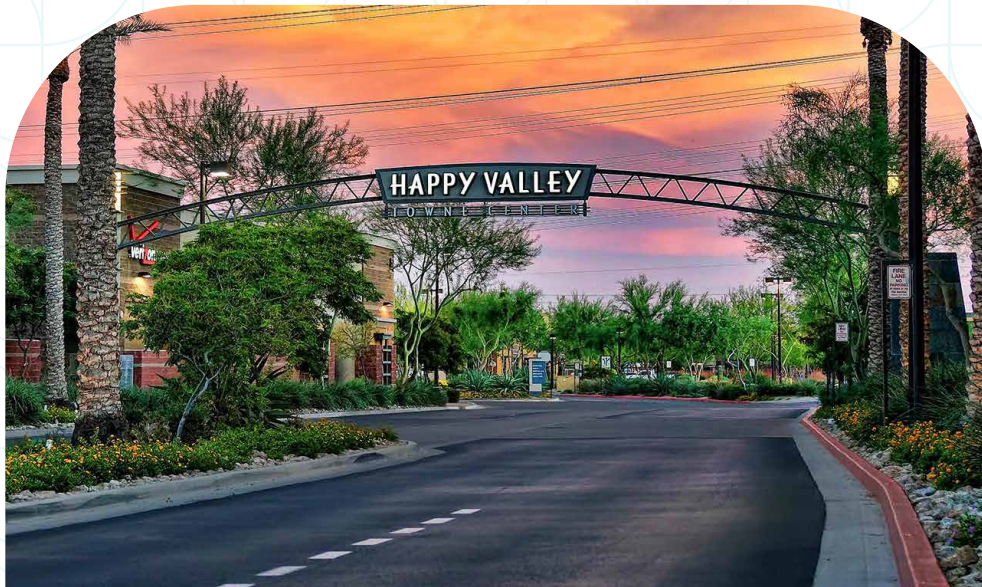
LOCATION FEATURES

- 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, Tramanto, 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



AREA AMENITIES

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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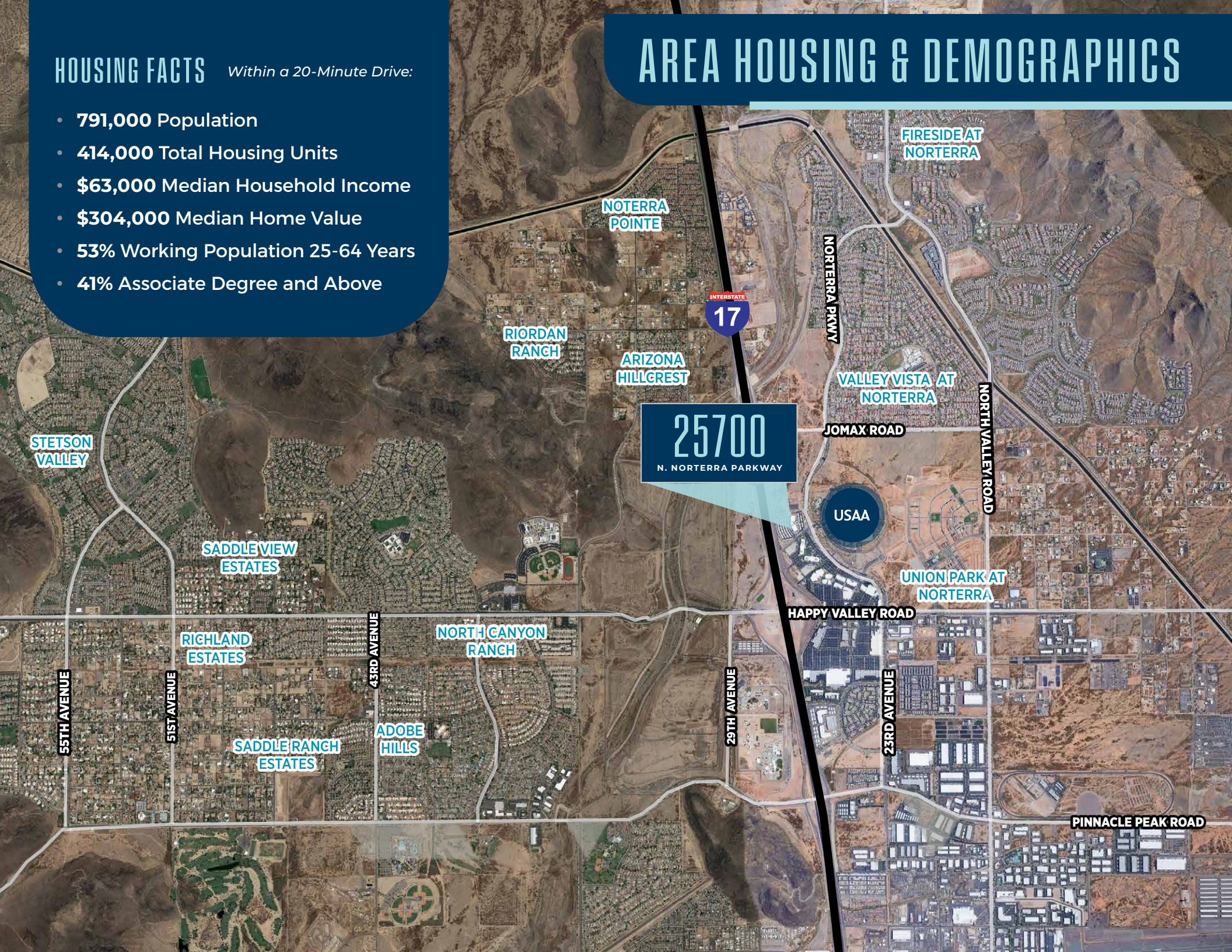


HOUSING FACTS

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



STETSON
VALLEY

SADDLE VIEW
ESTATES

RICHLAND
ESTATES

SADDLE RANCH
ESTATES

ADOBE
HILLS

NORTH CANYON
RANCH

RIORDAN
RANCH

NOTERRA
POINTE

ARIZONA
HILLGREST

25700

N. NOTERRA PARKWAY

USAA

FIRESIDE AT
NOTERRA

VALLEY VISTA AT
NOTERRA

UNION PARK AT
NOTERRA

PINNACLE PEAK ROAD

25700

N. NORTERRA PARKWAY

PHOENIX, ARIZONA 85085

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