

**SUBLEASE**

**10,705 SF AVAILABLE**



# BLACKHAWK CORPORATE CENTER II

**2902 W AGUA FRIA FREEWAY PHOENIX, AZ**



# SUITE 1020

## SUBLEASE

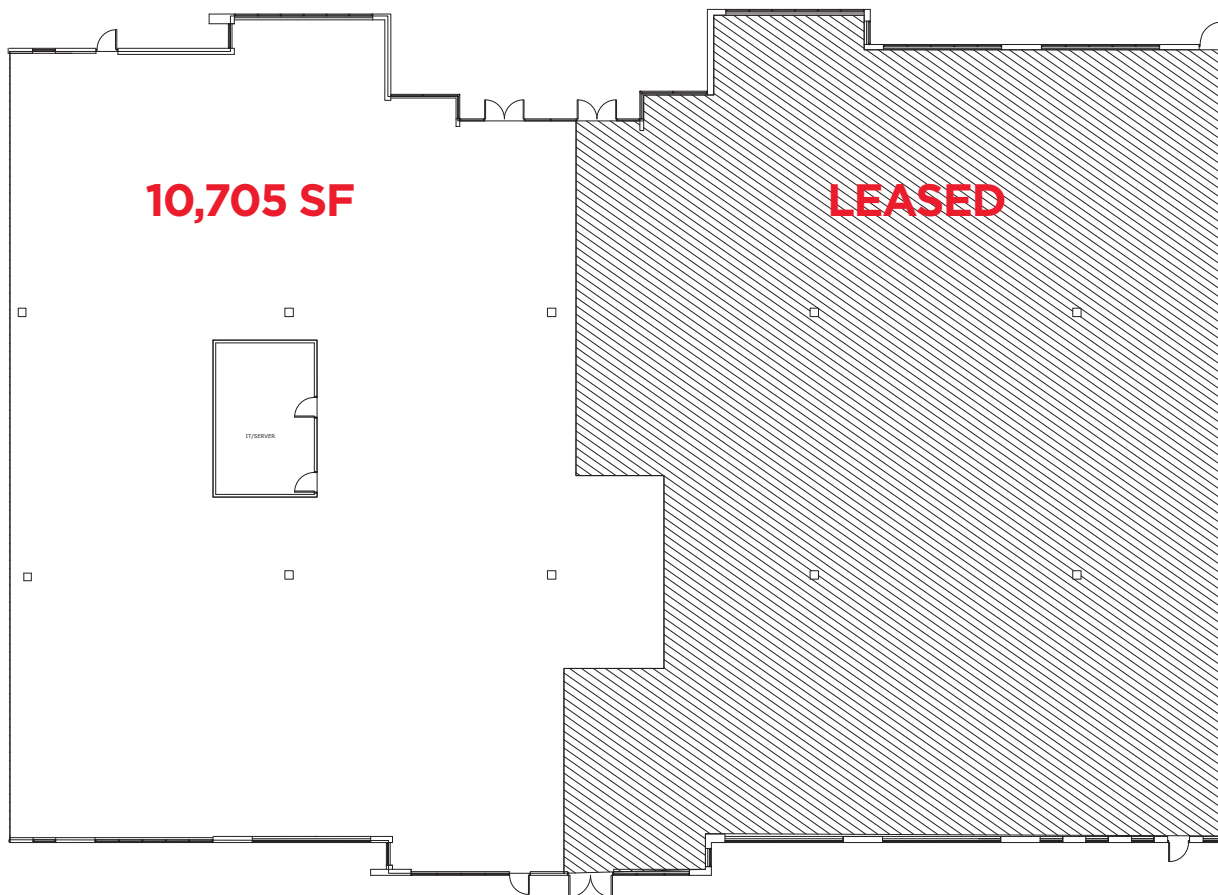
Suite 1020 is in shell condition, demise-able, and includes a TI allowance, providing space and flexibility for a customized build-out. Expires November 31, 2032.

### LOCATION HIGHLIGHTS

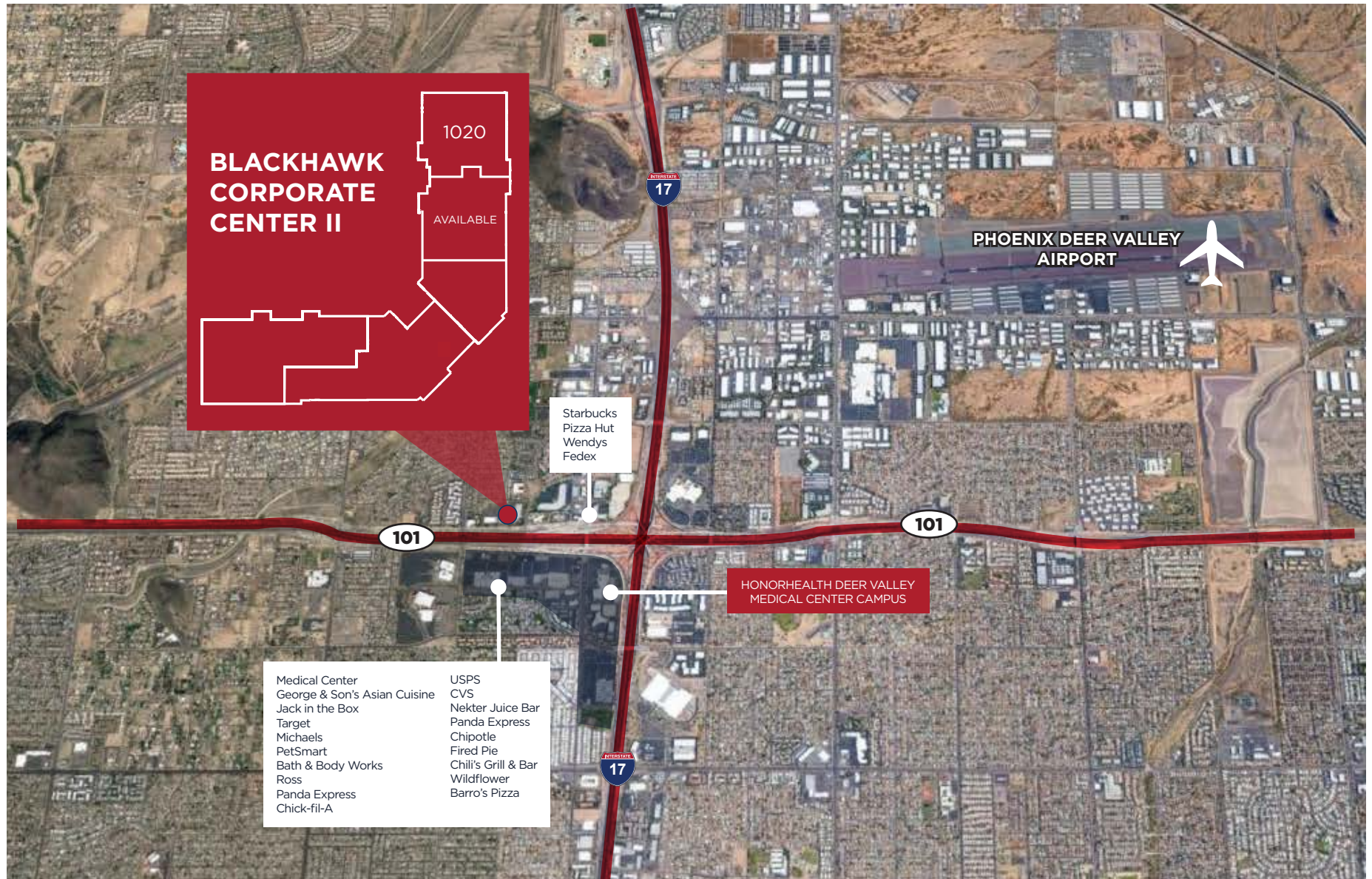
- + Excellent freeway access and exposure along Loop 101 & I-17
- + Centered in a major employment hub
- + Just five minutes from Deer Valley Airport
- + Four minutes from HonorHealth Deer Valley hospital
- + 6/1,000 parking ratio
- + Ideal for medical or office uses

### PROPERTY FEATURES

- + Building size: ±84,410 SF
- + Available: 10,705 SF
- + Leasing Rate: \$19 NNN
- + \$75/SF tenant improvement allowance
- + 10 year term
- + 24' clear height
- + Potential building signage
- + Year built: 1998
- + Potential for on-site backup generator



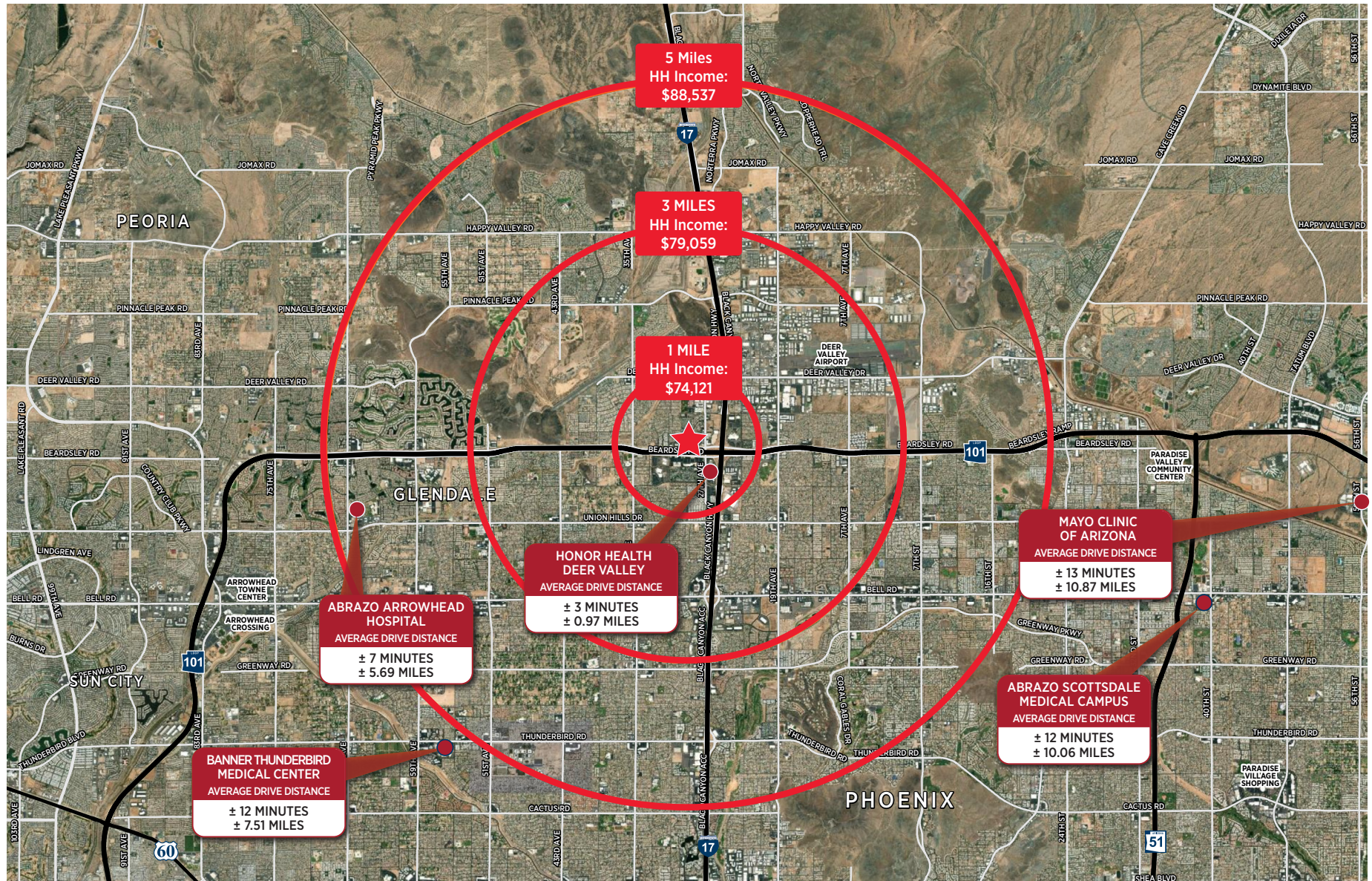
# NEARBY AMENITIES



## SERVICE LINE GROWTH PROJECTIONS 10-MILE RADIUS

SERVICE LINE	2020 VOLUME	2025 VOLUME	2030 VOLUME	5 YR GROWTH	10 YR GROWTH
PHYSICAL THERAPY REHABILITATION	637,096	880,443	1,044,750	38.20%	64.00%
THORACIC SURGERY	1,345	1,852	2,158	37.80%	60.50%
PAIN MANAGEMENT	28,048	38,609	46,579	37.70%	66.10%
SPINE	4,894	6,685	7,710	36.60%	57.50%
ORTHOPEDICS	73,865	100,363	119,234	35.90%	61.40%
PODIATRY	40,340	54,122	68,255	34.20%	69.20%
NEUROSURGERY	2,319	3,078	3,617	32.70%	55.90%
NEUROLOGY	43,060	55,402	65,661	28.70%	52.50%
VASCULAR	40,942	51,845	61,574	26.60%	50.40%
OPHTHALMOLOGY	219,807	277,816	326,366	26.40%	48.50%





# CONTACT INFORMATION

## **SHEILA BALE**

Managing Director  
+1 602 224 4454  
[sheila.bale@cushwake.com](mailto:sheila.bale@cushwake.com)

## **TOM WEINHOLD**

Managing Director  
+1 602 224 4428  
[tom.weinhold@cushwake.com](mailto:tom.weinhold@cushwake.com)

## **ERIKA ECKBLAD**

Associate  
+1 602 224 4451  
[erika.eckblad@cushwake.com](mailto:erika.eckblad@cushwake.com)



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