



Black Mountain Center- Suite 104

24980 N 83rd Ave, Peoria, AZ 85383



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Black Mountain Center-Suite 104

\$36.50 /SF/YR

Premium partially built out office space in the Northwest Valley of Phoenix. Zoning uses include all office and medical. The building is in rapidly growing area of the valley with large commercial centers on two of the other corners. The building sits on Happy Valley and 83rd Avenue, which is already one of the business intersections in the city, and its growing fast. This is the most premium building in the Northwest Valley for office medical. Heavy daytime and evening traffic is great for exposure. Beautiful mountain views are great for staff and customers....

- Trophy space on a very busy corner. Great signage. Low CAM's. Can be used for office, medical or restaurant.



Rental Rate:	\$36.50 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	28,974 SF
Year Built:	2019
Walk Score ®:	8 (Car-Dependent)
Taxes:	\$0.19 USD/SF/MO
Operating Expenses:	\$0.14 USD/SF/MO
Rental Rate Mo:	\$3.04 /SF/MO

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1st Floor Ste 104

Space Available	2,444 SF
Rental Rate	\$36.50 /SF/YR
Date Available	November 21, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

Partially built out space with some HVAC and electrical improvements.



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Property Photos



Building Photo

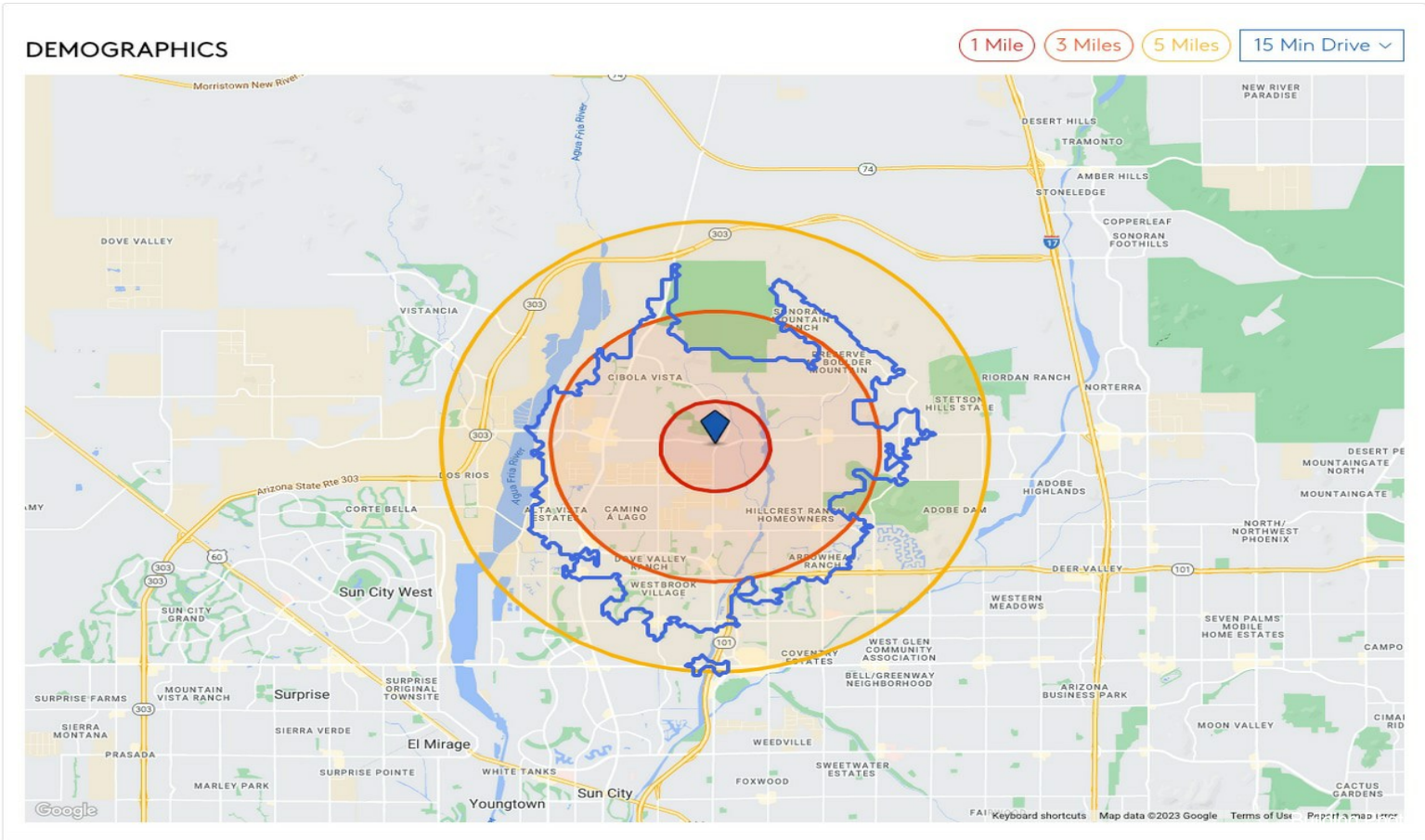
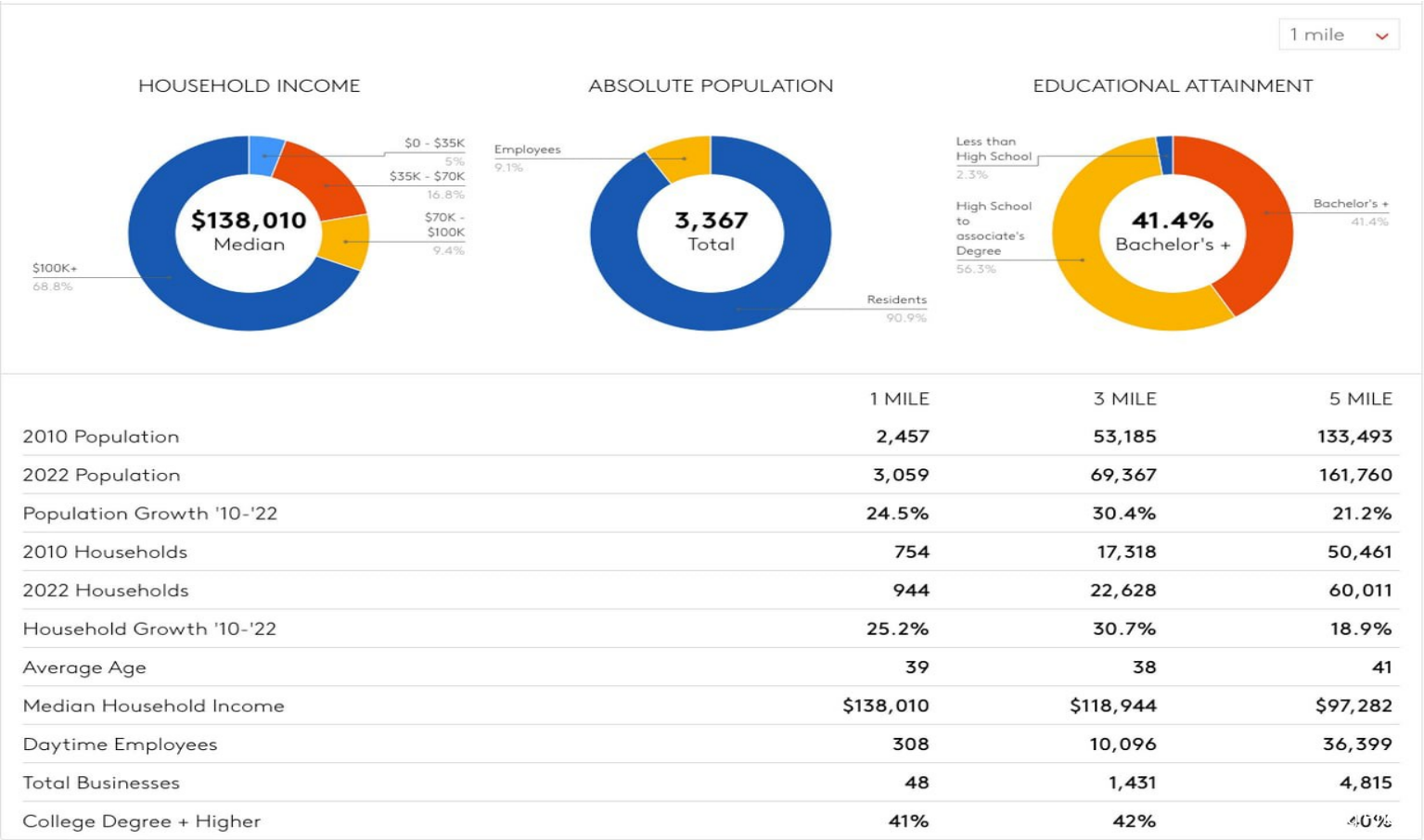


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