



FOR SALE

Freestanding Office Building or Retail/Industrial Assemblage Opportunity

1622 N BLACK CANYON HWY, PHOENIX, AZ

John Barnes

Vice President
+1 602 222 5042
john.barnes@colliers.com

Matt Fitz-Gerald

Senior Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

Colliers

2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
colliers.com/arizona



Accelerating success.

Freestanding Office Building

1622 N BLACK CANYON HWY, PHOENIX

Investment/Owner-User Opportunity | ±8,390 SF

FOR SALE

\$1,400,000 (\$166.86/sf)

Executive Summary:

Available for sale is 1622 N Black Canyon Hwy in Phoenix, a freestanding office building located at the northwest corner of McDowell Road and the I-17 Freeway. This is an opportunity to own an office space in a highly visible location on the I-17 Freeway. The property is located at the northwest corner of I-17 and McDowell Road with convenient access to both I-17 and I-10. The property consists of a two-story office building of approximately 8,390 square feet, with 4,115 located on the first floor and 4,330 on the second floor.

The entire building is master leased until October 4, 2028, to a large insurance company.

Property Details

Total Building Area	±8,390 SF
Address	1622 N Black Canyon Hwy, Phoenix AZ 85009
Floors	Two
Year Built	1982
Parking	27 spaces
Parcel Number	110-58-001B
Zoning	A-1 City of Phoenix
Parcel Size	±15,987 SF
NNN Income	\$112,207.23 (10/5/25-10/4/26)
CAP Rate	8%



The Property

The property consists of a two story office building approximately 8,390 square feet in size on one parcel of land approximately 15,987 square feet in size. Since the property was originally constructed, it has been used as professional office space, initially for an insurance company (the master lessee) and now for a trucking company and construction company (the current sublessees). The interior is in good condition and if the layout works for you, it could be move-in ready. There is excellent building signage on I-17 and the property is zoned A-1, City of Phoenix. Currently, the property is master leased to an insurance company who has vacated the building and subleased parts of the building to two different sublessees. The master lease expires October 4, 2028. The sublease with the construction company expires October 4, 2028, and the sublease with the trucking company is year-to-year.

The Opportunity

This is an office building located on a high traffic intersection at the northwest corner of the I-17 Freeway access road and McDowell Road. A potentially higher and better use of this land could be for a retail or industrial use. The property is zoned A-1, City of Phoenix. A buyer could acquire the property and negotiate a lease termination with the current master lessee and sublessees and occupy the building. In addition to this property, approximately 42,758 square feet of land adjacent to the south is also available for purchase. A buyer could buy the property and repurpose it into a use more suitable for this highly visible location.

Master Lease Remaining Rent Schedule

Period	Rent/SF	Rent/Month	Annual Rent
10/5/25 - 10/4/26	\$13.37	\$9,350.60	\$112,207.23
10/5/26 - 10/4/27	\$13.78	\$9,631.12	\$115,573.45
10/5/27 - 10/4/28	\$14.19	\$9,920.05	\$119,040.65



Parking

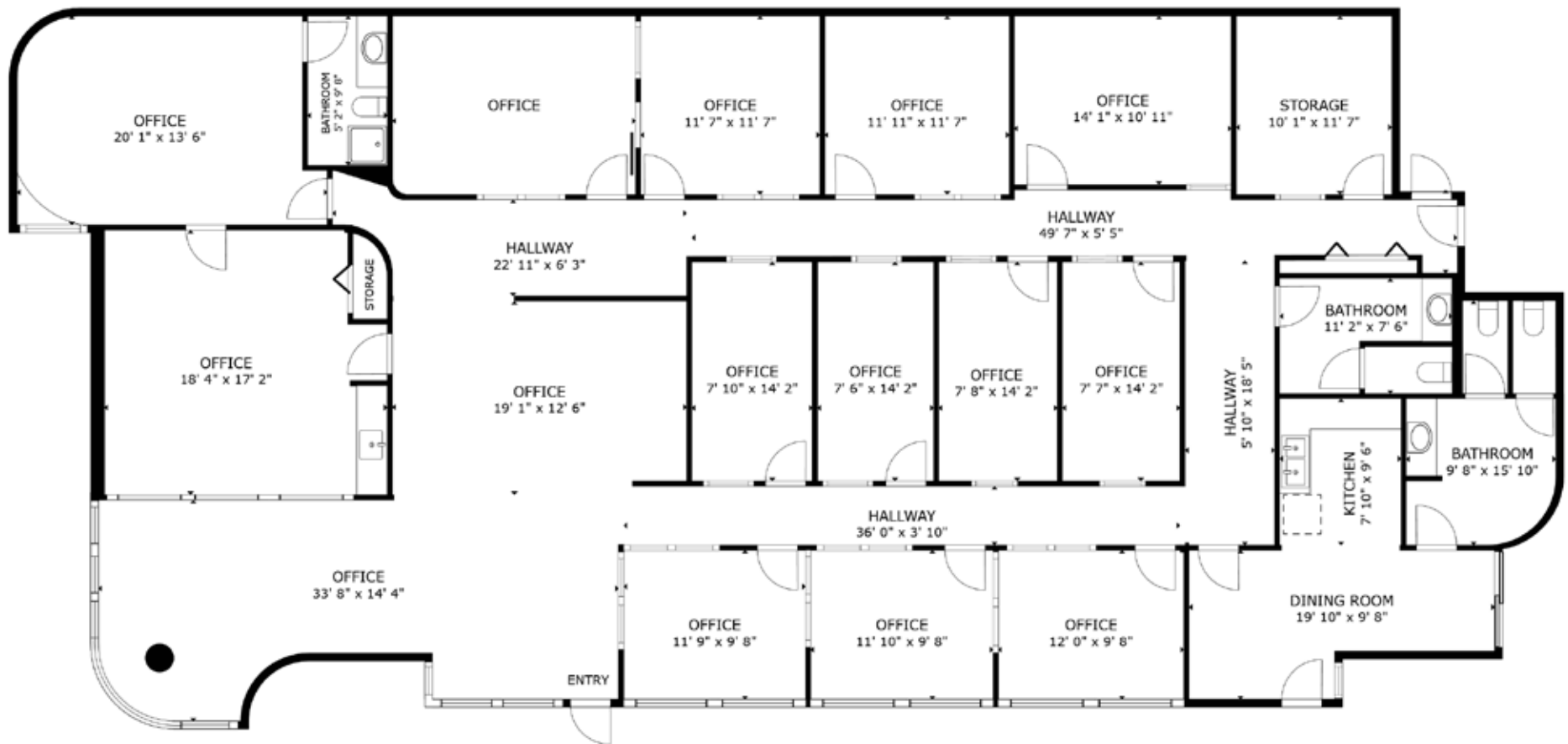
Included with this property at no additional cost are 12 covered reserved parking stalls and 15 uncovered stalls. Covered reserved parking rates in this area range from \$35.00 To \$40.00 per space per month, with an average of approximately \$37.50. That means you can save \$450.00 per month on parking costs by owning this building.



Floor Plan

±8,390

square feet
available



Take a
virtual tour

Photos







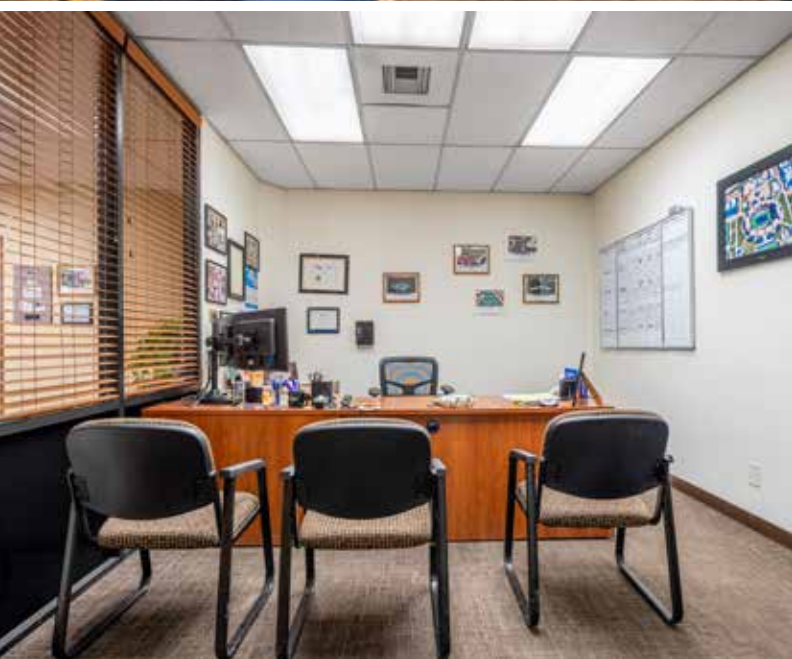
W McDowell Road (Traffic Count: 29,824 VPD 2025)

Not a Part, but also
available for sale
±42,758 sf



Traffic Count:
119,748 VPD 2025

N Black Canyon Hwy





N Black Canyon Hwy

NATIONAL TRUCK SERVICES GROUP

WRONG WAY

INTERSTATE 17





John Barnes

Vice President
+1 602 222 5042
john.barnes@colliers.com

Matt Fitz-Gerald

Senior Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

Colliers

2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
colliers.com/arizona



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.