

# *BLACKHAWK CORPORATE CENTER II*

20401 N 29th Avenue, Phoenix, AZ 85027







SITE OUTLINE NOT TO SCALE

# LOCATION FEATURES

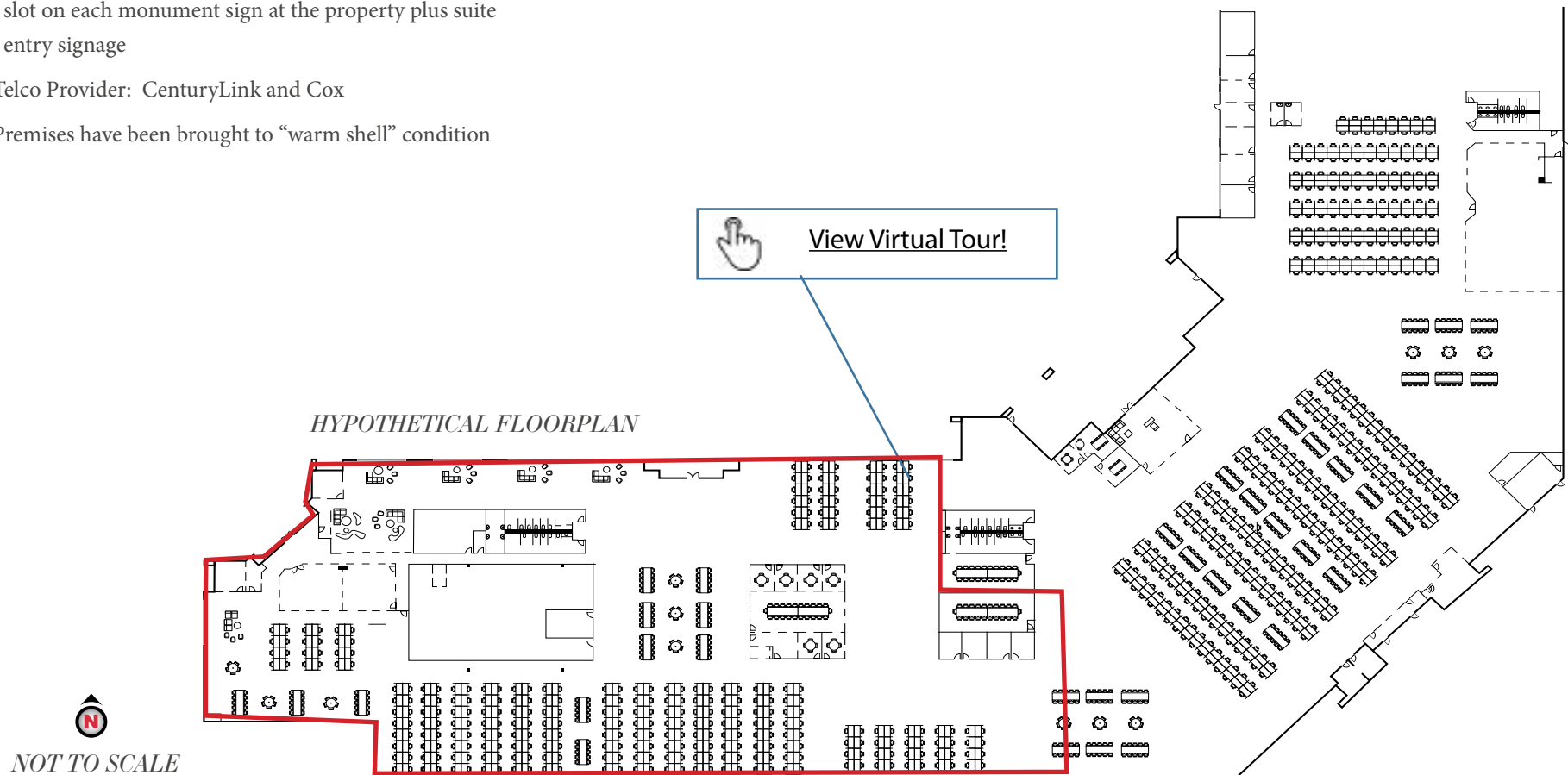
- Easy access to the Loop 101 Freeway and I-17 Highway
- Over 1 million SF of retail and dining within 1 mile
- $\pm 5$  minutes to Happy Valley Towne Center and Desert Ridge Marketplace providing over  $\pm 2.3$  million SF of retail and dining
- Easy access to hotels, labor markets, amenities and residential areas
- $\pm 20$  minutes to Downtown Phoenix and Sky Harbor International Airport





## PROJECT INFO

- Sublease Premises Size:  $\pm 50,490$  RSF
- Total Project Size:  $\pm 138,540$  RSF
- Lease Term Expiration: November 2032
- Base Rent: \$16.00/RSF NNN with 2.5% annual increases
- Parking: 4.5/1000
- Tenant Improvements: \$40.00/SF
- $\pm 24'$  Clear height
- Signage Rights: Two signs on exterior of building plus one slot on each monument sign at the property plus suite entry signage
- Telco Provider: CenturyLink and Cox
- Premises have been brought to "warm shell" condition



# *FOR SUBLEASE*

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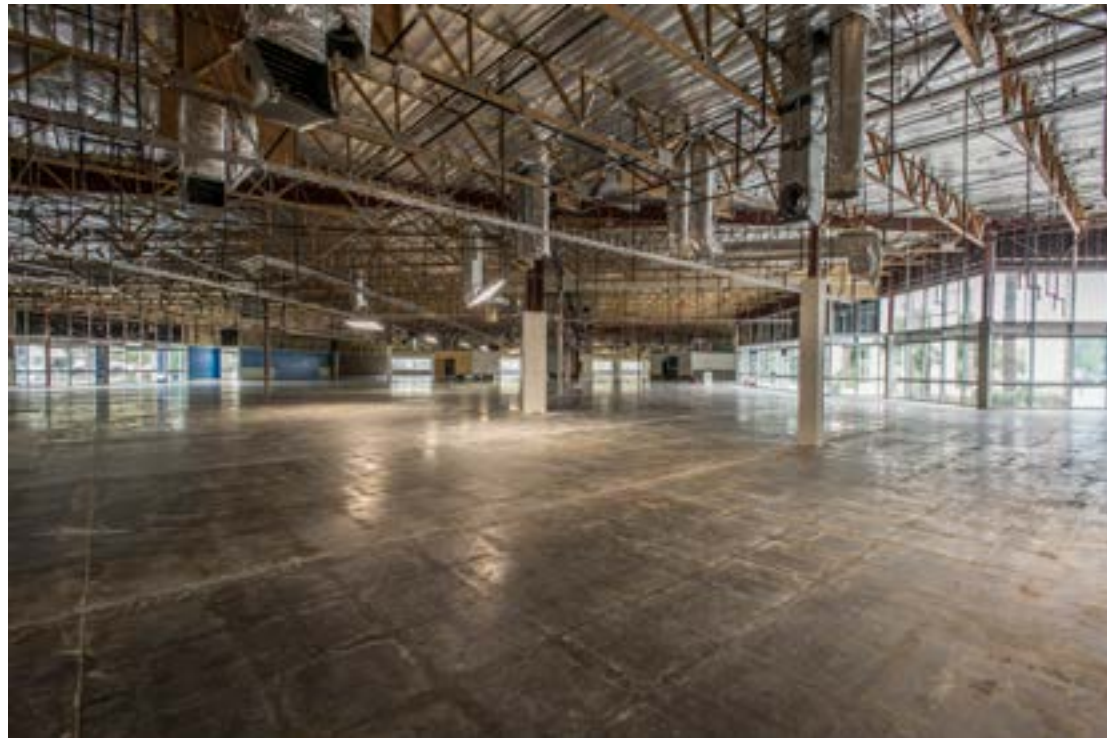
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