

FOR SUBLEASE

# *BLACKHAWK CORPORATE CENTER II*

20401 N 29th Avenue, Phoenix, AZ 85027





SITE OUTLINE NOT TO SCALE

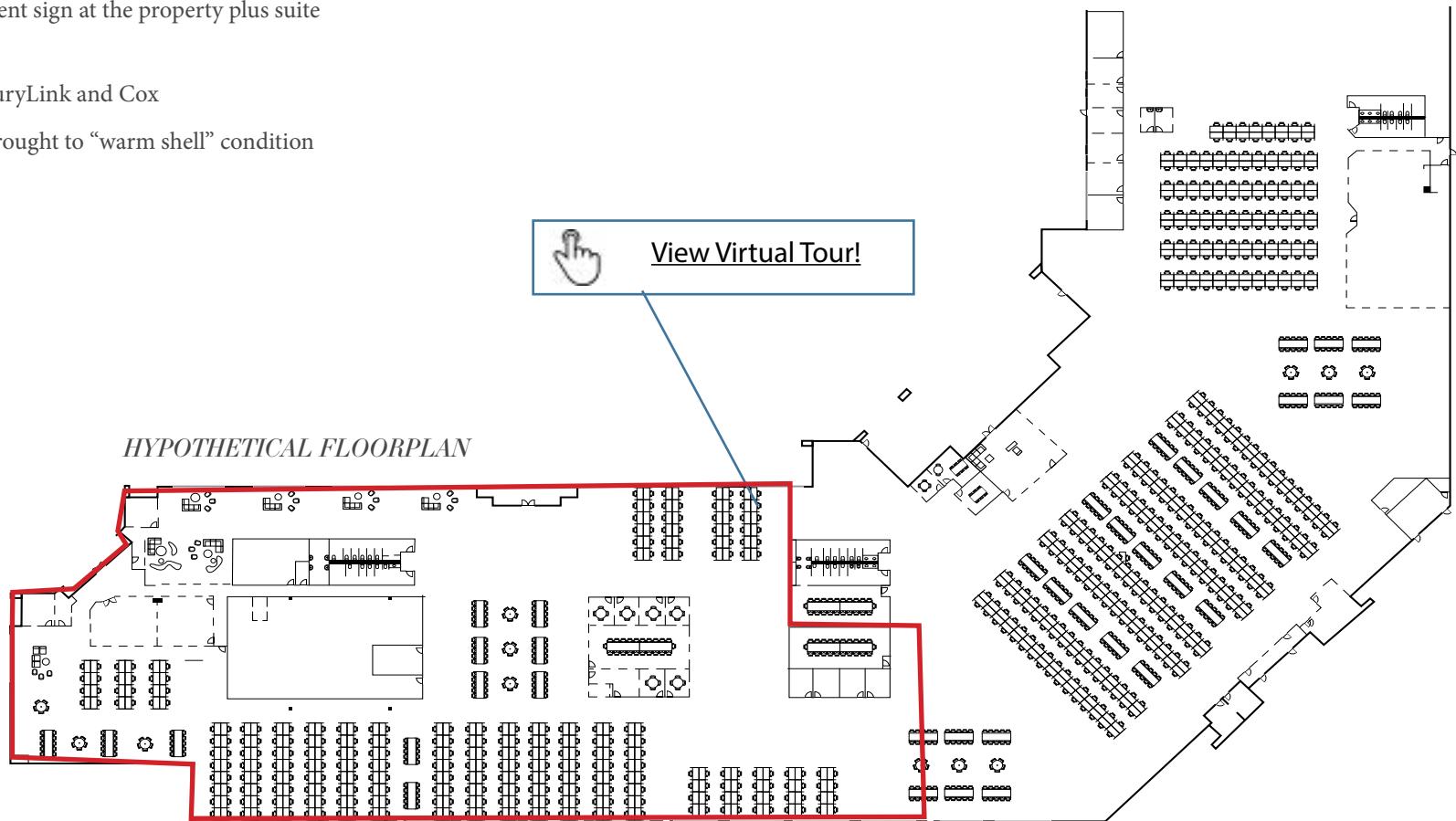
## LOCATION FEATURES



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

## PROJECT INFO

- Sublease Premises Size: ±50,490 RSF
- Total Project Size: ±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
- ±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*

*Blackhawk Corporate Center II*

20401 N 29th Avenue, Phoenix, AZ 85027

---

**PLEASE CONTACT:**

**Ashley Brooks**

Senior Vice President

+1 602 735 1758

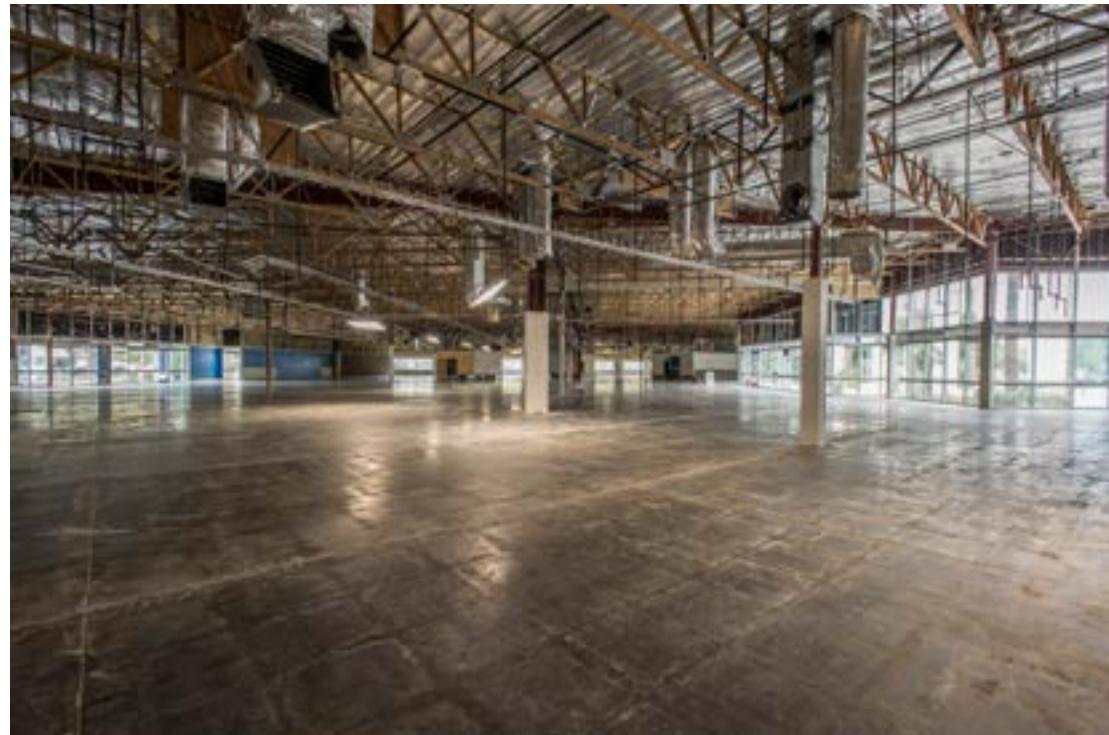
[ashley.brooks@cbre.com](mailto:ashley.brooks@cbre.com)

**Jasmina Bays**

Client Services Specialist

+1 602 735 5262

[jasmina.bays@cbre.com](mailto:jasmina.bays@cbre.com)



© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.