

# 1622

N Black Canyon Fwy  
Phoenix, AZ

## The Opportunity

Colliers is pleased to offer for sublease the property located at 1622 N Black Canyon Freeway, Phoenix, AZ. It has convenient access to both Interstates 17 and 10. The property consists of a two-story office building totaling approximately 8,390 square feet with approximately 4,330 square feet available on the second floor. There are over 6 years remaining on the master lease. The interior of the building is in excellent condition.



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## Sublease Opportunity

±2,838 sf available  
\$15.00 net of Janitorial



Free  
Parking



Highly  
Secure  
Building



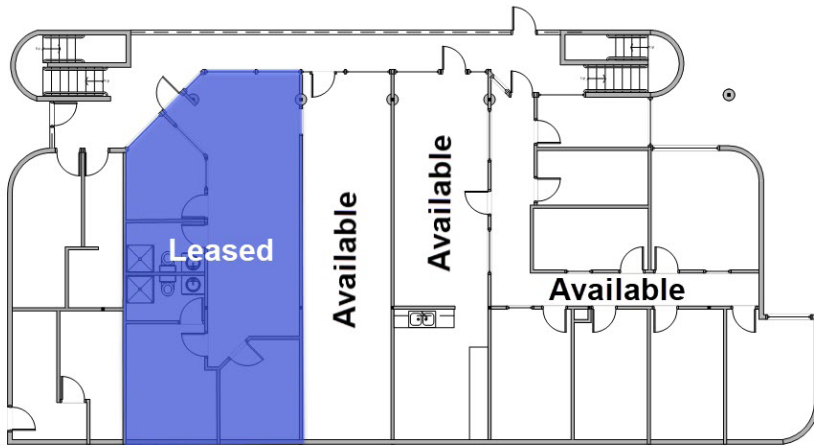
Great  
Freeway  
Access

# 1622 N Black Canyon Fwy, Phoenix, AZ

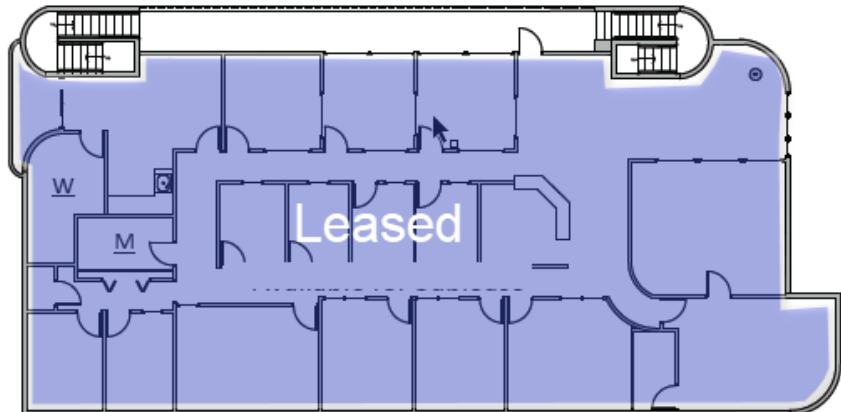
Property Size	±8,390 SF
Zoning	A-1, City of Phoenix
Year Built	1985
Parking Spaces	24, including 10 covered
Annual Asking Lease Rate per SF	\$15.00 per sf net of janitorial
Master Lease Expiration	October 4, 2028



## First Floor



## Second Floor



**+2,838 sf Available for Sublease**



Accelerating success.

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