



17 NORTH CORPORATE CENTER

1-17 & Pinnacle Peak Road
Phoenix, Arizona

SPECIFICATIONS - FOR LEASE

| | |
|-----------------------|--|
| PROJECT DESCRIPTION: | Eight (8) multi-story class "A" office buildings Build-to-Suits Available |
| TOTAL PROJECT SIZE: | Approximately 800,000 square feet |
| PHASE I: | Three-story \pm 159,000 square foot office building |
| PHASE I AVAILABILITY: | \pm 159,000 square feet |
| LEASE RATE: | \$26.50 per rentable square foot |
| EXPENSE STOP: | \$7.00 per rentable square foot |
| TENANT IMPROVEMENTS: | \$40.00 per usable square foot |
| PARKING: | 5:1,000 with ability to expand |

PROJECT COMMENTS

- Master planned corporate park blending office space, on-site retail amenities, hotels, and luxury residential
- Outstanding signage opportunity with visibility from the I-17
- Adjacent to Happy Valley Towne Center and the Shops at Norterra, featuring dining, specialty retailers and boutiques
- Immediate connection to I-17 and 2 miles to Loop 101 offering access to the entire Phoenix Metropolitan Area
- Close proximity to Deer Valley Municipal Airport

BRAD ANDERSON
Executive Vice President
602.735.1713
brad.anderson@cbre.com

BRYAN TAUTE
Senior Vice President
602.735.1710
bryan.taute@cbre.com

MIKE STRITTMATTER
Sales Assistant
602.735.5512
mike.strittmatter@cbre.com

CBRE

2415 East Camelback Road
Phoenix, Arizona 85016-4290
T 602.735.5555 | F 602.735.5655
www.cbre.com/phoenix