

24980 N 83rd Ave

24980 N 83rd Ave, Peoria, AZ 85383



Presented By:
Black Mountain Investment Company



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Property Details

Trophy space on a very busy corner. Great signage. Low CAM's. Can be used for office, medical or restaurant.

Price: \$33.71 /SF/YR

- Premium build out that is move in ready
- The space can be subdivided, but the Landlord will only do so if interest to lease over half of the building is secured by one more multiple tenants
- Same intersection as multiple high end shops and restaurants (under construction now) and the new semiconductor plant
- Both other corners of the intersection are being built out as luxury shops and restaurants
- Open floor plan with tons of natural light
- The space is premium build out that cost millions to complete; the previous tenant was a publicly traded company that liquidated its assets

View the full listing here: <https://www.loopnet.com/Listing/24980-N-83rd-Ave-Peoria-AZ/27869792/>

Rental Rate:	\$33.71 /SF/YR
Min. Divisible:	1,795 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	14,041 SF
:	
Year Built:	2020
Walk Score ®:	2 (Car-Dependent)
Taxes:	\$0.14 USD/SF/MO
Operating Expenses:	\$0.10 USD/SF/MO
Rental Rate Mo:	\$2.81 /SF/MO

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Listing space

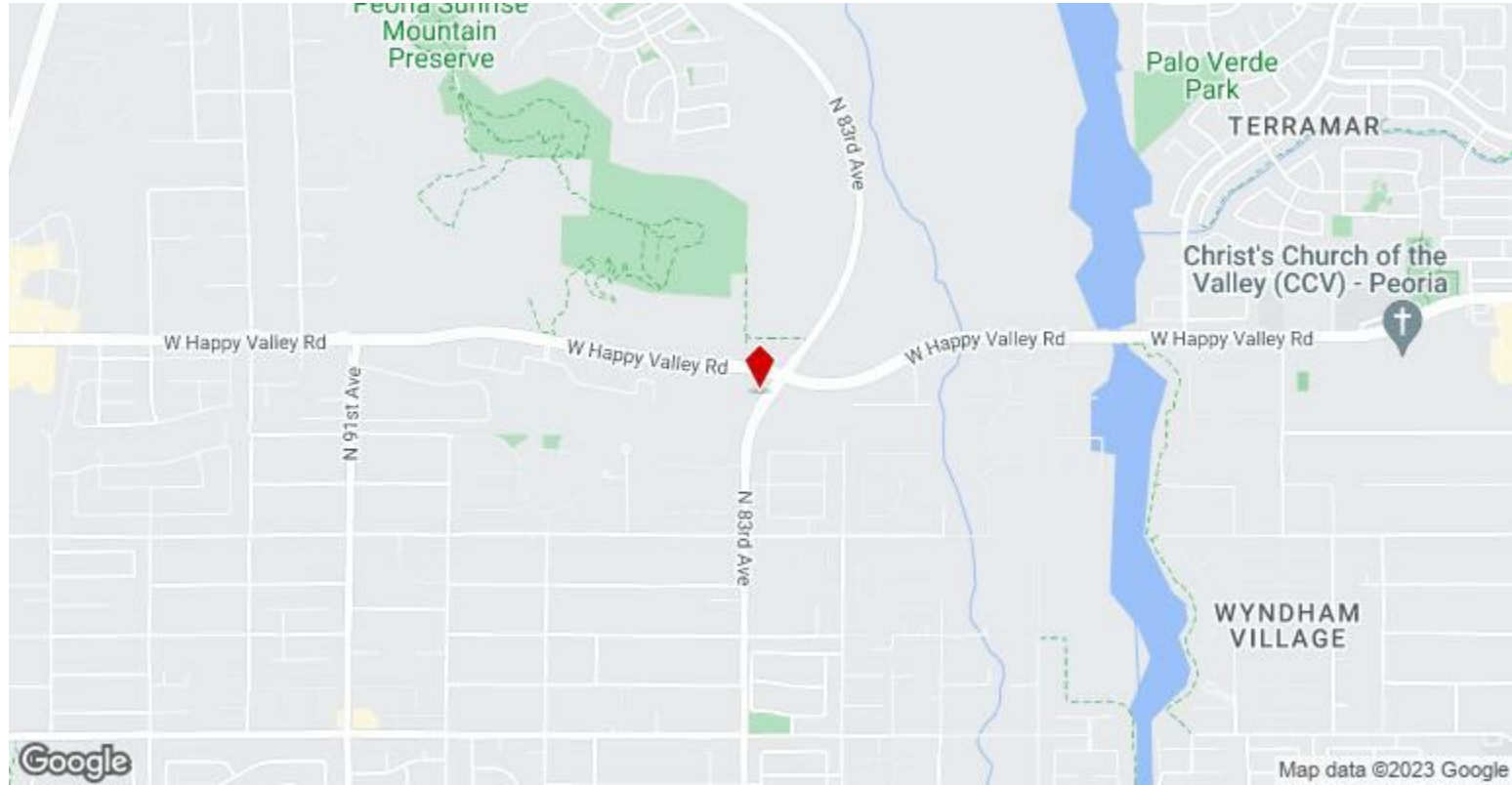
1st Floor	Space Available:	1,795 - 14,041 SF
	Rental Rate:	\$33.71 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Financial Services
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	3 - 20 Years

Premium built out office space in the Northwest Valley of Phoenix. Zoning uses include all office and medical. The buildings area is rapidly growing with large commercial centers under construction on two of the other corners. The building sits on Happy Valley and 83rd Avenue which is one of the business intersections in the city. This is the most premium building in the Northwest Valley. New tenant will save millions on the build out.- Heavy daytime and evening traffic- Beautiful mountain views- Premium build out- Move in ready- Basically brand new- Open floor plan- Previous tenant was a publicly traded company that liquidated

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Location



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Property Photos



Building 2



Building 1

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Property Photos



Courtyard Area



Lobby

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Property Photos



Sitting Area



Sitting Area

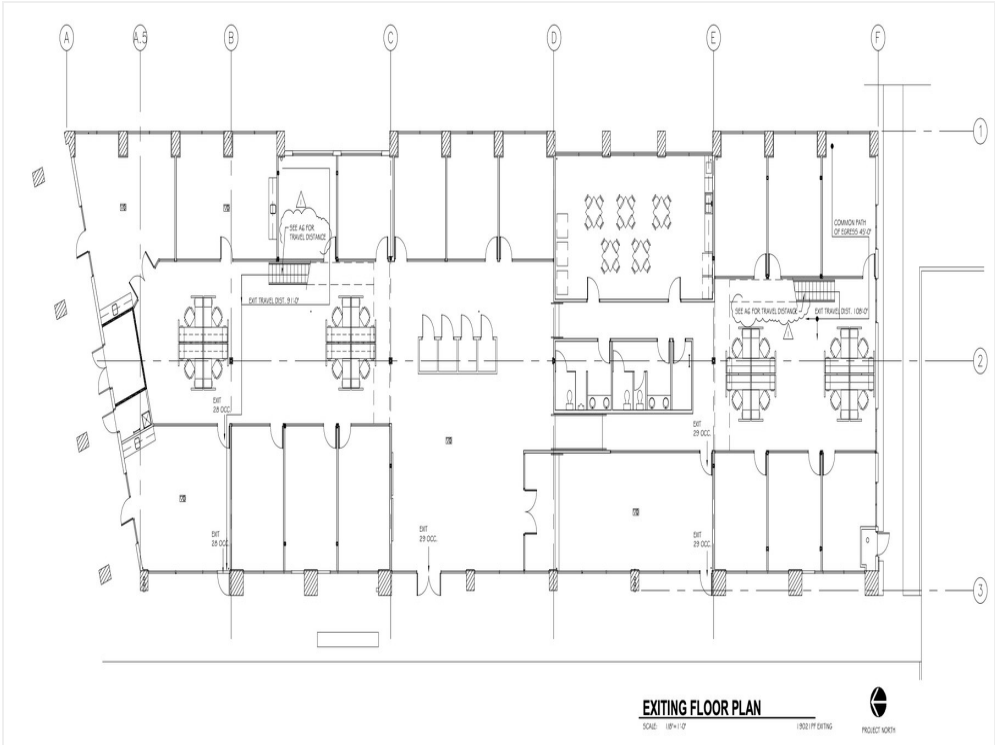
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Property Photos



Conference Room

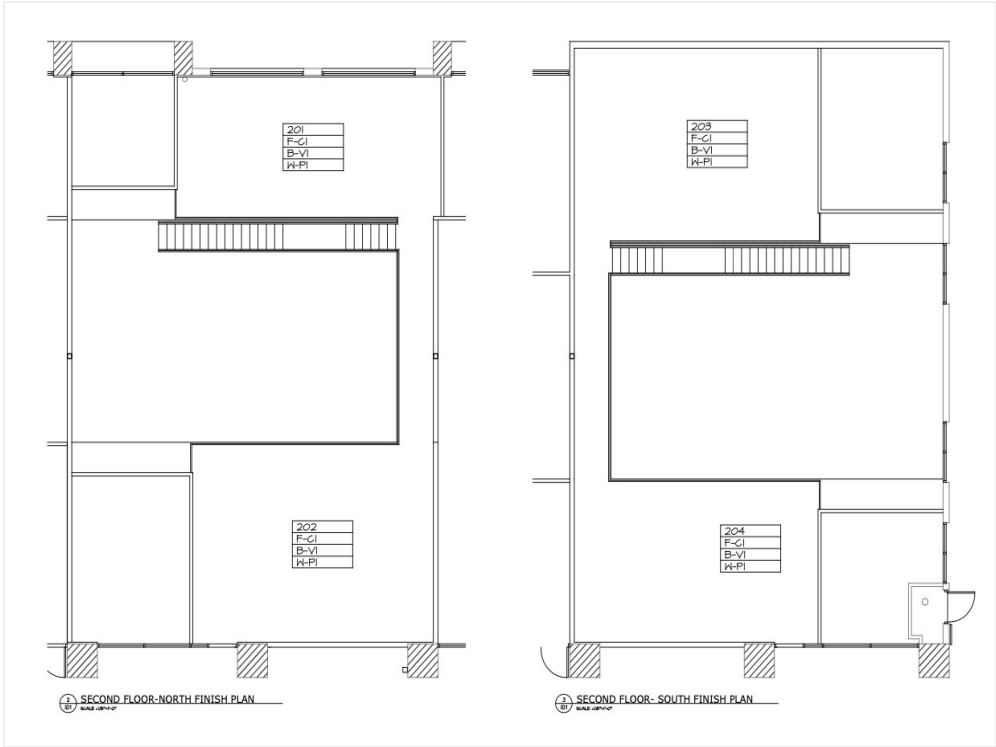


Floor Plan

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Property Photos



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