

BLACK CANYON BUSINESS PARK

2331 W ROYAL PALM RD • PHOENIX, AZ 85021



- 11 Building Office/Industrial Park
- Extensive exterior improvements
- Available suite sizes to meet all needs
- 20% to 100% standard office buildout and office improvements
- Excellent access to I-17 freeway
- Parking ratio 5:1,000
- Covered and uncovered parking
- Updated landscaping, new ownership, on-site management and leasing office

Property Summary

| | |
|----------------------|--------------|
| AVAILABLE SF | 921-3,250 SF |
| BUILDING SIZE | 171,422 SF |
| MARKET | Phoenix |

For more information, please contact:

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LEASING AGENT
CUTLER COMMERCIAL
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■ AVAILABLE ■ OCCUPIED

Current Availabilities

| BUILDING | SUITE | TOTAL SIZE | OFFICE SIZE | OFFICE % | TYPE | CLEAR HT | GL | DL |
|----------|----------|------------|-------------|----------|------|----------|----|----|
| 2331 | 2331-B-C | 3,250 | 1,090 | 34 | IND | 14 | 2 | 0 |
| 8102 | 8102-A | 3,084 | 3,095 | 100 | OFF | 0 | 0 | 0 |
| 8102 | 8102-B | 3,191 | 3,191 | 100 | OFF | 0 | 0 | 0 |
| 8146 | 8146-C | 1,205 | 6,688 | 555 | IND | 0 | 1 | 0 |
| 8146 | 8146-I | 921 | 967 | 90 | IND | 0 | 0 | 0 |
| 8146 | 8146-J | 1,120 | 1,120 | 100 | OFF | 0 | 0 | 0 |
| 8155 | 8155-G | 1,500 | 404 | 27 | OFF | 0 | 1 | 0 |

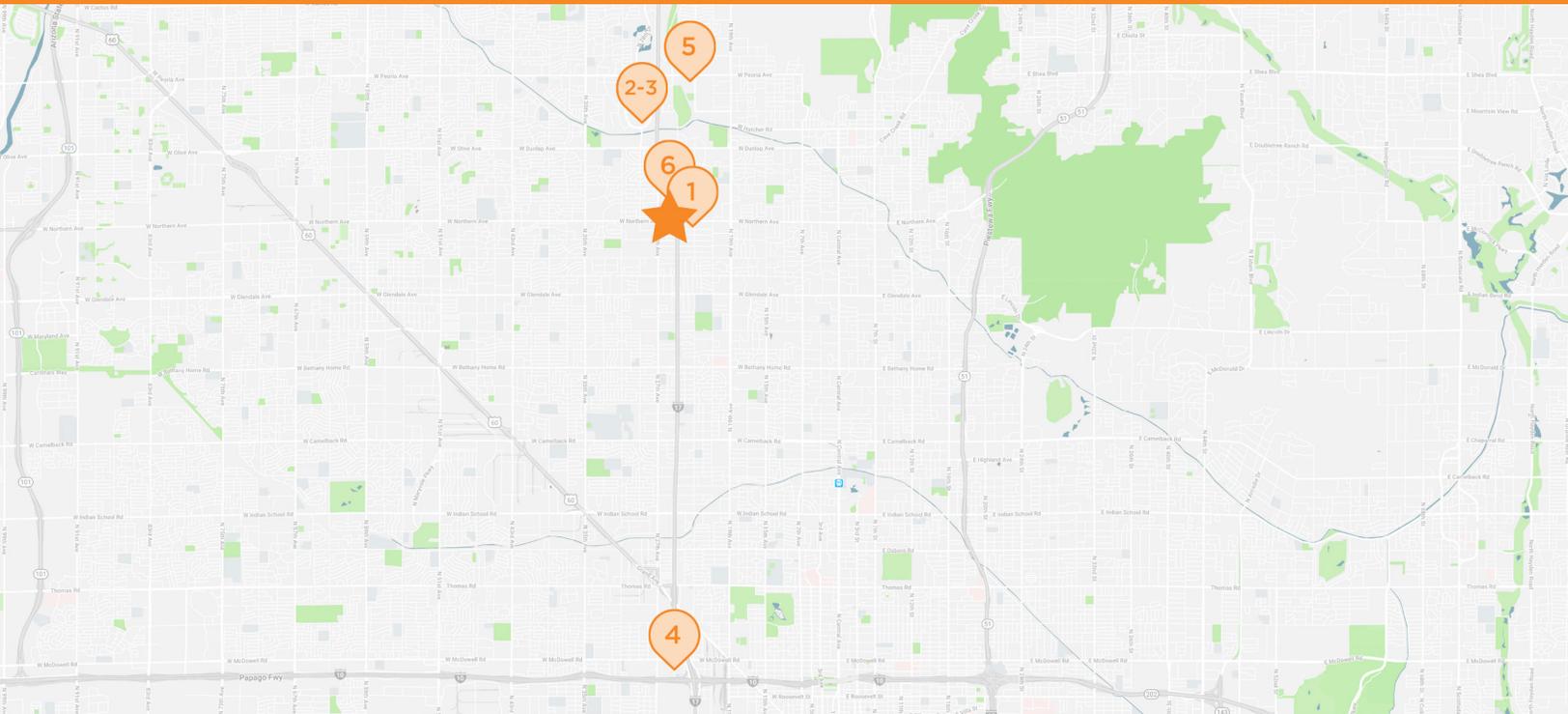
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8027 N. Black Canyon Hwy., Phoenix, AZ 85021

1

WELLS FARGO

2302 W. Northern Ave.
Phoenix, AZ

2

SEARS

9617 N. Metro Pkwy. W
Phoenix, AZ

3

METROCENTER MALL

9617 N. Metro Pkwy. W
Phoenix, AZ

4

CACTUS RECYCLING

2522 W. McDowell Rd.
Phoenix, AZ

5

FEDEX SHIPPING

2320 W. Peoria
Phoenix, AZ

6

US POST OFFICE

8155 N Black Canyon Hwy.
Phoenix, AZ