

New Construction  
Available 2015

# NORTERRA WEST



25600 - 25800 North Norterra Parkway  
Phoenix, Arizona 85085



± 150,000-300,000 SF Class A Office  
Pre-Lease or Built-to-Suit



NOT TO SCALE



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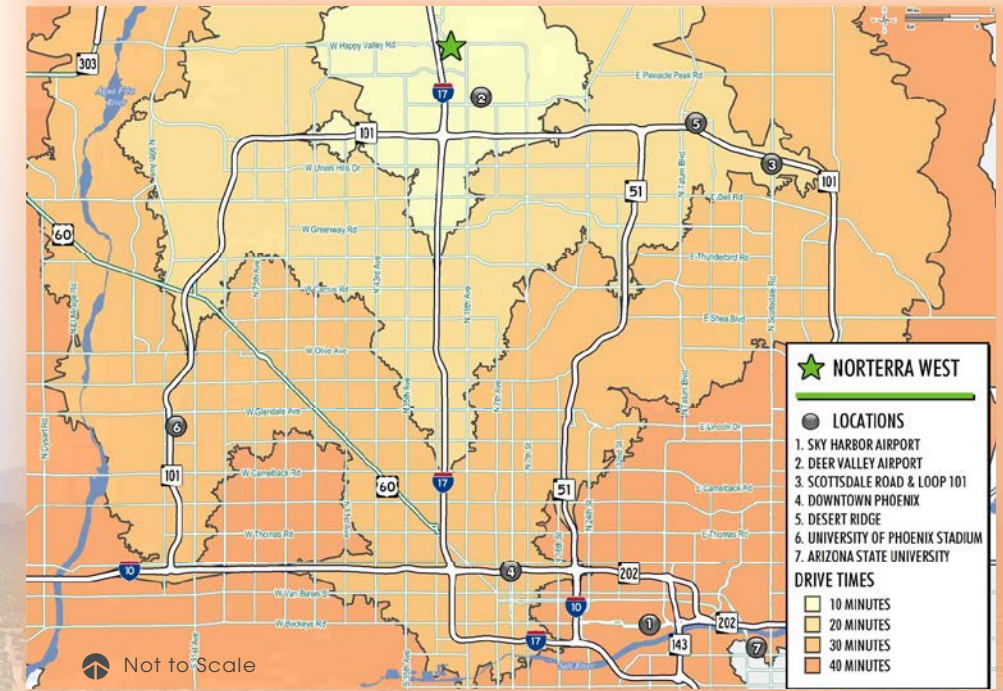
## LOCATION FEATURES:

- I-17 Black Canyon frontage, 3 miles north of the Agua Fria Loop 101
- ±576 acre master planned business park
- Abundant affordable skilled labor market
- >95,000 vehicles drive by site each day\*
- Full diamond interchanges at Happy Valley & Jomax
- Abundant Restaurants and hospitality nearby

\*Source: MPSI, 2013



## LABOR DRIVE-TIME MAP



- 142,000 population within 5-mile radius\*
- 20 minute commute from North Scottsdale, Glendale, and North Central Phoenix neighborhoods

\*Source: MPSI, 2013



## DEVELOPMENT HIGHLIGHTS:

- Two (2) building three-story Class-A office
- Flexible and efficient ±50,000 SF floor plates
- ±6/1,000 SF surface parking; expandable to ±8/1,000 SF