

OFFICE CONDO
**FOR SALE
OR LEASE**

±8,600 SF

Sale Price:
\$1,500,000

Lease Rate:
\$16.50/SF NNN

15600-15650 NORTH
BLACK CANYON HWY
BUILDING C
SUITES C200 & C202
PHOENIX, AZ 85053

NORTHVIEW

PROFESSIONAL PLAZA

PHOENIX, ARIZONA



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CBRE

PROPERTY OVERVIEW

Strategically positioned along the high-traffic Black Canyon Highway (I-17 corridor), Northview Professional Plaza is designed to meet the evolving demands of today's businesses, from established firms to growing startups. With a contemporary architectural style and a focus on efficiency and collaboration, Northview Professional Plaza cultivates an environment where innovation thrives, attracting a diverse range of professional services, technology companies, and healthcare providers.

BUILDING SIZE	±47,206 SF	
AVAILABILITY	Suite C200:	±5,800 SF
	Suite C202 :	±2,800 SF
	Contiguous to:	±8,600 SF
LEASE RATE	\$16.50/SF NNN	
SALE PRICE	\$1,500,000	
NNNs	\$8.10	
PARKING	Covered, Reserved Spaces Available	
ZONING	Phoenix Industrial Park	
CLASS	B	



Northview Professional Plaza offers a premier destination for businesses seeking modern, dynamic office space in Phoenix.

Each space is crafted to offer flexibility and an elevated work experience, ensuring businesses can adapt and flourish within a vibrant community.



**PRIME
LOCATION**
ALONG BLACK
CANYON HWY (I-17)



**BUILT 1986
RENOVATED
1998**



**MODERN
INTERIORS**
HIGH-END
FINISHES

SUITE DETAILS

SUITE C200

HOMEOWNERS ASSOCIATION (HOA) FEES*	\$3,905.72 monthly \$46,868.64 annually \$8.10 NNN/SF
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PARKING	6 Spaces
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PROPERTY TAXES	\$9,807.46 (2019)
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BUILDING SIGNAGE	Faces I-17
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APN	207-42-316
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SUITE C202

HOMEOWNERS ASSOCIATION (HOA) FEES*	\$1,885.52 monthly \$22,626.24 annually \$8.10 NNN/SF
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PARKING	3 Spaces
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PROPERTY TAXES	\$4,752.50 (2019)
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BUILDING SIGNAGE	Faces 28th Avenue
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APN	207-42-317
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Move-In Ready Office Space Available Immediately

- + Security system available for an additional \$200/monthly; \$2,400 annually
- + Elevator access to the 2nd floor
- + Add-on option of “clean-air” technology and BiPolar Ionization, carbon filters to eliminate airborne viruses and germs is available





PROJECT HIGHLIGHTS

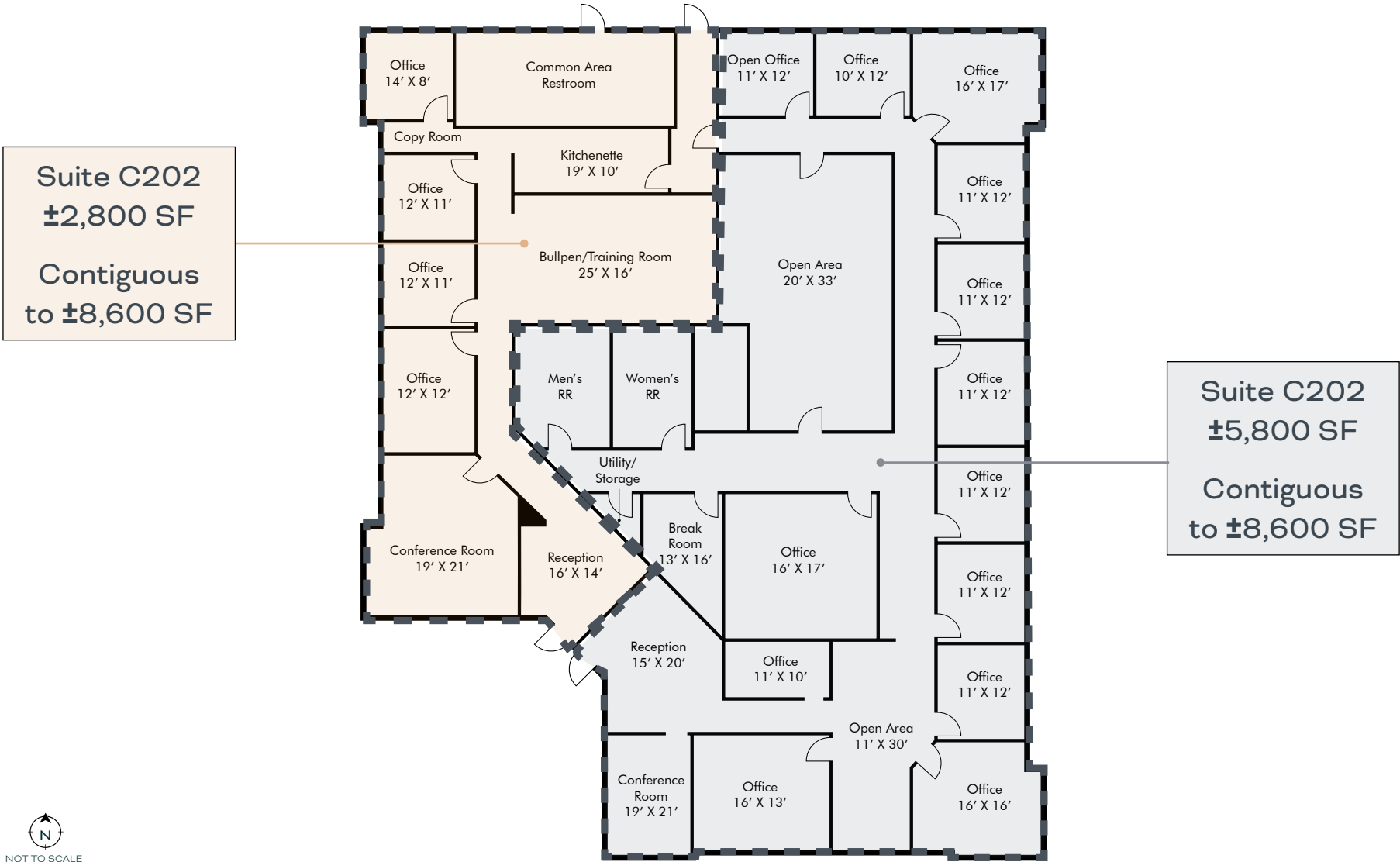
- + 18 Offices Total
- + 2 Elevators
- + 26' Building Height
- + Reception, Break Area, Bullpen Area
- + His and Her Bathrooms
- + Conference Room
- + Server Room
- + Multiple Oversized Offices



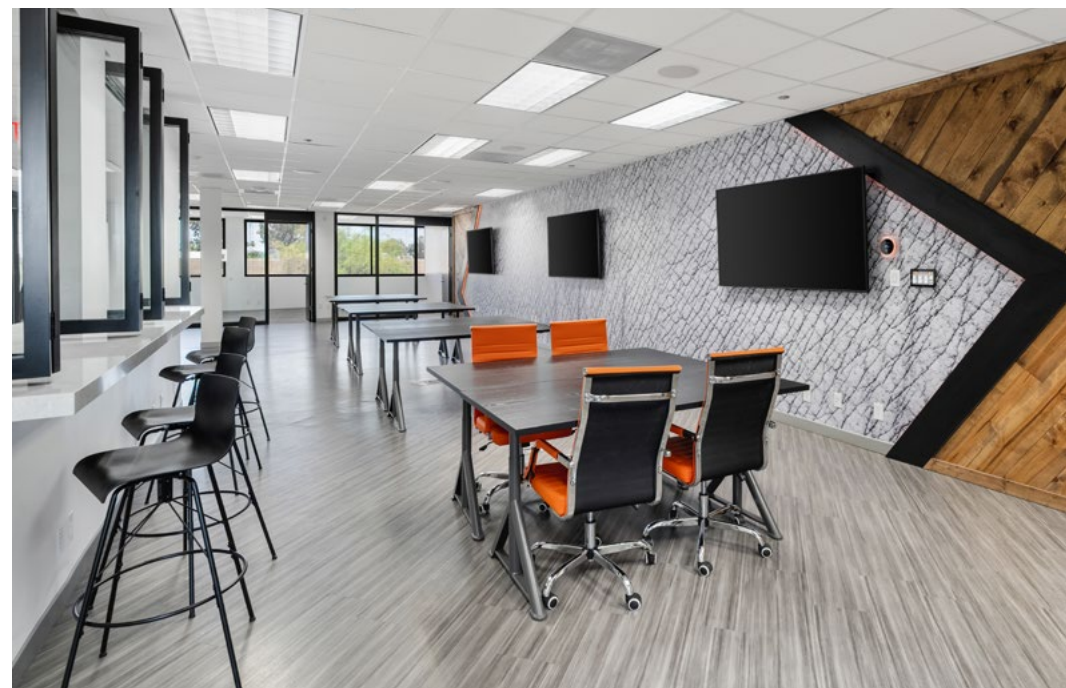
- + **Modern, Flexible Office Suites:** designed to accommodate diverse business needs, promoting adaptability and efficiency
- + **Ample and Convenient Parking:** ensuring ease of access for both tenants and clients
- + **High-Speed Internet Connectivity:** robust technological infrastructure to support demanding business operations
- + **Professional On-Site Management:** dedicated service ensuring a seamless and productive work environment
- + **Proximity to Key Amenities:** easy access to a variety of dining, retail and professional services in the surrounding area

FLOOR PLAN

Suite C202 & C200 Combined – Contiguous to ±8,600 SF







AMENITY MAP





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	15,894	147,013	362,379
2030 Population - Projection	15,884	145,422	362,292
HOUSEHOLD INCOME			
2025 Average Household Income	\$92,014	\$99,755	\$100,305
2030 Average Household Income	\$104,196	\$112,775	\$112,442
2025 Media Household Income	\$75,202	\$76,097	\$77,470
HOUSING VALUE			
2025 Median Housing Value	\$393,370	\$406,973	\$408,973
2025 Average Housing Value	\$412,265	\$469,500	\$475,991
DAYTIME POPULATION			
2025 Daytime Population	17,162	142,756	359,716
Daytime Workers	9,709	72,582	185,471

TRAFFIC COUNTS

GREENWAY ROAD & 29TH AVENUE

E: ±16,851 VPD

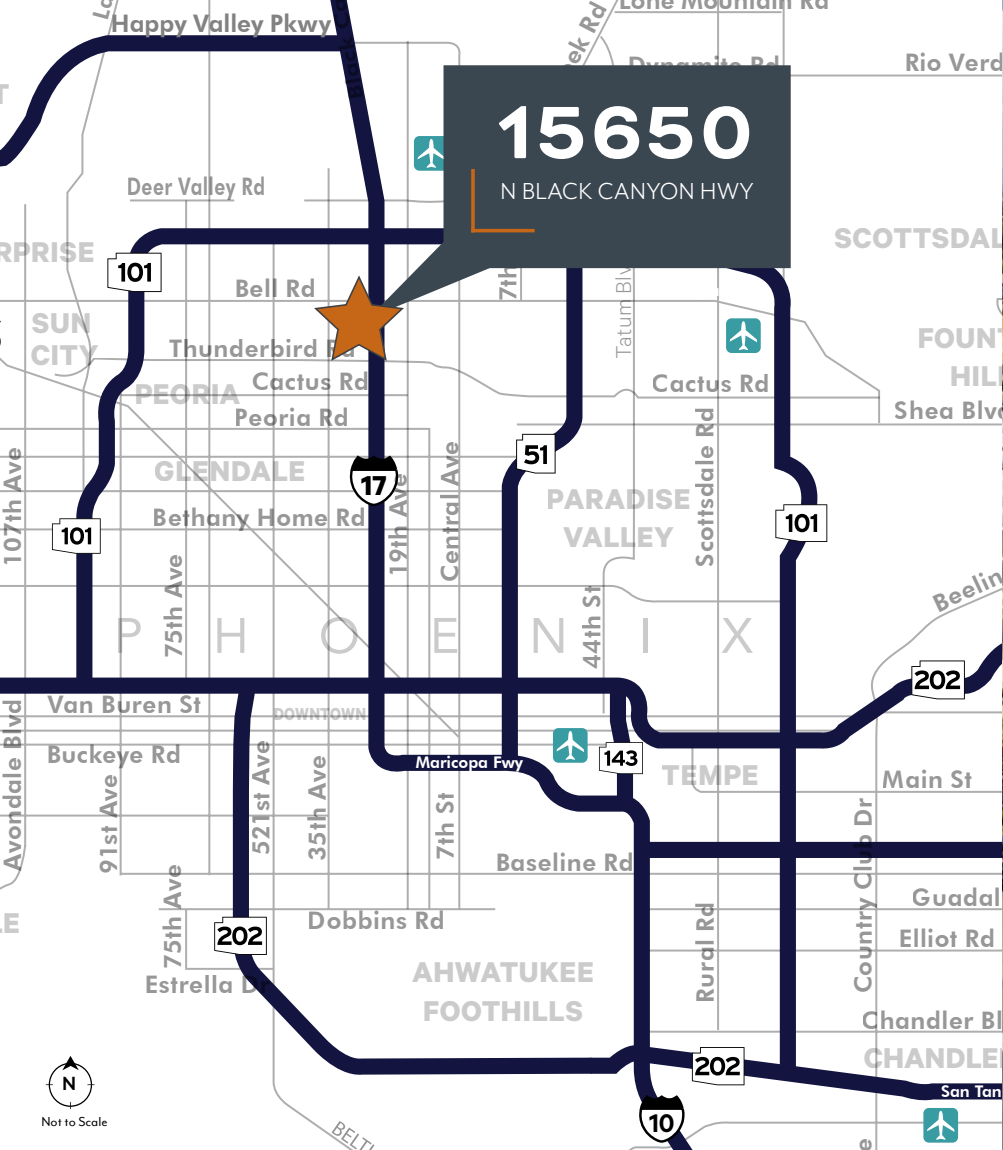
W: ±15,494 VPD

BLACK CANYON HIGHWAY (I-17) & GREENWAY RD

N: ±98,649 VPD

S: ±82,167 VPD

Source: ADOT (2024) & City of Phoenix (2025)



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