



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
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COMMERCIAL ADVISORS



**Julie A. Johnson, CCIM**  
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# 17 NORTH CORPORATE CENTER - MEDICAL - Phoenix, AZ 85027



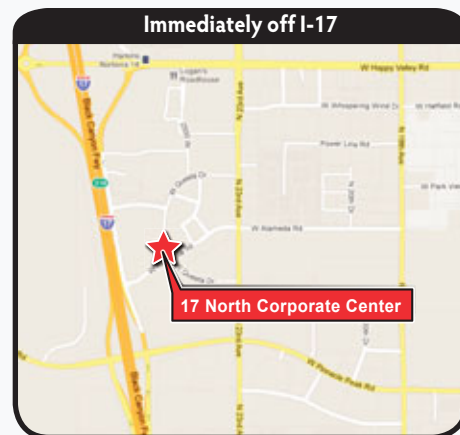
## 17 NORTH CORPORATE CENTER NW of W Pinnacle Peak Rd & N 23rd Ave

<b>Project Size</b>	+/- 62 Acre Corporate Park
<b>Availability</b>	Lot 3 +/-7.35 Acres
	Lot 4 +/-5.05 Acres
	+/-12.4 Acres Total
	17 North Corporate Center can accommodate medical users from 2 - 40 acres. Please ask for additional information.
<b>Purchase Price</b>	\$8.00/SF* * Buyer assumes state ground lease payments



Offering Medical Development and Construction Capabilities

Land for Sale in 62 Acres Employment Campus



- AMENITIES**
- Excellent demographics for all healthcare providers or assisted living facilities
  - 62 acre employment campus
  - Immediately off I-17 at Pinnacle Peak Road exit
  - Surrounded by multi-family residential, retail, restaurants and hotels
  - Near Deer Valley Airport & John C. Lincoln Deer Valley Hospital
  - Excellent signage opportunities available
  - All utilities are in place

GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



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DEER VALLEY MUNICIPAL AIRPORT

2 MILES  
 JOHN C. LINCOLN  
 DEER VALLEY HOSPITAL  
 AND  
 LOOP 101

**SITE**

Trillium Pinnacle Peak Residential  
 724 Luxury Apartments  
 Now Open

HOMWOOD SUITES  
 134 Rooms

Hampton Inn  
 125 Rooms

## HAPPY VALLEY TOWNE CENTER



## SHOPS AT NORTERRA



23RD AVENUE

HAPPY VALLEY ROAD

SITE PLAN NOT TO SCALE

