

N

25500-25600 N NORTERRA DR



PHOENIX, AZ

workspace
property trust

CBRE

Building Features



Two, three-story Class-A office buildings totaling ±232,648 SF (±116,324 SF per building)



±38,775 SF floor plates



6 / 1000 parking ratio:

- 366 garage
- 1,030 surface



Multiple opportunities for I-17 building signage



Multi-level parking deck w/ electric vehicle charging stations



On-site fitness center (w/ locker rooms & showers), multiple outdoor break areas



Large kitchens/break areas that can accommodate catering



Back-up generator

- Size: 1.2mW
- Manufacturer: Cummins
- Capacity: 3k gallon
- Backs up entire site (one generator per building)



Telco providers are Cox Communications and Lumen Technologies



Loading dock located in the south building



C-2 zoning



Built in 2001





Norterra/Happy Valley Towne Center
 ±1.1M Square Feet of Retail

**25500 - 25600
 N NORTERRA DR**

ASML

Cognizant
 Lam Research
 Applied Materials

Some Burrito
 Chick-fil'd
 McDonald's
 Super Star Car Wash

Location



I-17 Black Canyon Freeway frontage, ±3 miles north of the Agua Fria Loop 101 with excellent visibility



Excellent access to numerous residential master-planned communities



Full-diamond interchanges at Happy Valley & Jomax Roads



Dual site access via the I-17 northbound frontage road and Norterra Parkway



Abundant restaurants and hospitality within walking distance

N, Outlines not to scale

The Best Retail in North Phoenix



Over 1.1M SF of shopping
and dining in the area



The Shops at Norterra, Happy
Valley Towne Center, and a new
Fry's are all within walking distance



TSMC's Economic Impact

- \$40B Investment across two chip fabs
- Both located along the Loop 303 and I-17
- Hired 2,000 employees and announced an additional 5,000 by 2025





RESIDENTIAL

Union Park Master Planned Community

Located adjacent to the property, Union Park at Norterra is a 400-acre master planned community, with an average single-family home price of \$656,346.

 [VIEW WEBSITE](#)

Norterra's Appeal



Average household income in Norterra is \$155,000, more than 47% higher than the Metro Phoenix Average



The average sold price for homes in the neighborhoods throughout Norterra range from \$540,000 to \$800,000.



Population*

10 Minutes: 98,057
 20 Minutes: 867,810
 30 Minutes: 2,110,345



Employees*

10 Minutes: 55,400
 20 Minutes: 463,761
 30 Minutes: 1,052,449

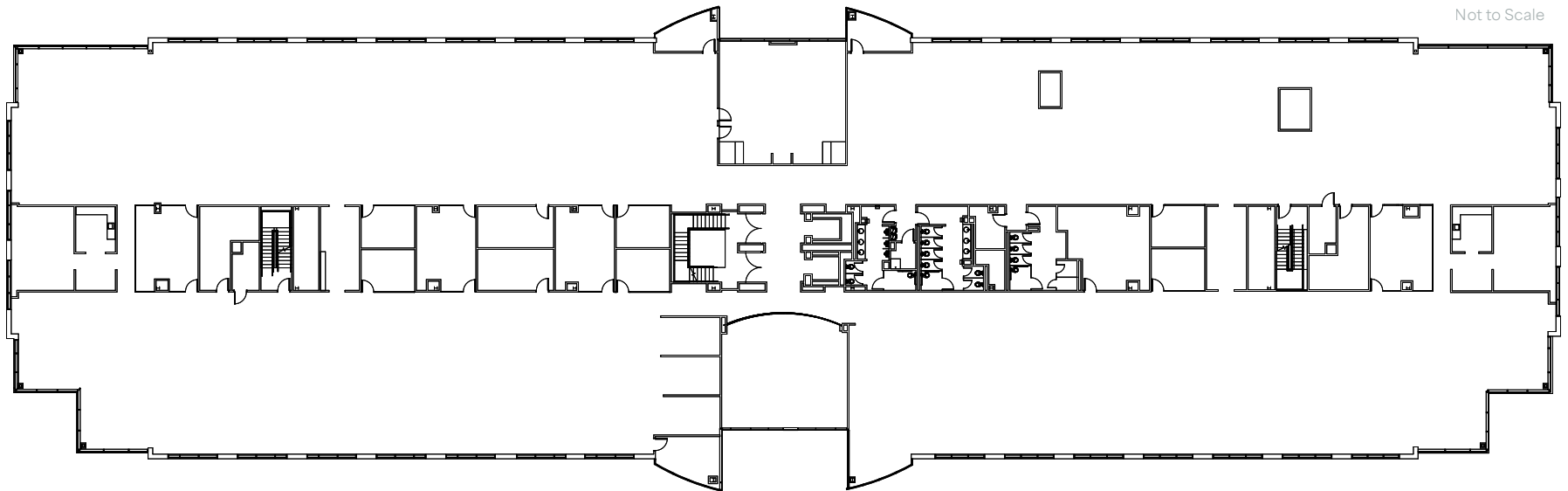
* 2022 Estimates, Source: ESRI

Typical Floor Plate

±38,775 SF



Not to Scale



Population

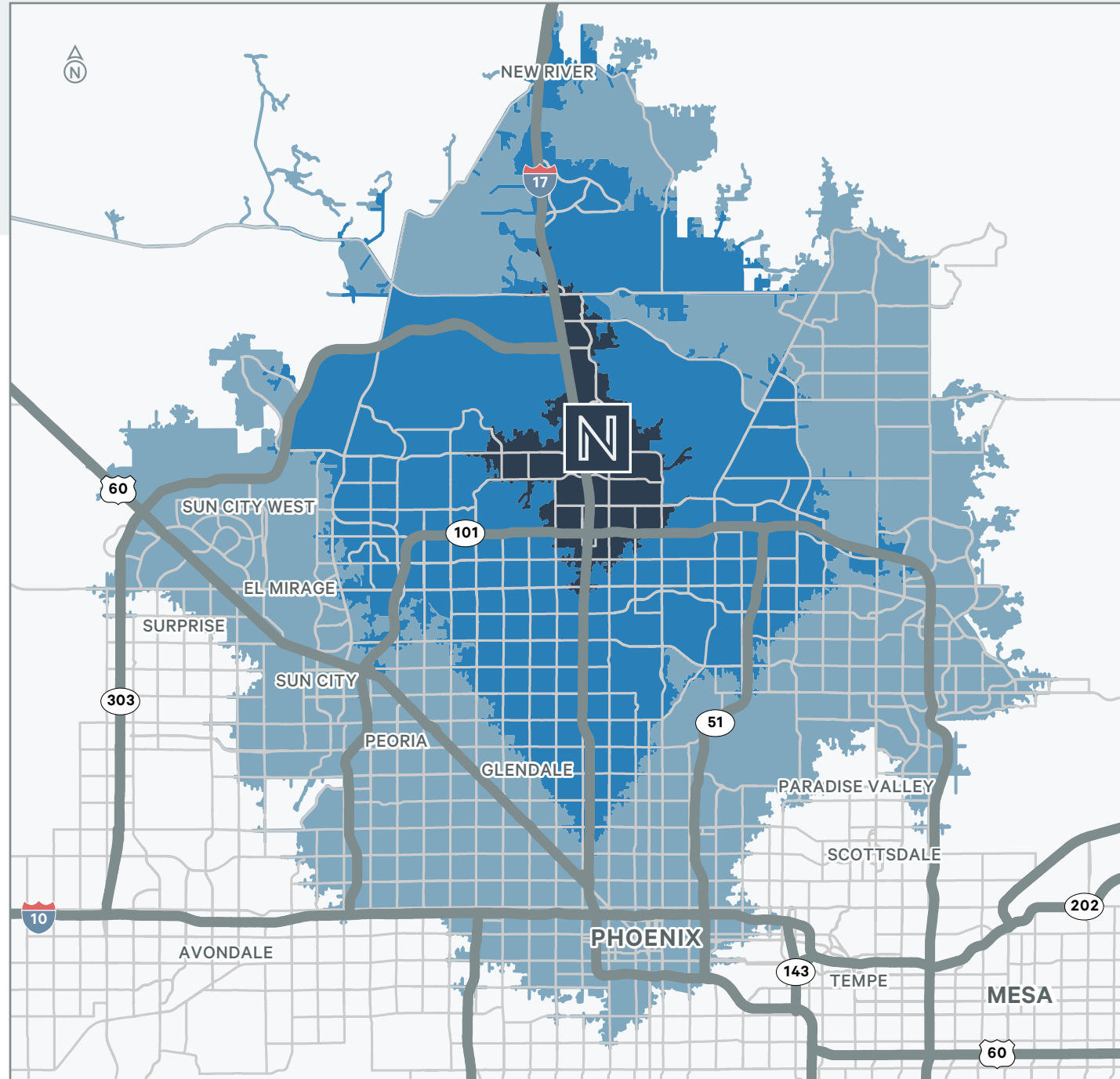
DRIVE TIME

TOTAL POPULATION

LABOR FORCE*

	10 Min.	138,025	83,850
	20 Min.	1,233,026	686,856
	30 Min.	2,892,998	1,522,718

*Current Year (2023) Estimate of Person of Eligible Work Age





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