



NW Valley Office Space for Lease



NORTHPOINTE Corporate Center A 103

9200 WEST UNION HILLS DRIVE, PEORIA, AZ 85382

PRESENTED BY:

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PROPERTY SUMMARY

NORTHPOINTE CORPORATE CENTER A 103

9200 WEST UNION HILLS DRIVE
PEORIA, AZ 85382

OFFERING SUMMARY

| | |
|---------------|------------------|
| LEASE RATE: | \$18 SF/yr (NNN) |
| AVAILABLE SF: | 1,147 SF |
| APN: | 233-01-805 |
| ZONING: | O-1 |
| 2026 NNNS: | \$8.60 PSF/yr |

PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present for lease an exceptional opportunity at Northpointe Corporate Center in Peoria, AZ. This ±1,147 RSF space, available from July 1st, 2026, offers a well-designed layout featuring 3 private offices, a back office/MA station, ADA restroom, reception area, and storage. Embracing a professional ambiance, the property boasts an exterior loaded entry and optional covered parking, within a meticulously managed association. Situated within a high-occupancy complex revered for its professional medical and financial services, this space offers a prime location for business success. Business can take advantage of nearby Arrowhead Towne Center Mall and P83 amenities.



AERIAL MAP



Union Hills Dr VPD 16,631

91st Ave VPD 9,124

PROPERTY HIGHLIGHTS

- ±1,147 RSF
- Available July 1st, 2026
- Features 3 Private Offices, Back Office/MA Station, ADA Restroom, Reception, and Storage
- Exterior Loaded Entry
- Covered Parking Available
- Professionally Managed Association
- High Occupancy Complex w/ Professional Medical and Financial Services
- Arrowhead Towne Center Mall and P83 Amenities in Close Proximity



**Arterial Road
Frontage**



**Professionally
Managed
Association**



Covered Parking



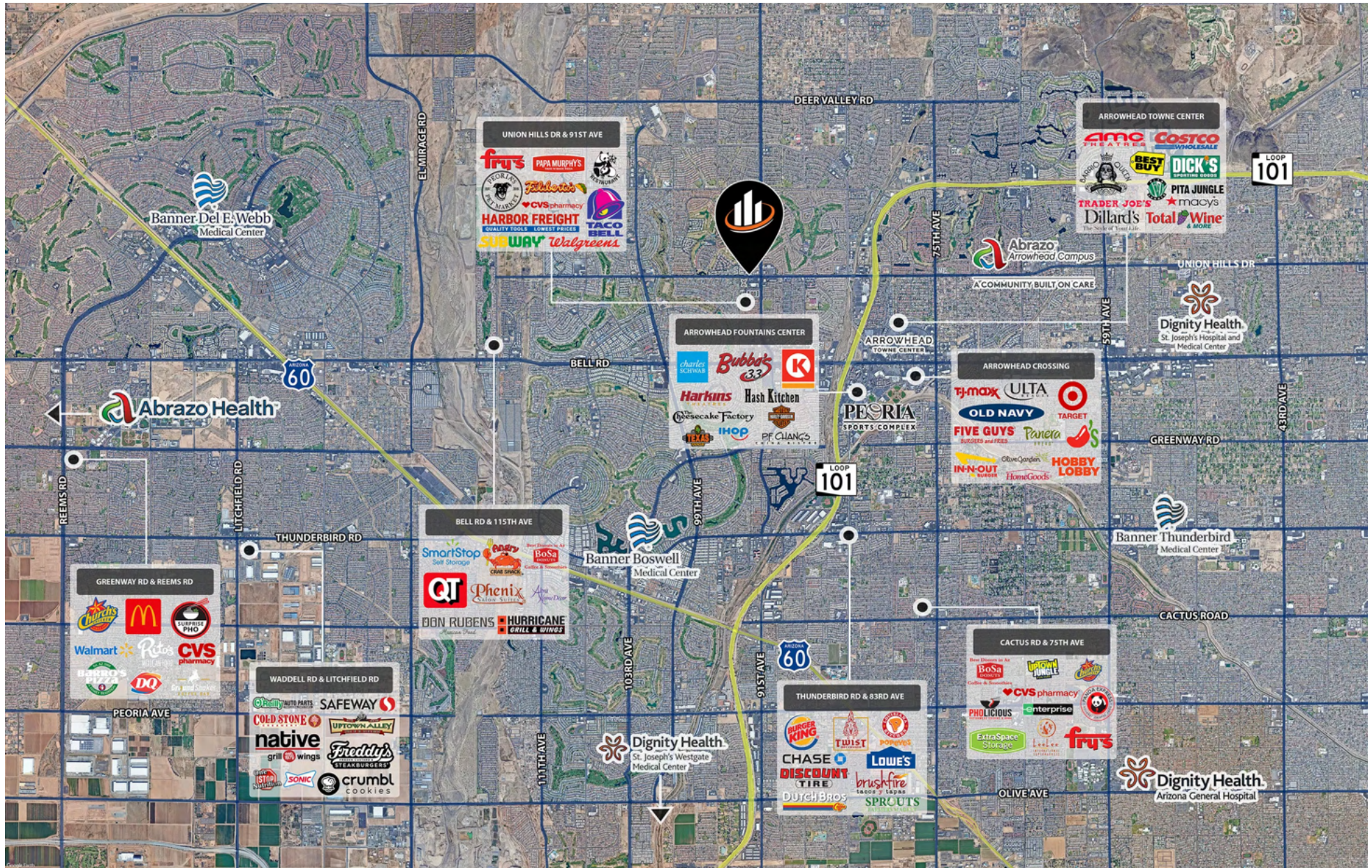
INTERIOR PHOTOS



FLOORPLAN: ±1,147 RSF



AREA AMENITIES

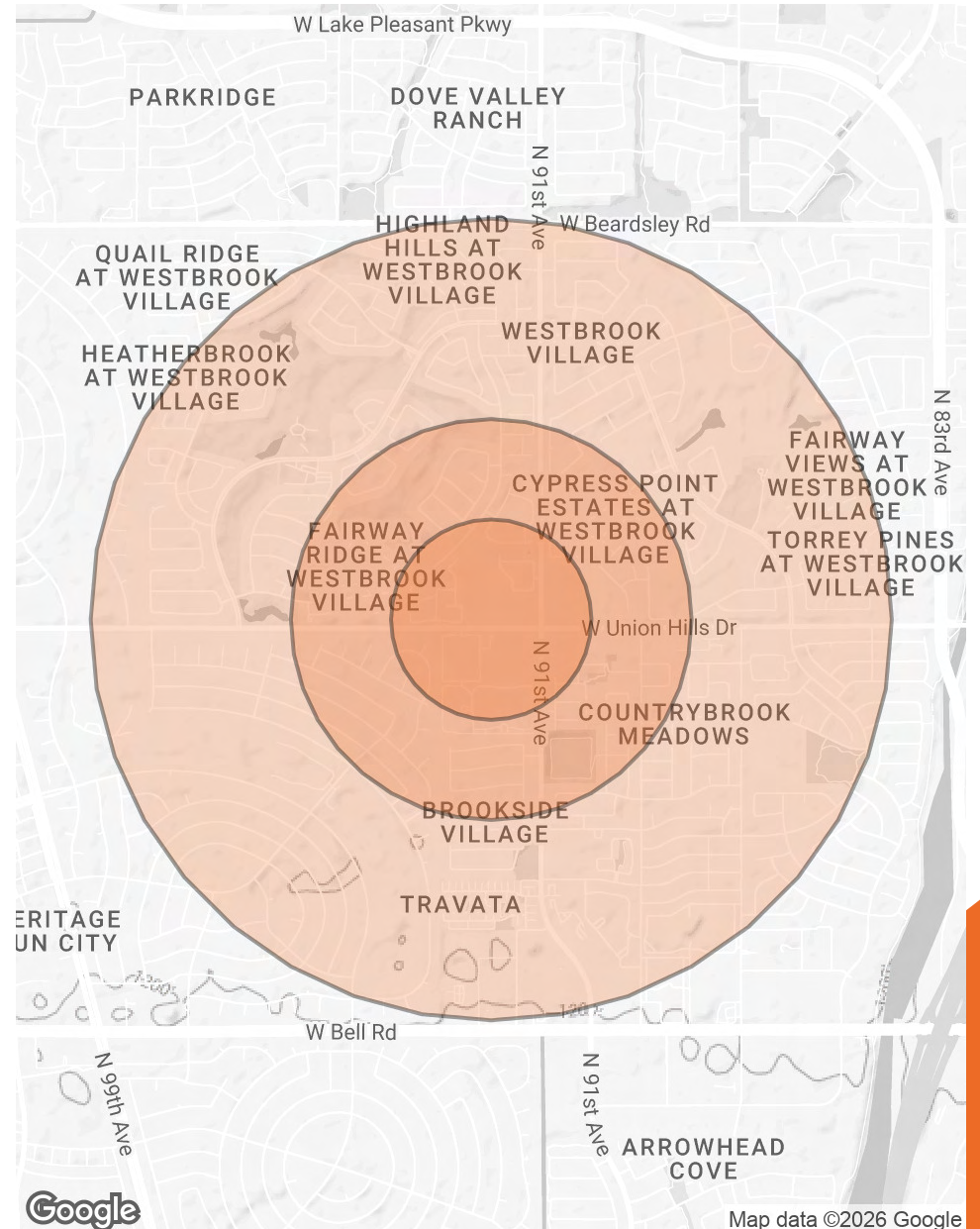


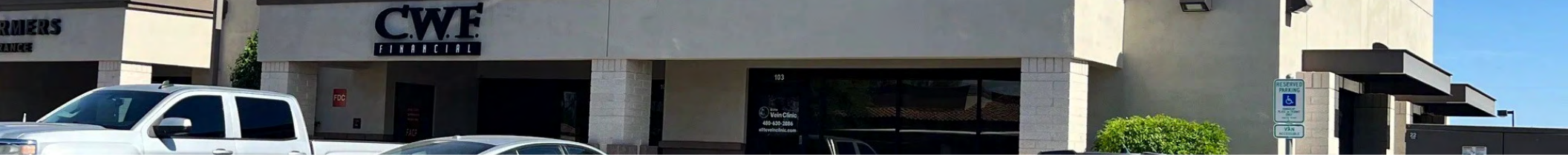
DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 714 | 2,868 | 11,170 |
| AVERAGE AGE | 62.0 | 59.5 | 59.5 |
| AVERAGE AGE (MALE) | 61.9 | 59.2 | 58.9 |
| AVERAGE AGE (FEMALE) | 62.9 | 61.2 | 60.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 373 | 1,479 | 5,868 |
| # OF PERSONS PER HH | 1.9 | 1.9 | 1.9 |
| AVERAGE HH INCOME | \$103,597 | \$103,836 | \$92,701 |
| AVERAGE HOUSE VALUE | \$397,057 | \$413,364 | \$392,944 |

2023 American Community Survey (ACS)





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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