

# CROSS POINT

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20022 N. 31ST AVENUE, PHOENIX, AZ 85027







Reimagine  
**Your Workplace**

# Property Highlights



TWO, 4 STORY  
**BUILDINGS**

**24** ACRE  
SITE

ON-SITE  
**FITNESS**



TENANT LOUNGE  
& GAME ROOM

ON-SITE CONFERENCE /  
TRAINING CENTER

**3 46,000 SF**  
FLOOR PLATES

ON-SITE  
**FOOD  
SERVICE**

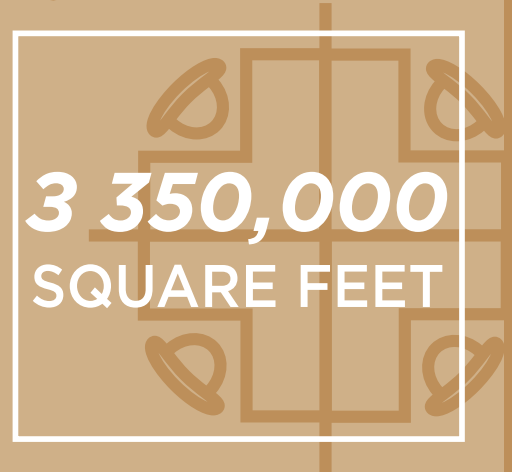


**6/1,000**  
PARKING RATIO  
— 7/1,000 AVAILABLE —

WALKABLE  
**RETAIL**



**3 350,000**  
SQUARE FEET

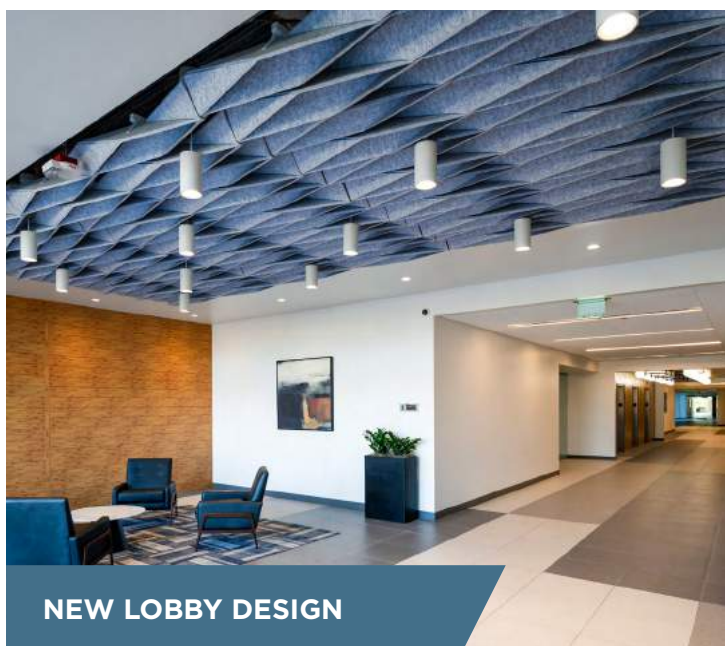




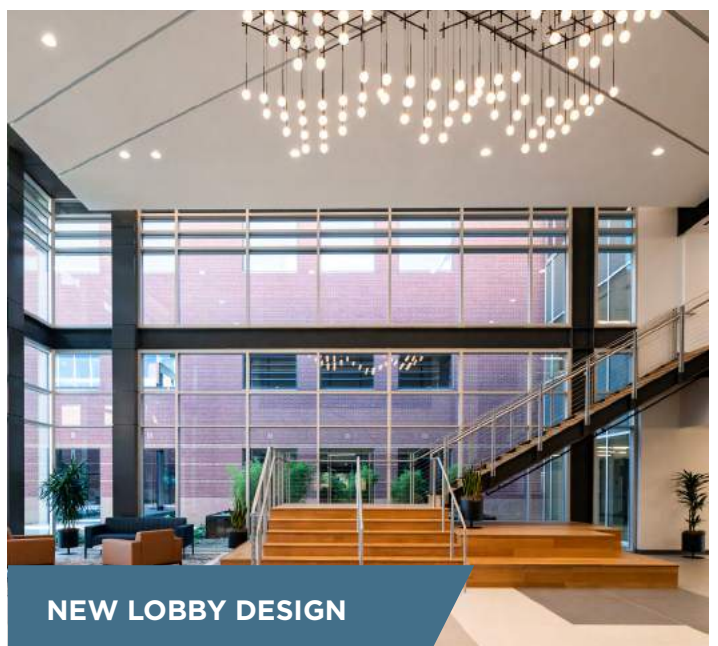
# Common Areas



CAFE AREA

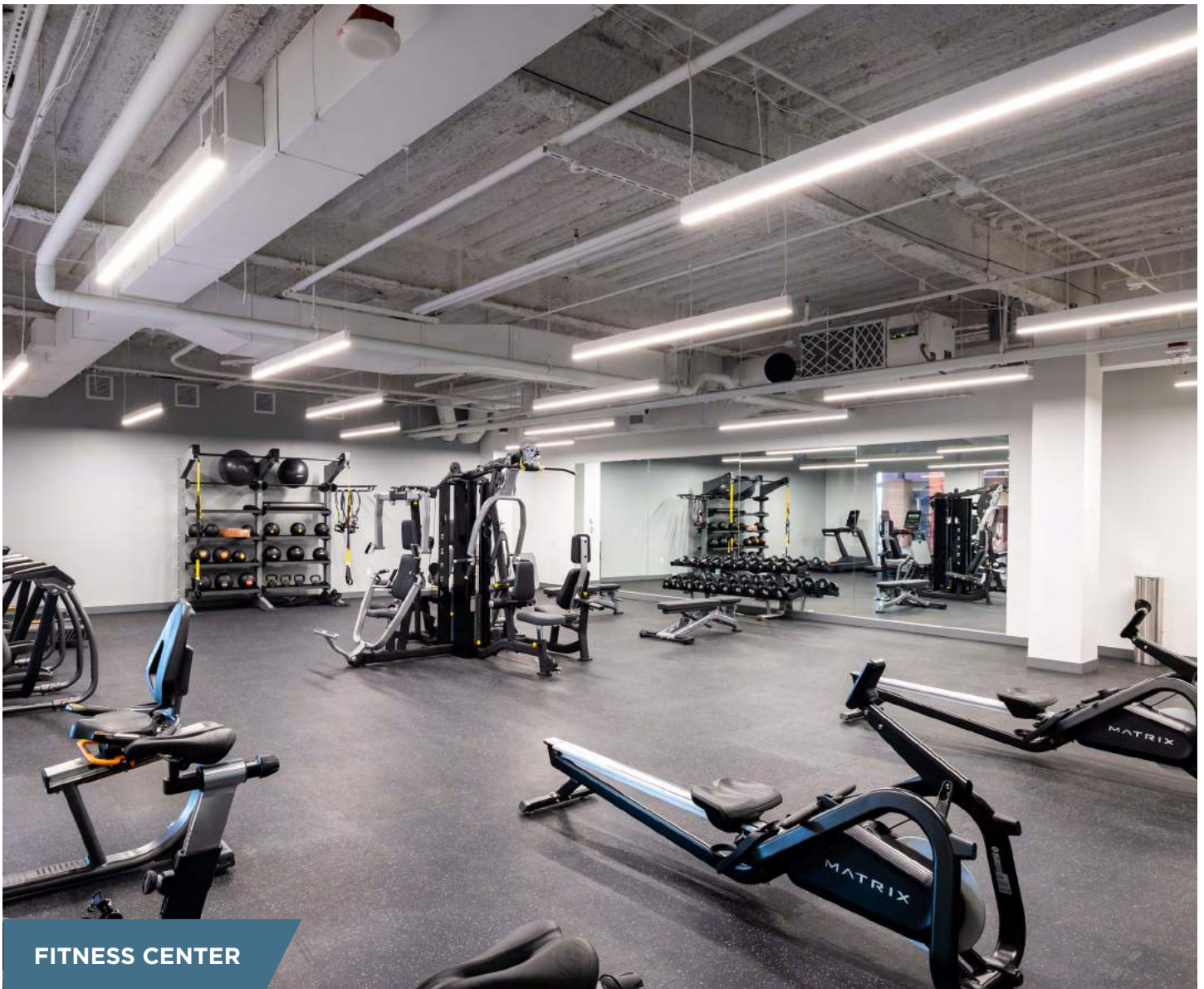


NEW LOBBY DESIGN

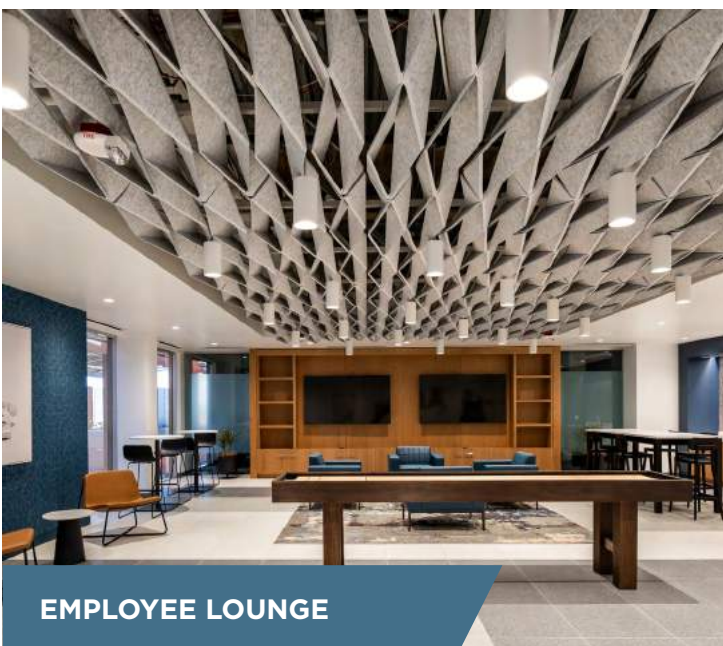


NEW LOBBY DESIGN





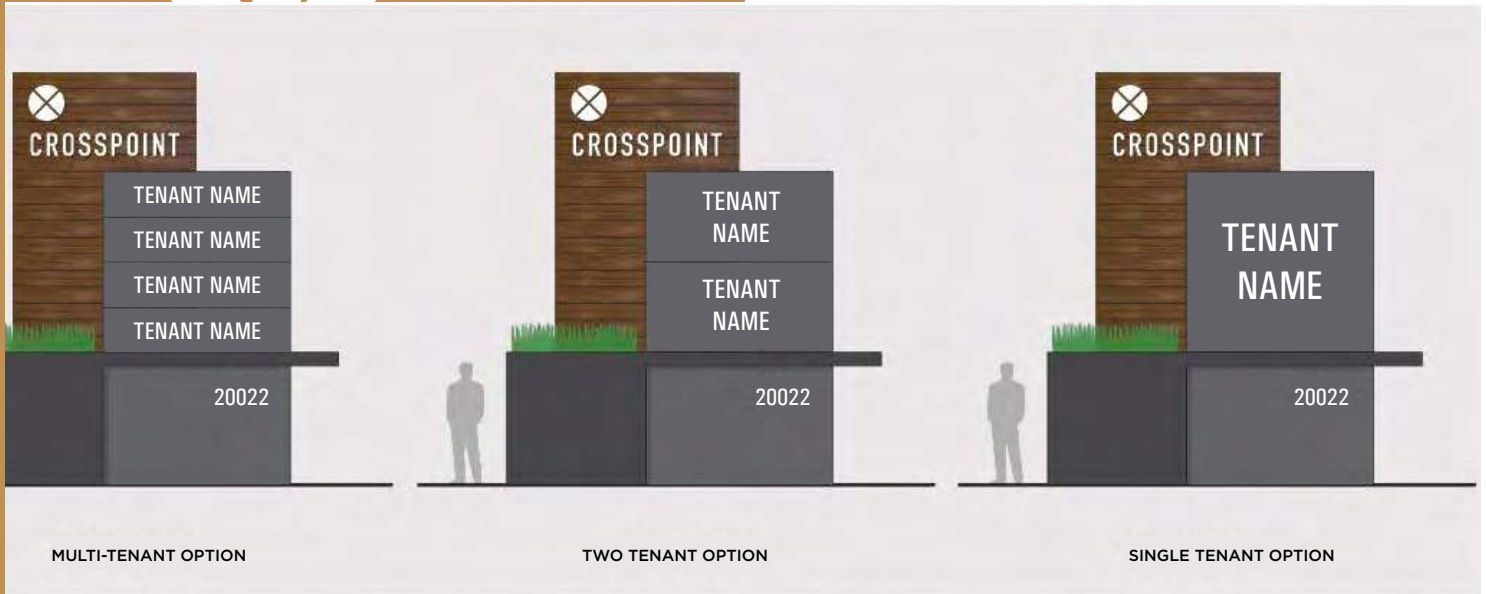
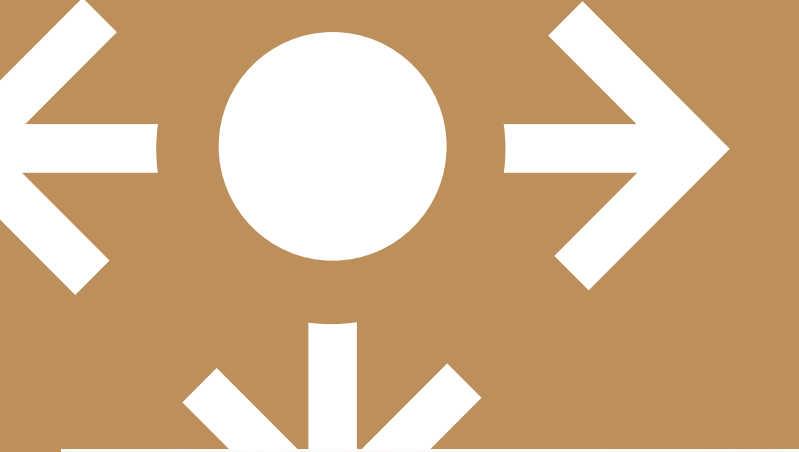
**FITNESS CENTER**



**EMPLOYEE LOUNGE**



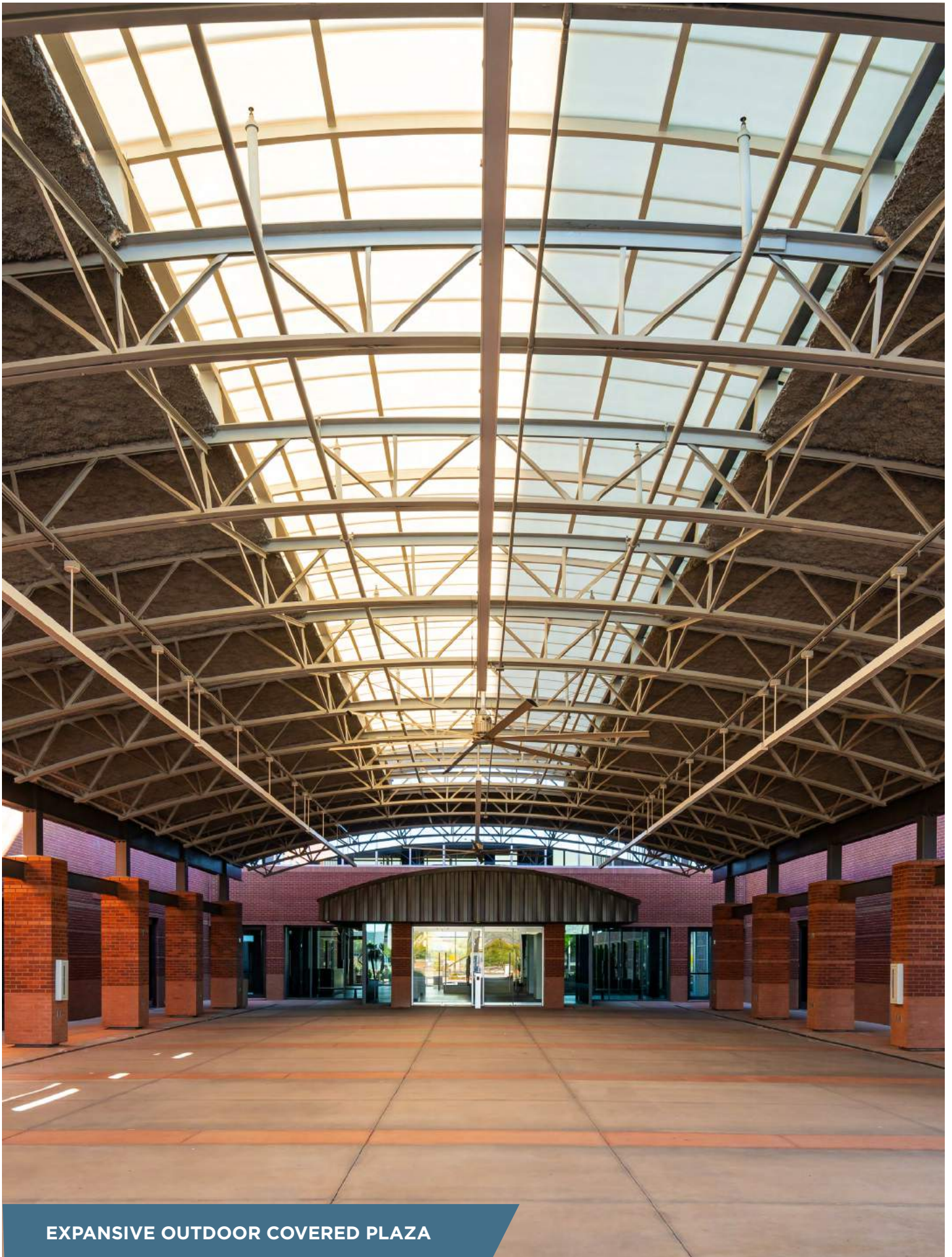
**CONFERENCE ROOM**



## Tenant Signage Options







EXPANSIVE OUTDOOR COVERED PLAZA



# → Floor Plates









# Site Plan

- 1 VISITOR ENTRY  
ON 31<sup>ST</sup> AVE
- 2 ADDITIONAL  
VISITOR PARKING
- 3 NEW BUILDING  
LOBBIES
- 4 NEW OUTDOOR  
AMENITY SPACE

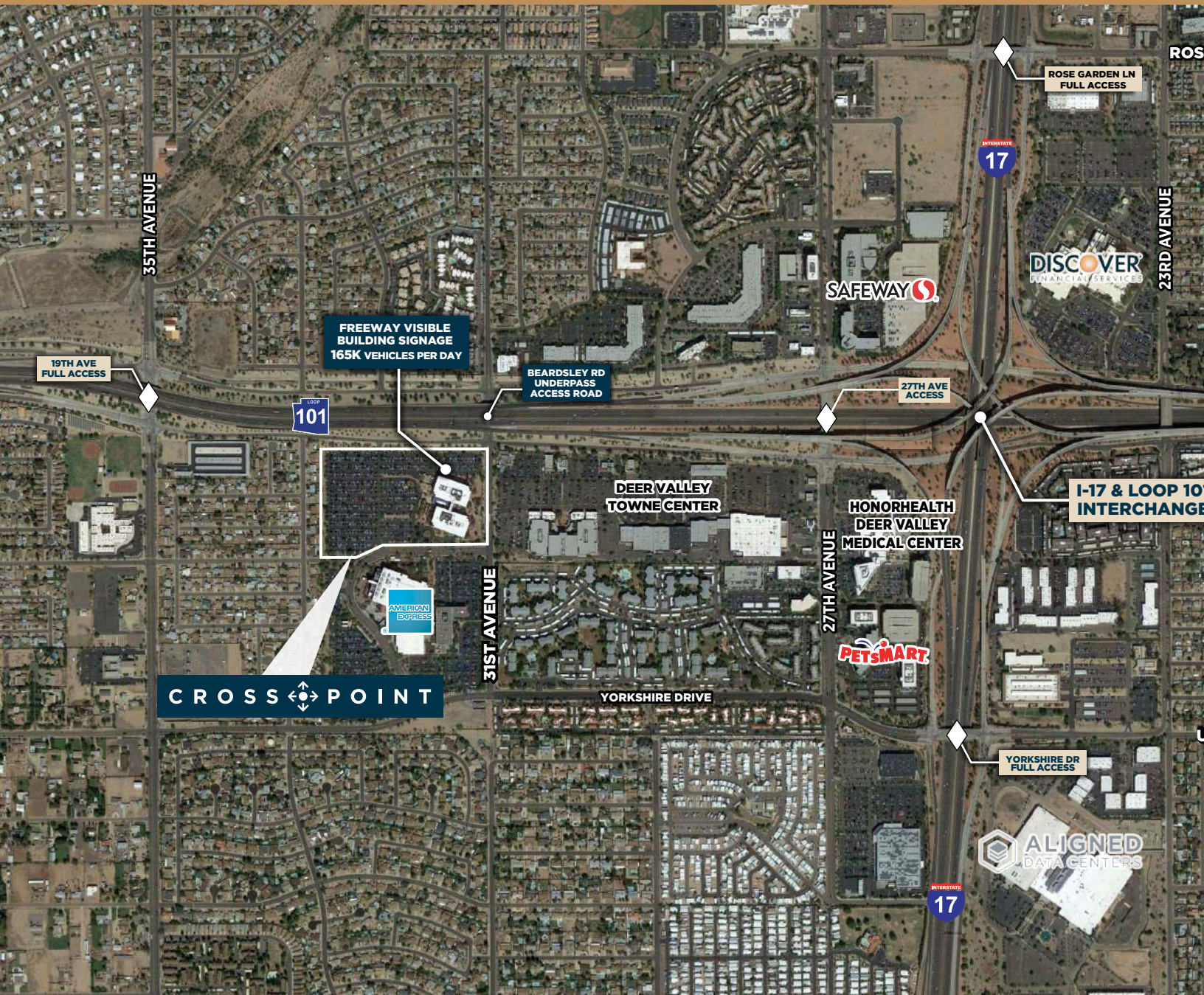


SOUTH BUILDING ENTRY











# Area Amenities



MAJOR CORPORATE  
*NEIGHBORS*

**1.2M** PEOPLE  
WITHIN  
10 MIN

**0.1 MILES**  
TO LOOP 101

**0.8 MILES**  
TO I-17

LOCATED IN THE HEART OF  
THE DEER VALLEY CORE

CLOSE PROXIMITY  
TO 8 MASTER  
PLANNED COMMUNITIES

**46**  
*HOTELS*  
WITHIN 10 MINUTES

**459+**  
RESTAURANTS  
WITHIN  
10 MINUTES

**30 MIN**  
FROM SKY HARBOR  
INTERNATIONAL AIRPORT



# Walkable Amenities





# Area Employers



CHUBB®

SAFEWAY

COX

Honeywell

OneAZ  
CREDIT UNION

Cigna

WELLS  
FARGO

Cognizant

AMERICAN  
EXPRESS

PETSMART

WM  
WASTE MANAGEMENT

ALIGNED  
DATA CENTERS

USAA®

BW Best  
Western.

DISCOVER  
FINANCIAL SERVICES

AG  
Communication  
Systems  
A Subsidiary of Lucent Technologies



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