



BASELINE CORPORATE CENTER

4920 & 4940 SOUTH WENDLER DRIVE, TEMPE

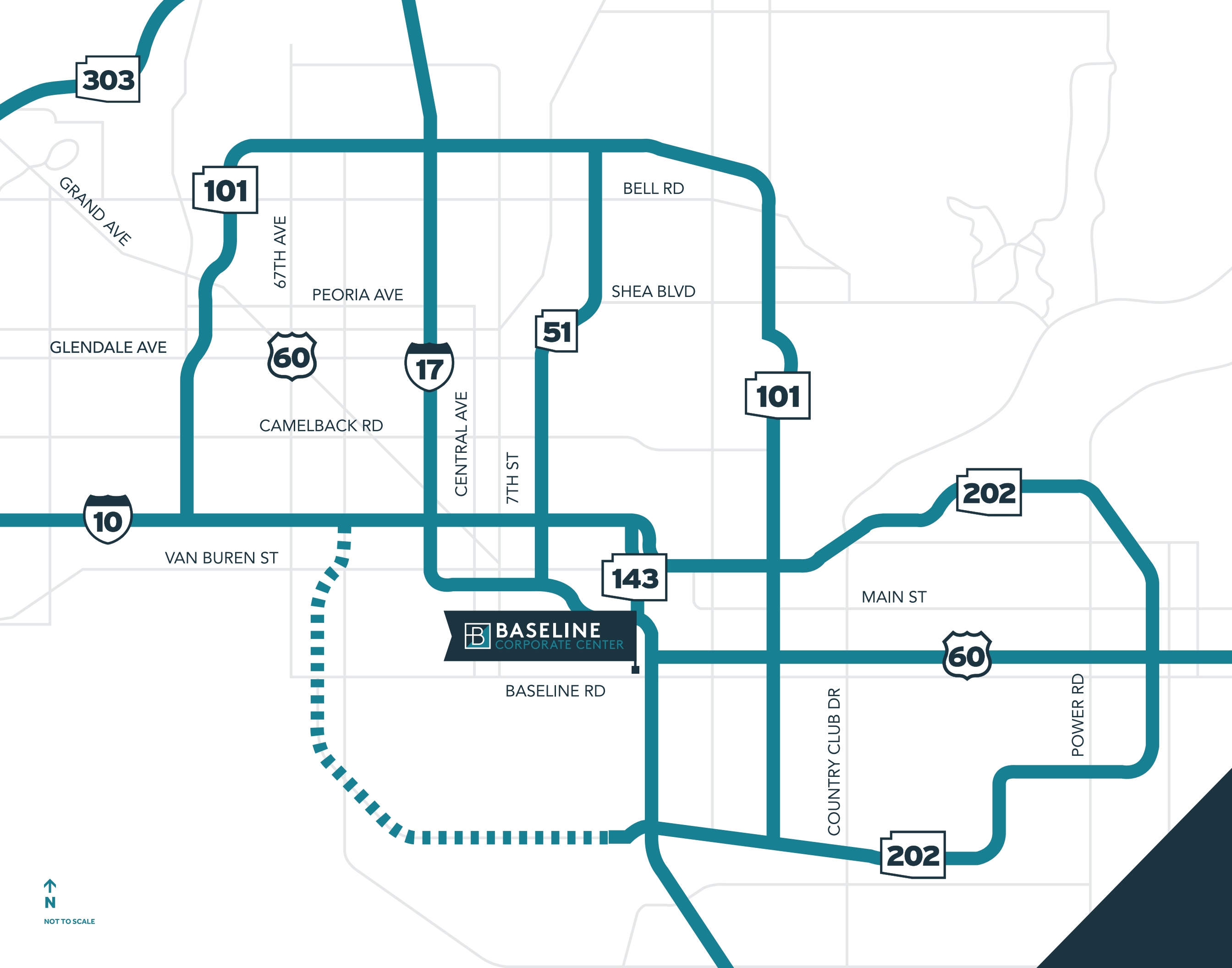


CBRE



BASELINE

CORPORATE CENTER



303

101

51

101

202

143

202

60

17

10

60

B **BASELINE**
CORPORATE CENTER

GRAND AVE

67TH AVE

PEORIA AVE

BELL RD

SHEA BLVD

GLENDALE AVE

CAMELBACK RD

CENTRAL AVE

7TH ST

VAN BUREN ST

MAIN ST

BASELINE RD

COUNTRY CLUB DR

POWER RD



NOT TO SCALE

LOCATION

DOWNTOWN TEMPE

THE MARRIOTT BUTTES RESORT

ARIZONA STATE UNIVERSITY

TEMPE DIABLO STADIUM
LA ANGELS SPRING TRAINING FACILITY

ARIZONA MILLS SHOPPING CENTER

B BASELINE
CORPORATE CENTER

ARIZONA GRAND RESORT & SPA



AMENITIES

SERVICES / RETAIL

- | | |
|-------------------------------|--------------|
| 1 Harkins Theatres w IMAX | 13 At Home |
| 2 Sea Life Aquarium | 14 Auto Zone |
| 3 Burlington | 15 Nike |
| 4 Conn's Home Plus | Old Navy |
| 5 Starbuck's | Gap |
| 6 Oasis Water Park | Hurley |
| 7 The Home Depot | Vans |
| 8 Fry's Electronics | Forever 21 |
| 9 Arizona Grand Athletic Club | Ross |
| 10 Marshall's | H&M |
| 11 Arizona Grand Golf Course | TMobile |
| 12 CVS Pharmacy | AT&T |
| | Sprint |

SERVICES / RETAIL

- | | |
|-------------------------|--------------------|
| 1 Rustler's Rooste | 7 Yoyo Yogurt |
| 2 Villa Italian Kitchen | 8 Denny's |
| Church's Chicken | 9 Carl's Jr. |
| 3 Aunt Chilada's | 10 McDonald's |
| 4 Joe's Crab Shack | Wendy's |
| 5 Claim Jumper | 11 Rainforest Cafe |
| 6 Popeyes | Garcia's Mexican |

SERVICES / RETAIL

- | | |
|---------------------|-----------------------|
| 1 Studio 6 Tempe | 5 Candlewood Suites |
| 2 Residence Inn | 6 Inn Suites |
| by Marriott | 7 Holiday Inn Express |
| 3 TownePlace Suites | 8 Best Western Plus |
| by Marriott | 9 Arizona Grand |
| 4 SpringHill Suites | Resort & Spa |
| by Marriott | |





PROPERTY FEATURES



TWO ±76,000 SF,
TWO-STORY BUILDINGS



FLOOR PLATES: ±35,000 SF



PARKING RATIO: 6/1,000



EXCELLENT FREEWAY
VISIBILITY AND ACCESSIBILITY



MAJOR FIBER OPTIC CAPABILITY
FOR HIGH TECH USERS



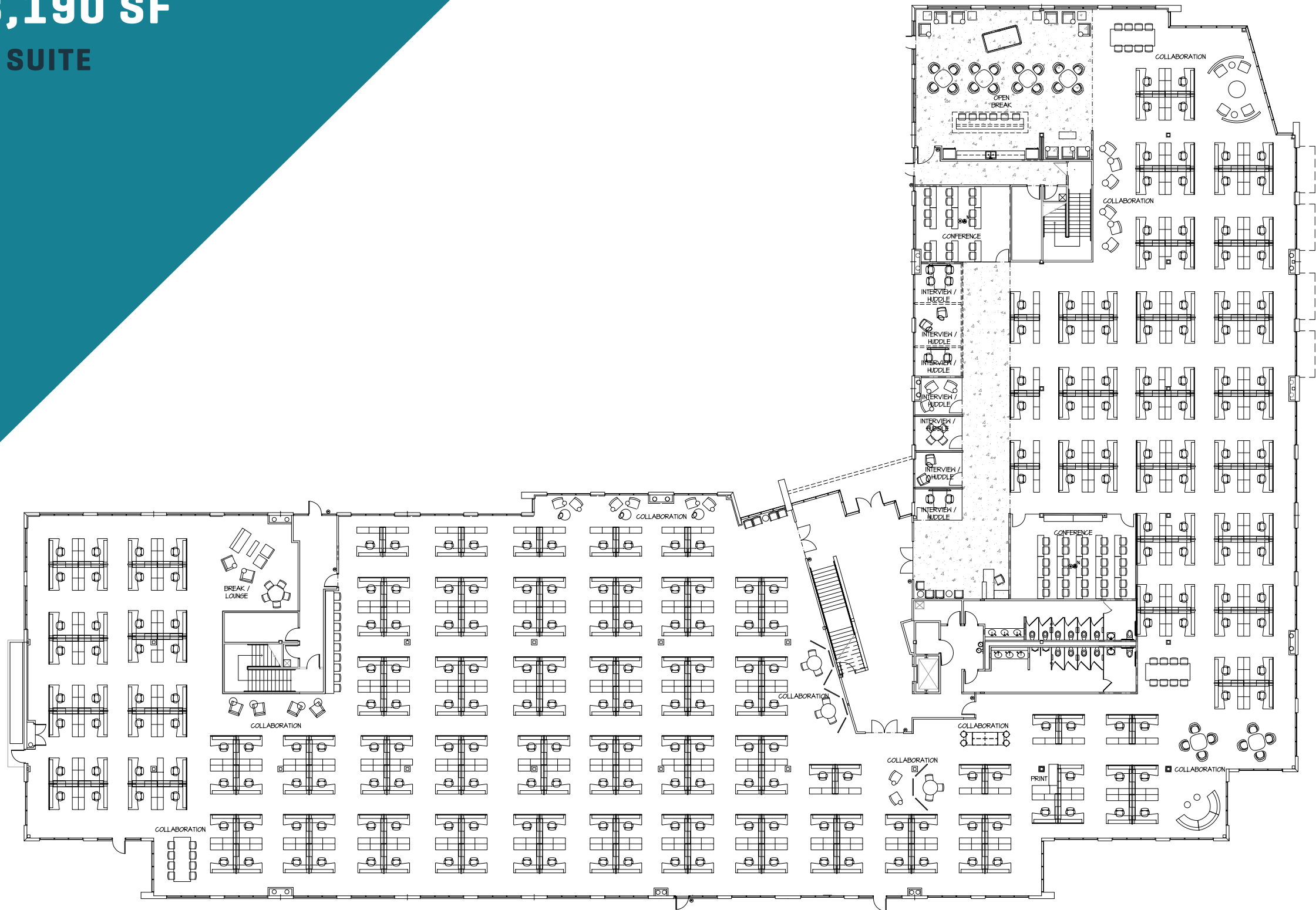
MINUTES TO PHOENIX
SKY HARBOR AIRPORT

FLOOR PLAN

1ST FLOOR

±38,190 SF

SPEC SUITE



NOT TO SCALE

SPEC SUITE



CONTACT US

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