

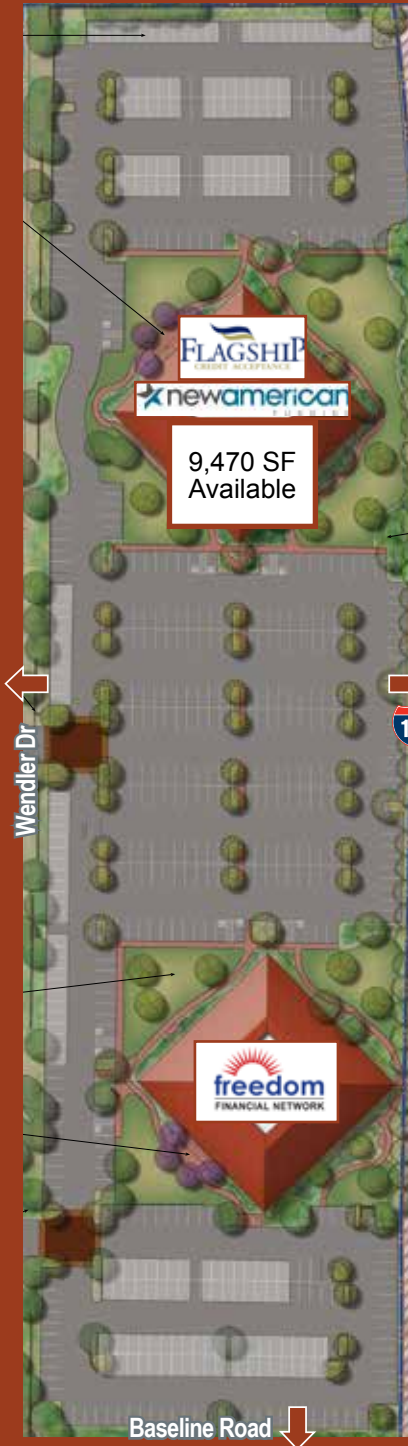
TEMPLE
10/60
Corporate Center



OFFICE SPACE FOR LEASE
9,470 s.f. 7.08:1,000 parking ratio

4415 - 4625 South Wendler Drive · Tempe · Arizona





7.08:1,000 Parking ratio

BUILDING FEATURES:

- › 2-building office complex
- › ±90,000 s.f. total project size
- › Two 2-story ±45,000 s.f. buildings
- › 10-foot ceilings with floor to ceiling windows
- › Lush landscaping
- › Immediate freeway access to I-10 from Baseline Road
- › Fiber/telco provided by CenturyLink, Cox and Time Warner
- › **7.08:1,000 parking ratio with covered spaces available (637 spaces, 188 covered)**

AREA AMENITIES:

- › Close proximity to I-10 / US-60 Interchange
- › Close proximity to Arizona Mills Mall featuring over 25 restaurants
- › 3 miles from Sky Harbor Airport
- › 1/4-mile from the Arizona Grand Resort, which features 640 hotel rooms, golf course, water park and spa

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