

TEMPE 10/60
CORPORATE CENTER

AVAILABLE FOR LEASE

4415 & 4625 South Wendler Drive
Tempe, Arizona 85282



Presented By

Jeff Hartland

Executive Director

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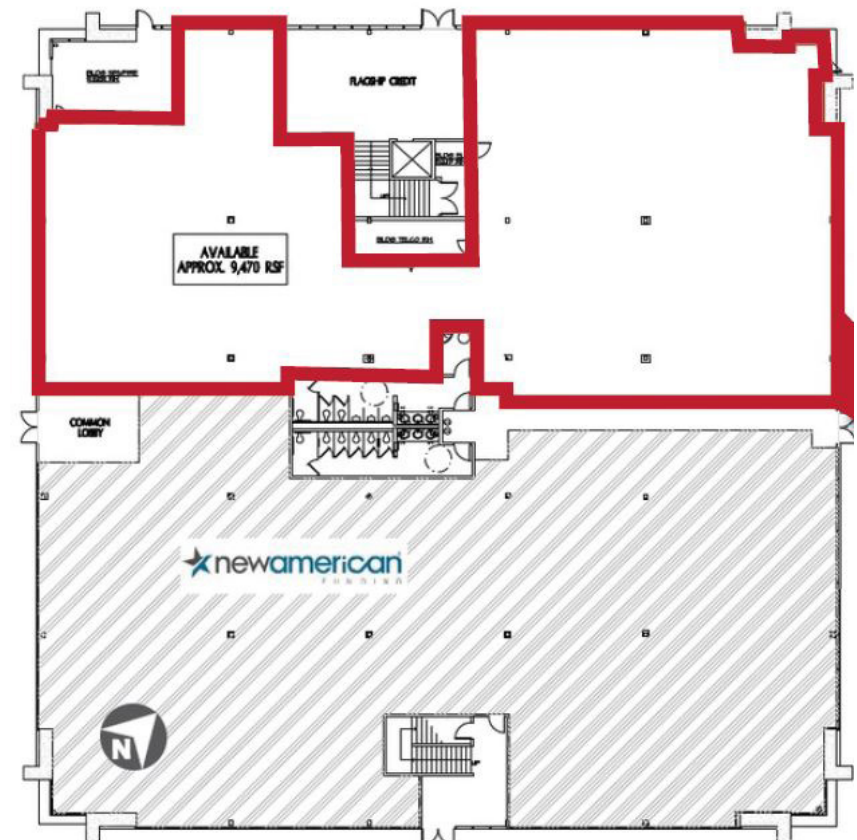
PROJECT DESCRIPTION

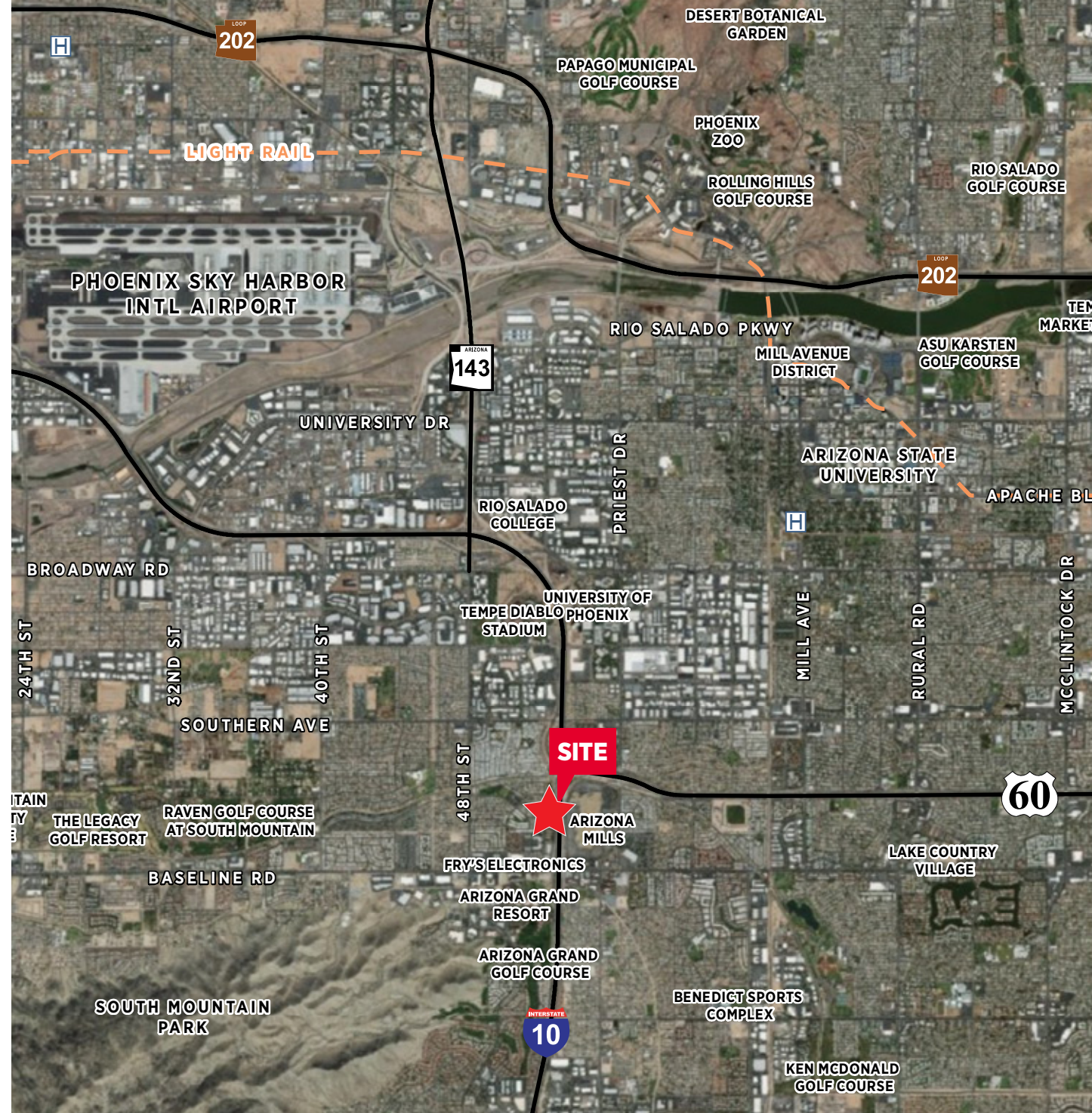
- 2 Building Office Complex
- Parking 7.08 / 1,000 SF, Free Surface Spaces, and 188 Covered Spaces
- ±90,000 SF Total Project Size
- Two - 2 -story ±45,000 SF buildings
- Available for Lease Immediately: 4415 Building ±9,470 SF
- Lease Rate: \$19.50 FSG
- New parking areas with new main entrance off Wendler
- 10' Ft Ceilings with floor to ceiling windows
- New Elevators, HVAC system, and roofs
- All New Landscaping and Pedestrian Paths From Parking Areas
- Immediate Freeway Access to I-10 / US - 60 Interchange

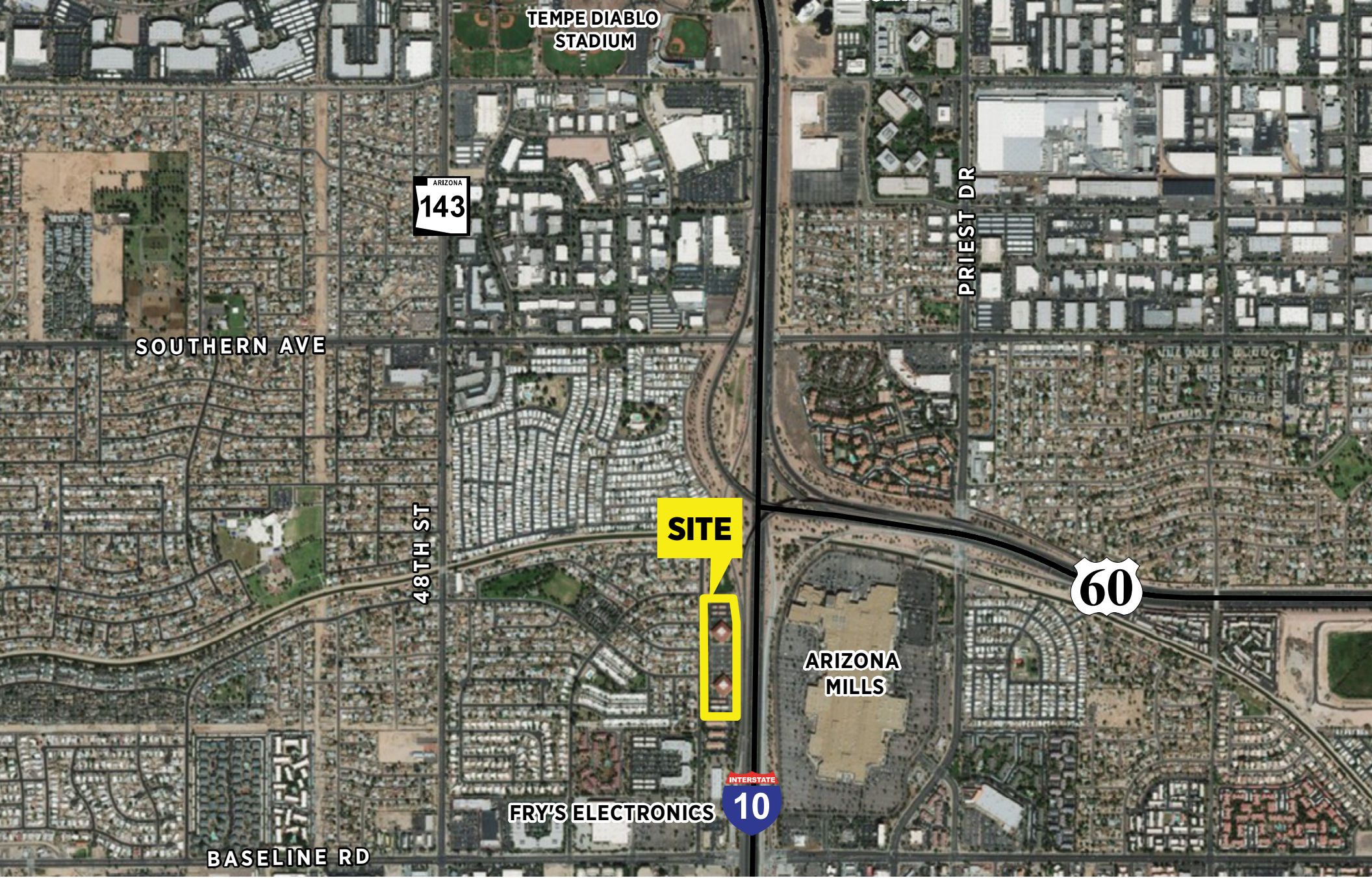


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FLOOR PLAN







TEMPE DIABLO STADIUM

ARIZONA 143

SOUTHERN AVE

PRIEST DR

48TH ST

SITE

60

ARIZONA MILLS

FRY'S ELECTRONICS

INTERSTATE 10

BASELINE RD

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