

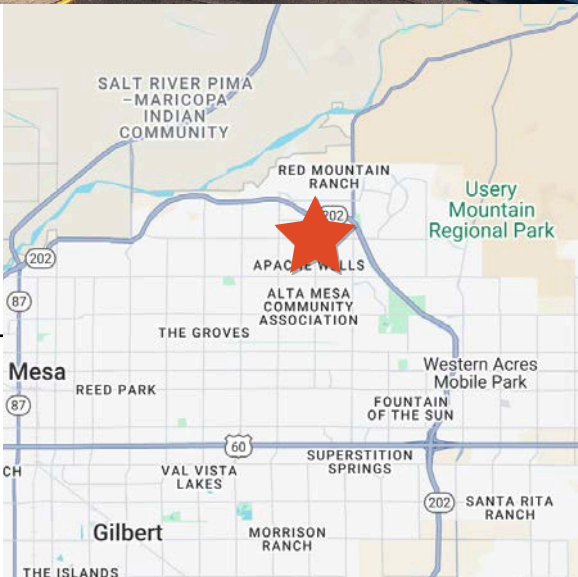
LEASING OPPORTUNITY

# Thunderbird Executive Plaza

2550 North Thunderbird Circle | Mesa, Arizona 85215



- Built out Office with Hangar Space Available on Mesa's Falcon Field Airport
- Suites Demisable from 1,050 SF – 13,000 SF
- T-Type Hangar Bays 36' - 45' Wide with 21' clear height
- Located 1.5 miles from SR-202 Freeway



<b>Office Lease Rate:</b>	<b>\$20 - \$24 FS</b>
<b>Hangar Lease Rate:</b>	<b>\$1.50 FS</b>
<b>Spaces:</b>	<b>1,050 SF – 13,000 SF *Demisable</b>
<b>Year Built:</b>	<b>2000</b>
<b>Parking:</b>	<b>5.47/1,00 (34 Covered)</b>
<b>Zoning:</b>	<b>LI City of Mesa</b>

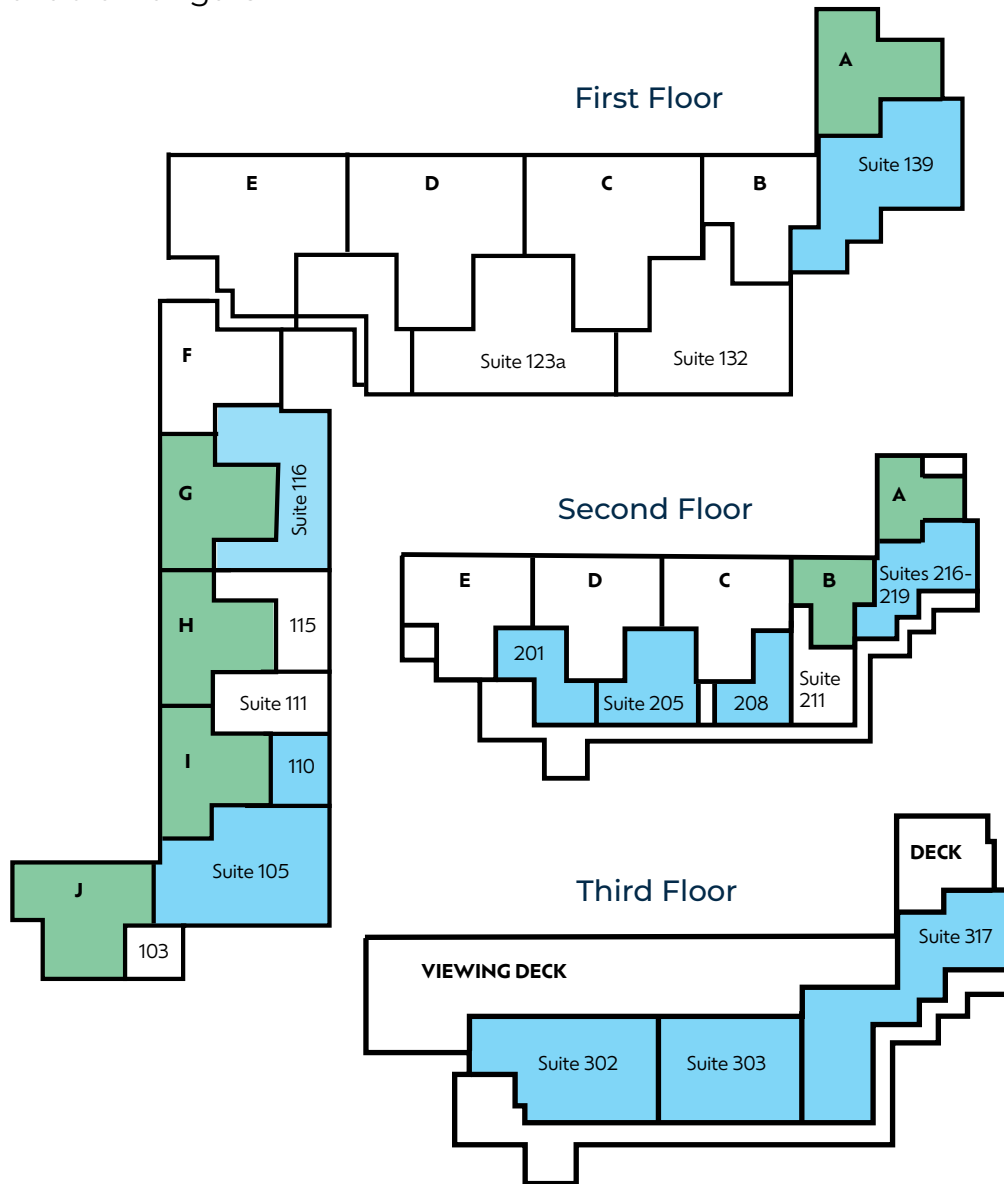
**CONTACT FOR MORE INFORMATION:**

**J.T. TAYLOR**  
 Phone: (480) 868-2671  
 jt.taylor@orionprop.com

**JAMES VAN DOREN**  
 Phone: (480) 498-6132  
 james.vandoren@orionprop.com

# FLOOR PLANS

- Available Suites
- Available Hangars



## FIRST FLOOR AVAILABILITY

SUITE	TENANT	SQUARE FOOTAGE
105	Vacant	2,052 SF
110	Vacant	619 SF
116	Vacant	1,733 SF
139	Vacant	2,175 SF
<b>Total</b>		<b>6,579 SF</b>

## SECOND FLOOR AVAILABILITY

201	Vacant	1,652 SF
205	Vacant	1,711 SF
208	Vacant	1,255 SF
219	Vacant	1,000 SF
<b>Total</b>		<b>5,618 SF</b>

## THIRD FLOOR AVAILABILITY

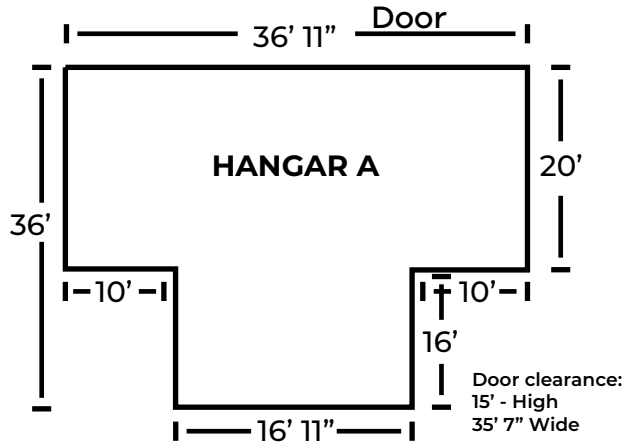
302	Vacant	1,926 SF
303	Vacant	4,671 SF
317	Vacant	4,136 SF
<b>Total</b>		<b>10,733 SF</b>

## HANGAR AVAILABILITY

HANGER	TENANT	SQUARE FOOTAGE
A	Vacant	1,251 SF
G	Vacant	1,451 SF
H	Vacant	1,449 SF
I	Vacant	1,452 SF
J	Vacant	1,451 SF
<b>Total</b>		<b>7,054 SF</b>

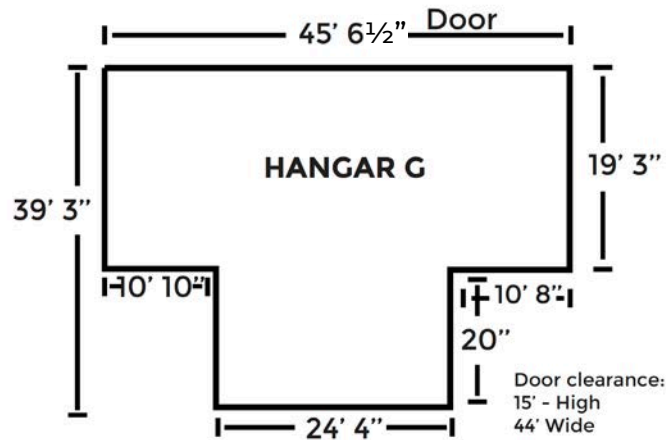
## HANGAR A

attached to suite 139  
1,251 SF



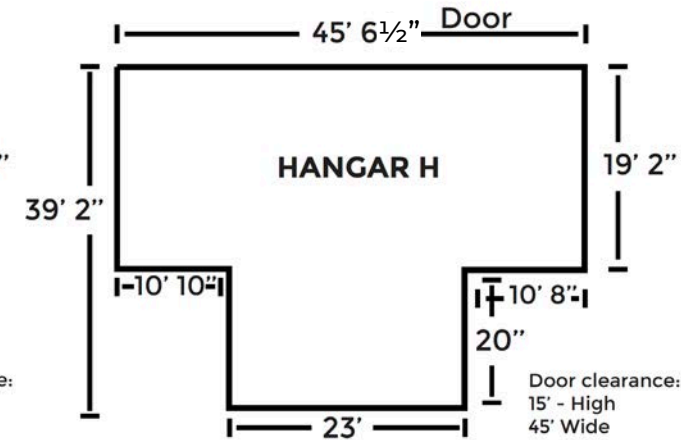
## HANGAR G

attached to suite 116  
1,451 SF



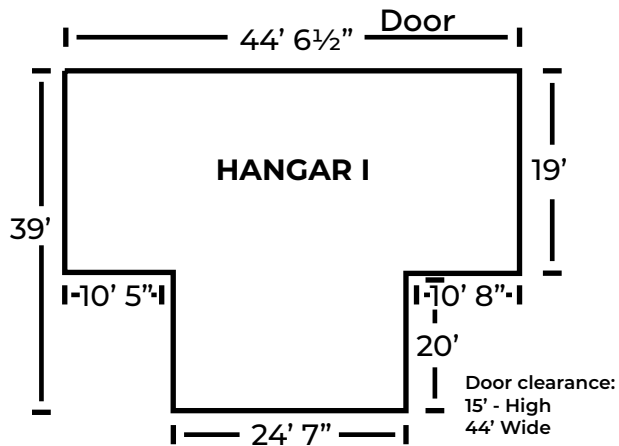
## HANGAR H

attached to suite 115  
1,449 SF



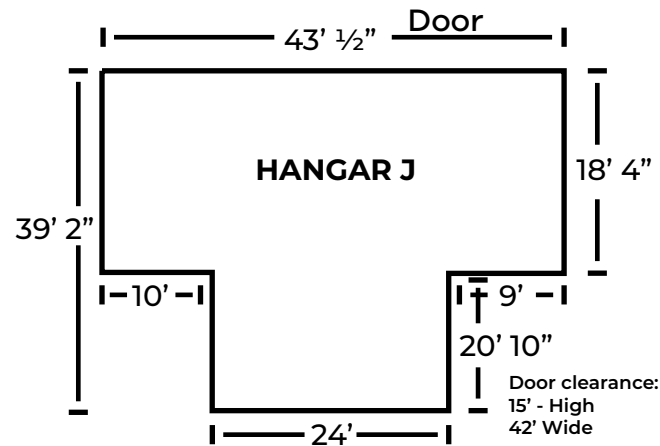
## HANGAR I

attached to suite 105 & 110  
1,452 SF



## HANGAR J

attached to suite 105  
1,451 SF



Approximate Measurements



# PROPERTY PHOTOS



# LOCATED IN *FALCON FIELD AIRPORT*

## Eighth-Busiest General Aviation Airport in Nation

Falcon Field is a general aviation (GA) reliever airport that serves as an alternative for civilian and military aviation uses (such as business, recreation and fixed-wing and helicopter flight training), so that Phoenix Sky Harbor International Airport and Phoenix-Mesa Gateway Airport can focus on international and commercial airline services. Neighboring employers include Boeing, MD Helicopters, Northrop Grumman and Amazon.

Falcon Field includes a total of 784 acres. The airport campus is located between Greenfield, Higley, McDowell and McKellips Roads in northeast Mesa.

The airport has two active runways. The South, main Runway 4R/22L measures 5,100 feet. It can accommodate a wing span of 51.7 feet and landing weights of 38,000 pounds single axle, 60,000 pounds dual axle, and 90,000 pounds dual tandem. The North runway 4L/22R was built in the 1980's and measures 3,800 feet. It can accommodate a wing span of 45.8 feet and a landing weight of 12,500 pounds single axle.

The Boeing Company, Arizona's top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing's Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache Attack Helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.



**THUNDERBIRD  
EXECUTIVE PLAZA**

# DISTANT AERIAL VIEW



**NORTHROP GRUMMAN**

**amazon**

**Longbow GOLF CLUB**

**BOEING**  
4,778 Employees

Greenfield Road: 15,877 VPD

McDowell Road: 10,865 VPD

Falcon Field Airport

**WAL-MART**  
SUPERCENTER  
**jamba**

Higley Road: 18,369 VPD

**Bashas'**  
**RED MOUNTAIN HIGH SCHOOL**  
3,340 STUDENTS

**Banner Baywood**  
Medical Center  
340 BEDS

**Mesa High School**  
3,460 Students

**SUPERSTITION SPRINGS CENTER**  
**Dillard's** **ROSS**  
DRESS FOR LESS!  
**T.J. maxx** **cheesecake Factory**

**DANA PARK** Guitar Center  
**BARNES & NOBLE** **BUCA**  
**SEPHORA** **PITA JUNGLE** **WILDFLOWER**  
EAT. SIP. ENJOY.

**Banner Gateway**  
Medical Center  
177 BEDS

Southern Avenue

60

60

LOOP 202

LOOP 202

LOOP 202

Hohokam Stadium

Fitch Park

**METRO**

Mesa Drive

Stapley Drive

Gilbert Drive

McKellips Road

Brown Road

University Drive

Main Street

Broadway Road

Val Vista Drive

Recker Road


Power Road

Sossamon Road

# DEMOGRAPHIC HIGHLIGHTS

✓  
Daytime Population  
**238,401**  


✓  
Average Household Income  
**\$136,632**  


✓  
Median Age  
**45.1**  


✓  
Average Household Size  
**2.3**  


2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	8,419	92,642	<b>238,401</b>
Estimated Population:	4,620	68,801	190,067
2029 Proj. Residential Population:	4,695	69,010	191,062
Average Household Income:	\$77,143	<b>\$136,632</b>	\$120,439
Median Age:	61.0	<b>45.1</b>	46.3
Average Household Size:	1.8	2.4	<b>2.3</b>
Total Household Expenditures:	\$136.04M	\$2.38B	\$6.22B
Total Households:	2,533	28,092	81,083
Total Employees:	3,799	23,841	48,334

