



WHISPERING WIND CORPORATE CENTER

2205 & 2225 W WHISPERING WIND DRIVE
PHOENIX, AZ



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MEMORANDUM



Colliers, as exclusive advisor, is pleased to present the opportunity to acquire the Whispering Wind Corporate Center (the “Property”), a ±74,520 square foot, class A suburban office complex that is 96% occupied by six diverse tenants. This two building office complex features dramatic lobbies, attractive architectural details and quality construction. Both W.L. Gore & Associates, a tenant since 2009, and Sherwin Williams, a tenant since 2019 recently extended their leases for 5 and 10 years respectively.

Strategically located in North Phoenix and situated just seven miles south of the Taiwan Semiconductor Manufacturing Company’s (TSMC) \$65 billion fab plants, this location offers exceptional access to area amenities, large employers, strong transportation infrastructure and outstanding population densities.

This Property offers investors a significant opportunity to acquire a modern-design office complex that provides excellent stable cash flow from a mixture of six creditworthy tenants that are at below-market rents, offering promising future upside.



PROPERTY SUMMARY

Address:

2205 & 2225 W Whispering Wind Dr
Phoenix, AZ 85085

Building Size:

±74,520 square feet

Site Area:

±4.73 acres

Percent Leased:

96%

No. of Tenants:

6

Parking Ratio:

±4.5 per 1,000 square feet

INVESTMENT HIGHLIGHTS

SECURE INVESTMENT WITH STABLE CASH FLOW WITH UPSIDE

At **96% occupancy**, Whispering Wind Corporate Center offers a secure cash flow from **six institutional-quality tenants** from diverse industries, with staggered lease expirations, all of which are at rental rates **well below market**.

WELL-MAINTAINED BUILDING

Built in 2007 with distinctive building materials and design features, the project has been **professionally maintained**, limiting any near term capital expenditure by the purchaser.

BELOW REPLACEMENT COST PRICING

With tenants paying below-market rates that are also well below reproduction cost pricing, an investor will purchase the property at a **fraction of what it would cost to build today**.



PRICING SUMMARY

| | |
|-----------------|--------------|
| ASKING PRICE | \$17,100,000 |
| PER SQUARE FOOT | \$229 |



TENANT HIGHLIGHT

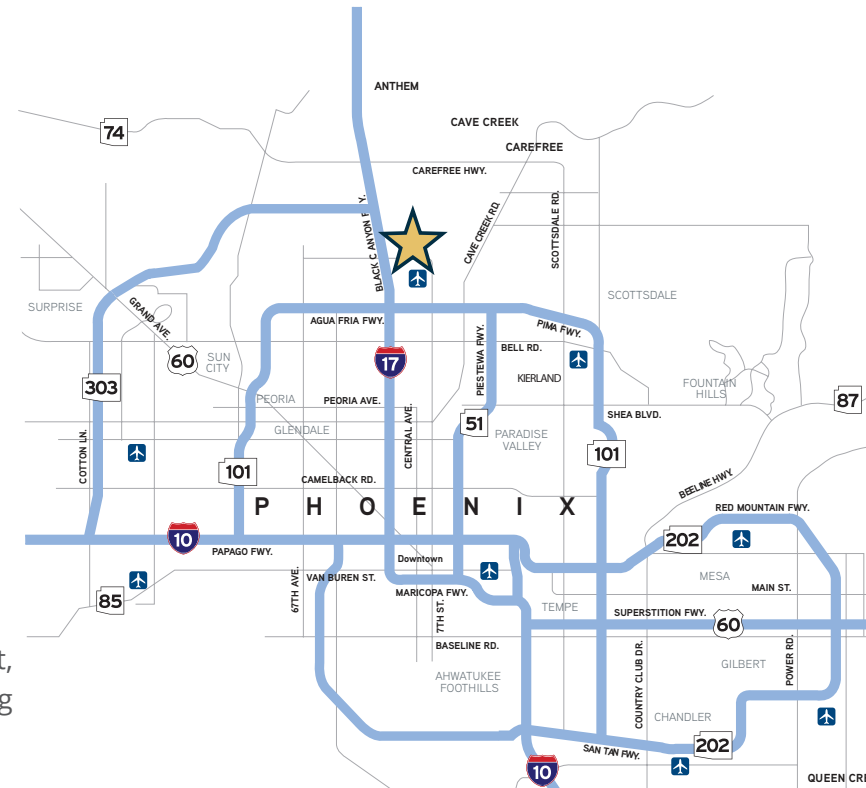
INSTITUTIONAL-QUALITY TENANTS

W.L. Gore & Associates (a leading manufacturer of thousands of advanced technology products for the electronics, fabrics, industrial and medical markets), and **Sherwin Williams** (which houses their regional business offices here), are joined by **four other business**, ranging from software programming to education and from logistics to escrow services. These institutional-quality tenants range in size from **1,440 to 38,308 square feet**.

PROPERTY HIGHLIGHT

VERY FUNCTIONAL BUILDING FLOOR PLATES AND SITE PLAN

Each two-story building has floor plates that can efficiently accommodate a full-floor occupant, or demise for two or more tenants. Currently **one building is fully occupied by W.L. Gore**, and the other building suites range in size from **1,440 to 11,898 square feet**. The improvements are conveniently sited so that all parking areas are a short walk to a building entrance.



LOCATION HIGHLIGHTS

AMENITY-RICH GROWTH AREA

The convenient regional location has easy access to Interstate 17 via Happy Valley Road. Just north of Deer Valley Municipal Airport within the amenity-rich Deer Valley submarket, it is adjacent to more than 1.1 million square feet of retail, restaurant, hotel and shopping amenities at Happy Valley Towne Center and The Shops at Norterra. **This infill location continues to aggressively expand.**

LARGE RANGE OF NEIGHBORHOOD EMPLOYERS

The area is home to **dozens of private-entrepreneurial companies**, along with **numerous large-scale employers** such as **Cigna, Farmers Insurance, USAA, W.L. Gore and Associates, Albertson's/Safeway** and **PetSmart**. These employers have been **attracted** to the **unprecedented labor pool** and **attractive rental rates**.



SCOTTSDALE

North Mountain

Downtown Phoenix

South Mountain

GLENDALE

PHOENIX

101

101

17

PINNACLE PEAK RD

23RD AVE

19TH AVE

HAPPY VALLEY RD

DVT
PHOENIX DEER VALLEY AIRPORT

COX

Honeywell

THE ARIZONA
REPUBLIC

Hilton
Garden Inn

CHUBB

**Mack Innovation Park
Deer Valley**
±1.3 MSF of speculative
warehouse space
Under Construction

Town Deer Valley
388 Units

**WELLS
FARGO**

Villagio at Happy Valley
503 Units

Aspire at Pinnacle Peak
724 Units

**FARMERS
INSURANCE**

**PADDY O'
FURNITURE**
Empires Like, Cheaper

**COURTYARD
Marriott**

**WHISPERING
WIND** CORPORATE
CENTER

**Holiday Inn
Express**

**HAPPY VALLEY
TOWNE CENTER**
Walmart, LOWE'S, MAFITNESS, Olive Garden, Jockey Fitness, STARBUCKS

Comerica

TUTOR TIME
CHILD CARE | LEARNING CENTERS

**Union Park at Norterra
Master Planned Community**
Planned to total
2200 homes

**Norterra, a mixed use
development anchored by
USAA**

**THE SHOPS AT
NORTERRA**
DICK'S, Markins Theatres, ANYTIME FITNESS, BEST BUY



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