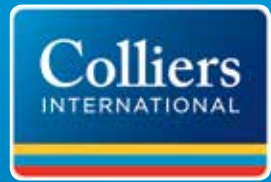


FOR LEASE >

5005 South Wendler Drive



Site Size:

- > 30,000 SF
- > 4.05 Acres

Building Features:

- > Plug & Play (All FF&E Available)
- > Parking 8.06/1,000 Parking Ratio
-Could be expanded

LOCATION HIGHLIGHTS:

- > Easy access off I-10 freeway from Baseline Road
- > Quick access to Southeast Valley and Sky Harbor International Airport

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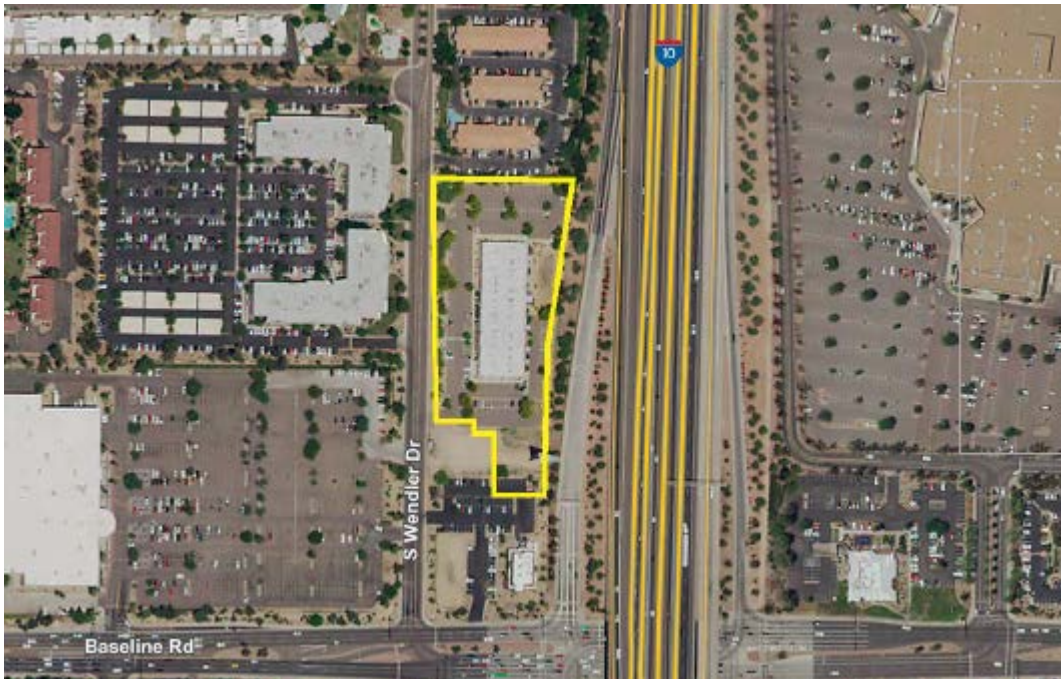
FOR LEASE >

5005 South Wendler Drive



BUILDING FEATURES:

- > ±30,000 s.f.
- > Plug & Play (All FF&E Available)
- > Lush landscaping
- > Immediate freeway access to I-10 from Baseline Road
- > 8.06:1,000 parking ratio with covered spaces available



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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