

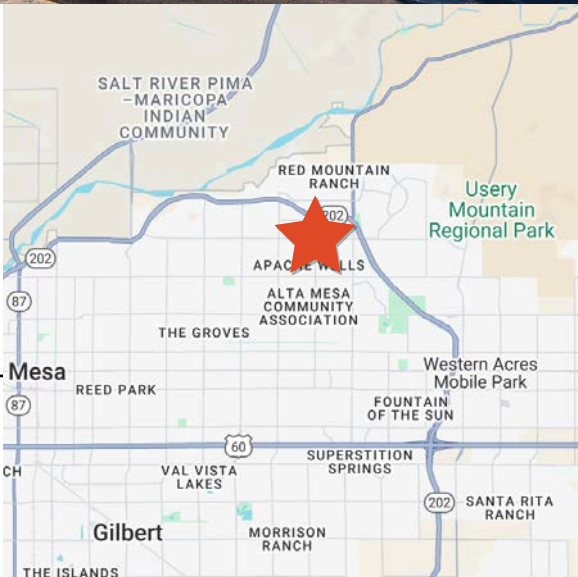
LEASING OPPORTUNITY

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 1,000 - 11,000 SF
- Hangars 37' x 44' with 21' Clear Height, T-Type Hangar Bays
- Located 1.5 miles from SR-202 Freeway



Lease Rate Office:	\$19.00 MG
Lease Rate Hangar:	\$12.00 MG
Spaces:	1,000 - 11,000 SF *Demisable
Year Built:	2000
Parking:	5.47/1,00 (34 Covered)
Zoning:	LI City of Mesa

CONTACT FOR MORE INFORMATION:

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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.

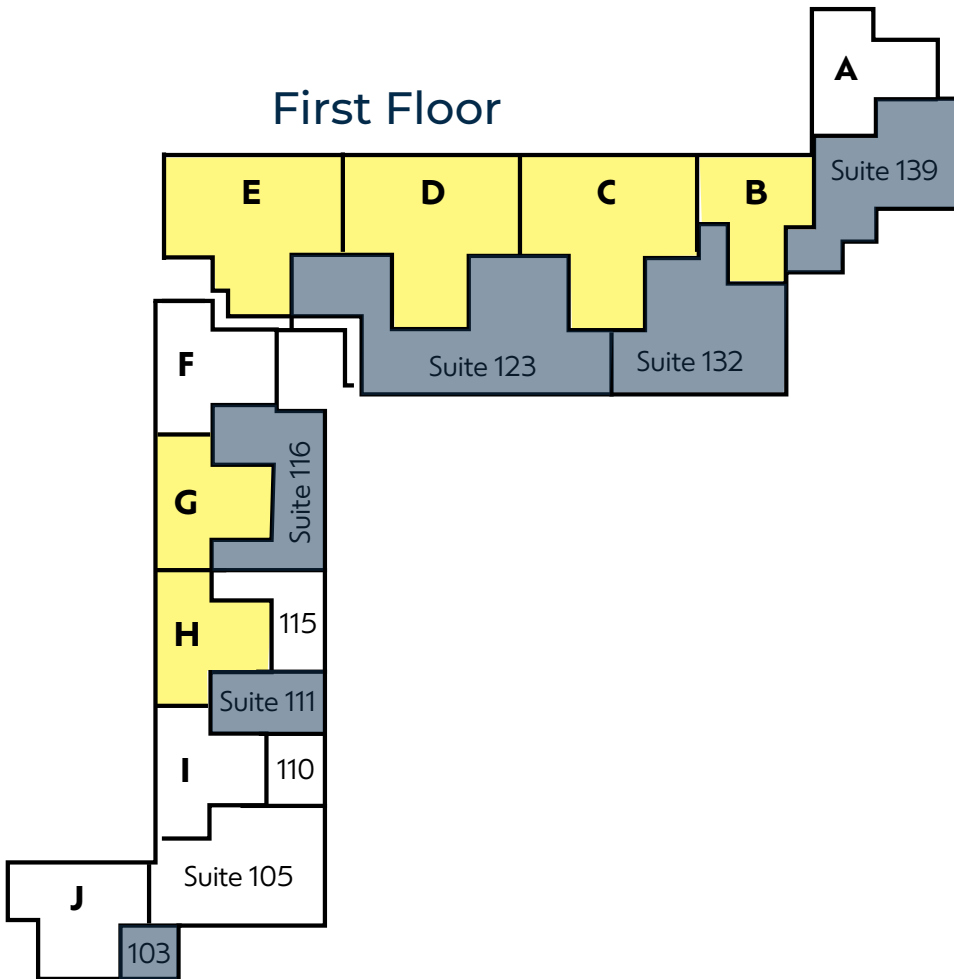


PROPERTY PHOTOS



FLOOR PLANS

First Floor

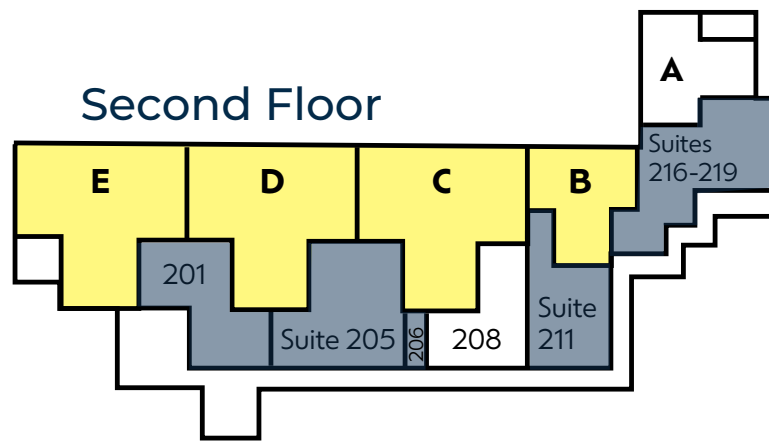


FIRST FLOOR AVAILABILITY

SUITE	TENANT	SQUARE FOOTAGE
Suite 103	Vacant	618
Suite 111	Vacant	1,050
Suite 116	NextCare(Available)	1,733
Suite 123	NextCare(Available)	4,113
Suite 132	NextCare(Available)	2,420
Suite 139	NextCare(Available)	2,175
Total		12,109

HANGER	TENANT	SQUARE FOOTAGE
B	NextCare(Available)	1,238
C	NextCare(Available)	2,709
D	NextCare(Available)	2,709
E	NextCare(Available)	2,713
G	NextCare(Available)	1,451
H	NextCare(Available)	1,449
Total		12,269

*Office space Built-out and demisable to 1,500 SF

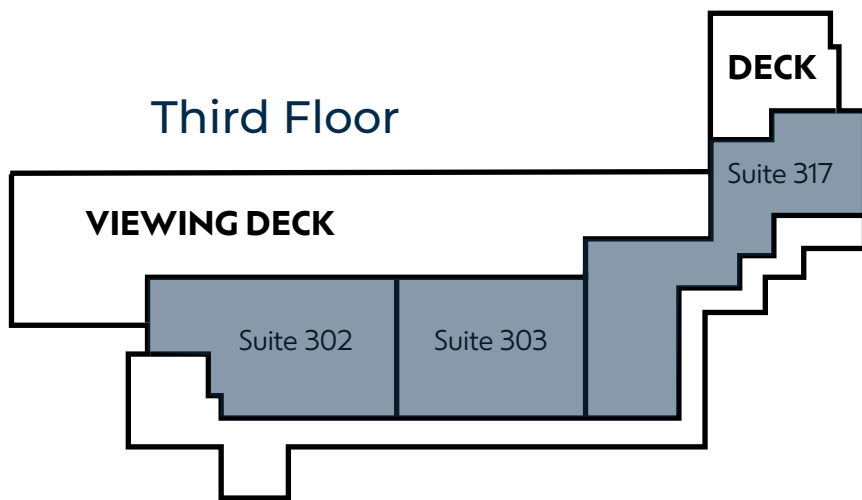


SECOND FLOOR AVAILABILITY

SUITE	TENANT	SQUARE FOOTAGE
Suite 201	NextCare(Available)	1652
Suite 205	NextCare(Available)	1,711
Suite 206	NextCare(Available)	400
Suite 211	Vacant	1,722
Suite 216	Vacant	1,125
Total		6,610

HANGER	TENANT	SQUARE FOOTAGE
B	NextCare(Available)	1,238
C	NextCare(Available)	2,709
D	NextCare(Available)	2,709
E	NextCare(Available)	2,713
G	NextCare(Available)	1,451
H	NextCare(Available)	1,449
Total		12,269

*Office space Built-out and demisable to 1,500 SF



THIRD FLOOR AVAILABILITY

SUITE	TENANT	SQUARE FOOTAGE
Suite 302	NextCare(Available)	1926
Suite 303	NextCare(Available)	4,671
Suite 317	NextCare(Available)	4,136

Total		10,733
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HANGER	TENANT	SQUARE FOOTAGE
B	NextCare(Available)	1,238
C	NextCare(Available)	2,709
D	NextCare(Available)	2,709
E	NextCare(Available)	2,713
G	NextCare(Available)	1,451
H	NextCare(Available)	1,449

Total		12,269
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DISTANT AERIAL VIEW

