

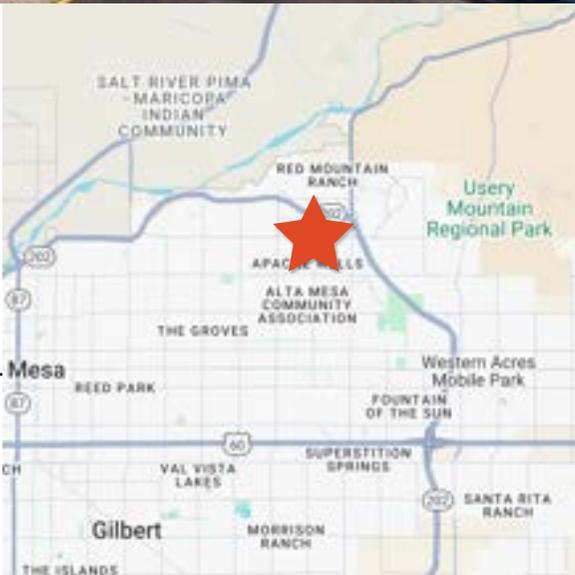
LEASING OPPORTUNITY

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
- Hangars 59' & 45' Wide with 21' clear height, T-Type Hangar Bays
- Located 1.5 miles from SR-202 Freeway



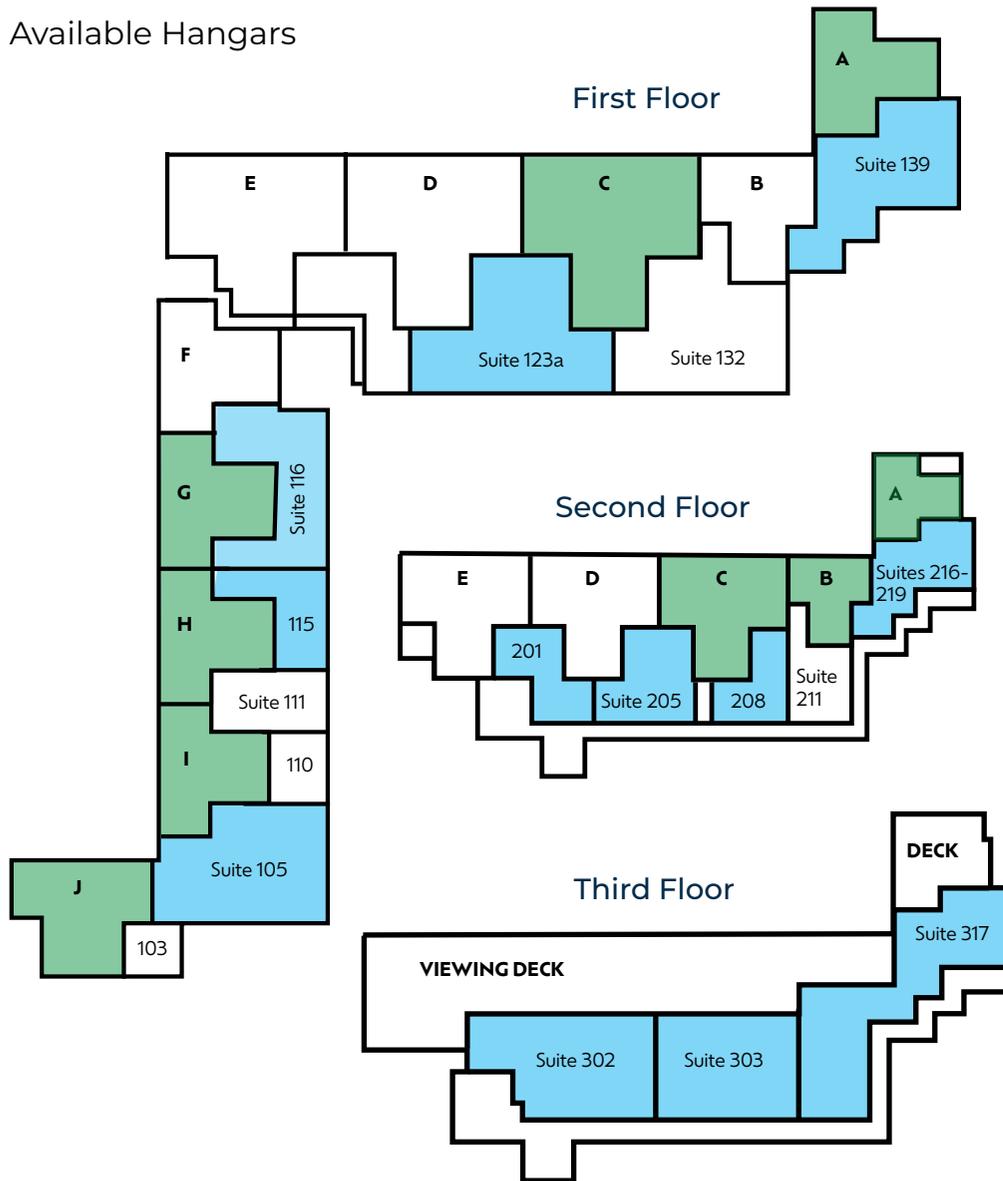
Office Lease Rate:	\$20 - \$24 FS
Hangar Lease Rate:	\$1.50 FS
Spaces:	1,050 SF – 13,000 SF *Demisable
Year Built:	2000
Parking:	5.47/1,00 (34 Covered)
Zoning:	LI City of Mesa

CONTACT FOR MORE INFORMATION:

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

FLOOR PLANS

- Available Suites
- Available Hangars



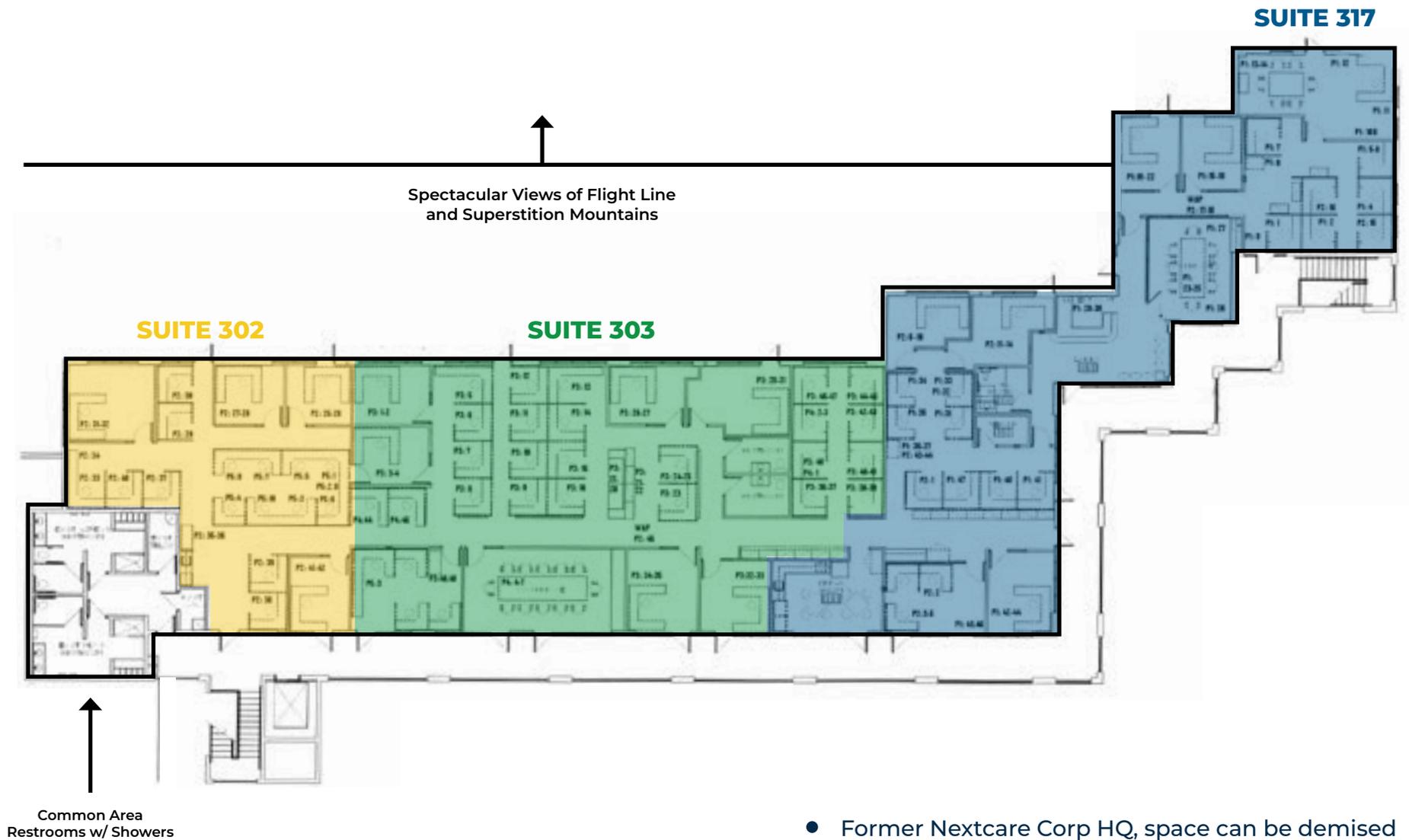
FIRST FLOOR AVAILABILITY		
SUITE	TENANT	SQUARE FOOTAGE
105	Vacant	2,052 SF
115	Vacant	1,025 SF
116	Vacant	1,733 SF
123a	Vacant	2,000 SF
139	Vacant	2,175 SF
Total		8,985 SF

SECOND FLOOR AVAILABILITY		
SUITE	TENANT	SQUARE FOOTAGE
201	Vacant	1,652 SF
205	Vacant	1,711 SF
208	Vacant	1,255 SF
219	Vacant	1,000 SF
Total		5,618 SF

THIRD FLOOR AVAILABILITY		
SUITE	TENANT	SQUARE FOOTAGE
302	Vacant	1,926 SF
303	Vacant	4,671 SF
317	Vacant	4,136 SF
Total		10,733 SF

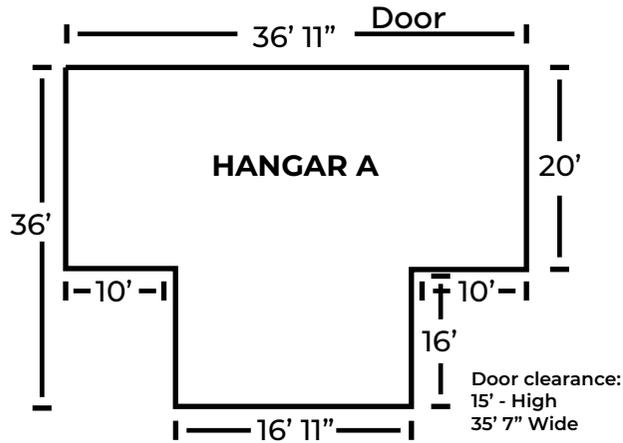
HANGAR AVAILABILITY		
HANGER	TENANT	SQUARE FOOTAGE
A	Vacant	1,251 SF
C	Vacant	2,709 SF
G	Vacant	1,451 SF
H	Vacant	1,449 SF
I	Vacant	1,452 SF
J	Vacant	1,451 SF
Total		9,763 SF

3RD FLOOR PLAN



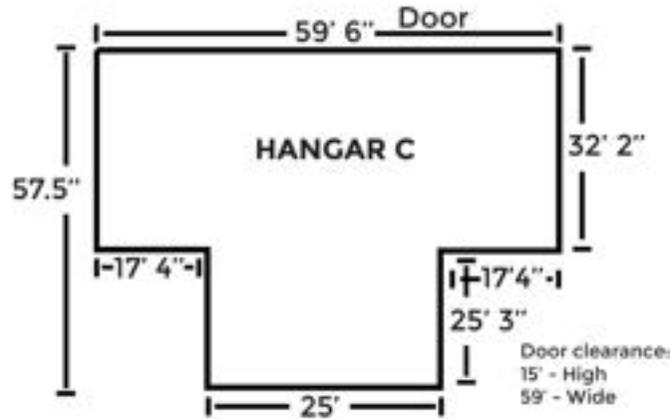
HANGAR A

attached to suite 139
1,251 SF



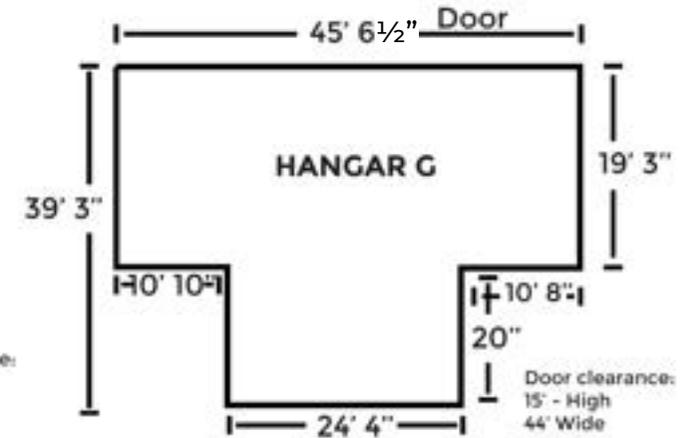
HANGAR C

attached to suite 123a & 132
2,709 SF



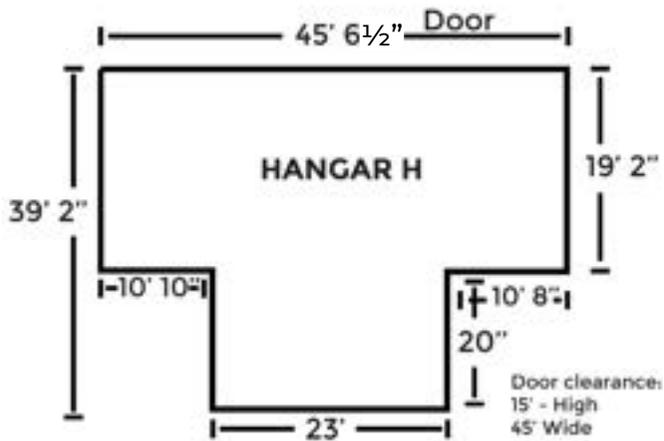
HANGAR G

attached to suite 116
1,451 SF



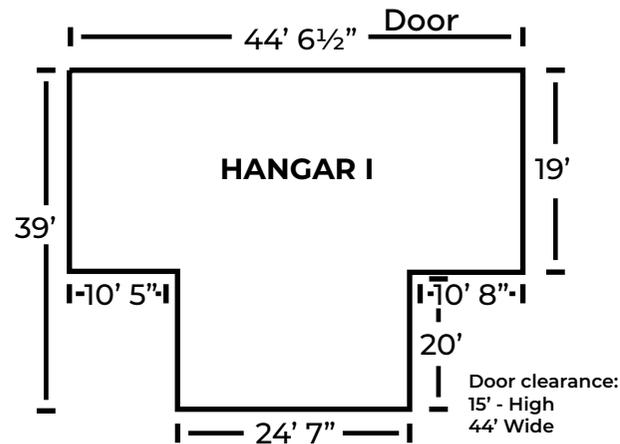
HANGAR H

attached to suite 115
1,449 SF



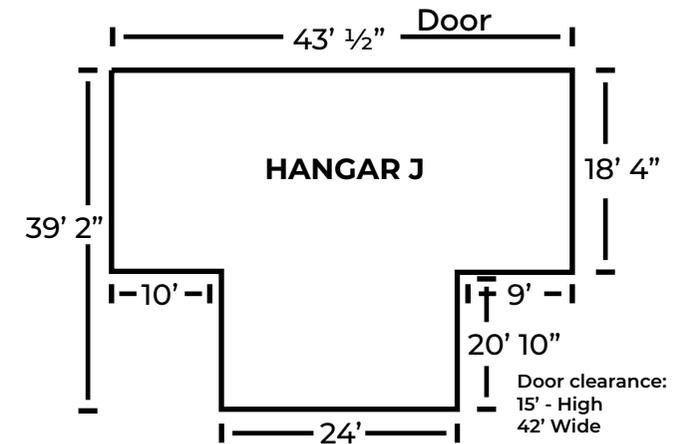
HANGAR I

attached to suite 105
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



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	238,401
Estimated Population:	4,620	68,801	190,067
2029 Proj. Residential Population:	4,695	69,010	191,062
Average Household Income:	\$77,143	\$136,632	\$120,439
Median Age:	61.0	45.1	46.3
Average Household Size:	1.8	2.4	2.3
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

