



# **WHISPERING** *WIND* CORPORATE CENTER

2205 & 2225 W WHISPERING WIND DRIVE  
PHOENIX, AZ

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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% leased to 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, just seven miles south of Taiwan Semiconductor Manufacturing Company’s (TSMC) \$165+ billion fab plants, the Property 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, well-designed office complex that provides excellent stable cash flow from six creditworthy tenants. With current rents below market, the Property also offers promising future upside potential.

## 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

### WALT:

4.7 years

### 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, 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**, minimizing near-term capital expenditures for the buyer.

### BELOW REPLACEMENT COST PRICING

With tenants paying below-market rates well under replacement cost, **an investor can acquire the Property at a fraction of today's construction cost**.



### 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 its regional sales and financial offices here), are joined by **four other business**, ranging from education, to engineering and 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 features efficient floor plates that can accommodate a full-floor user or be demised for two or more tenants. Currently **one building is fully occupied by W.L. Gore**, while suites in the other building range from **1,440 to 11,898 square feet**. The improvements are thoughtfully designed, with all parking areas located within a short walk of building entrances.



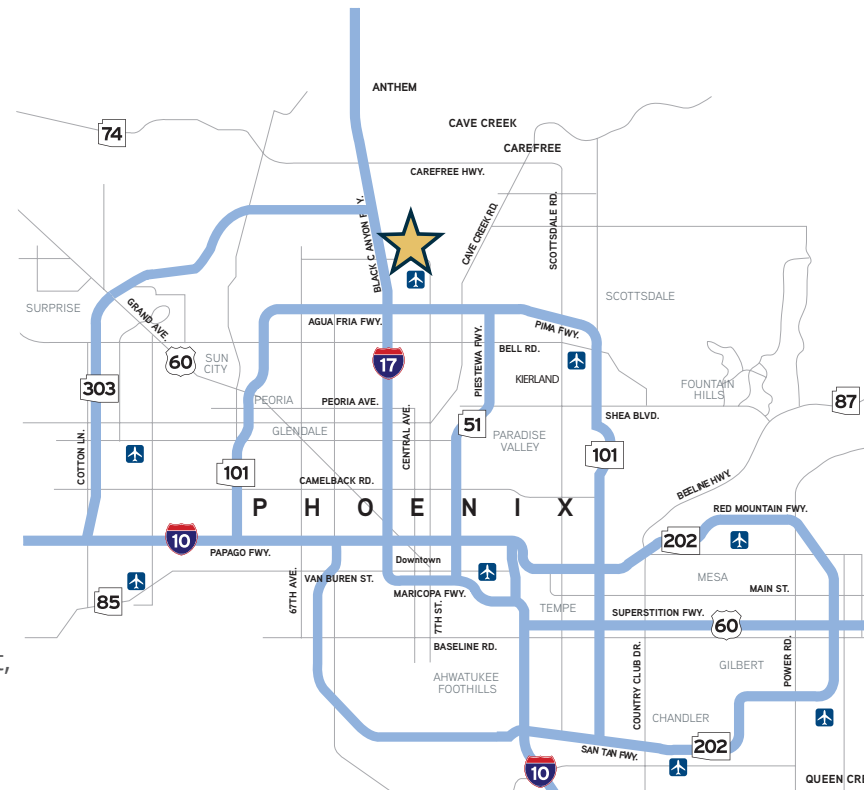
# LOCATION HIGHLIGHTS

## 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, dining, hotel and shopping amenities near 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 major employers** such as **Cigna, Farmers Insurance, USAA, W.L. Gore and Associates, Albertson's/Safeway** and **PetSmart**. These employers have been **attracted** to the **deep labor pool** and **attractive rental rates**.





North Mountain

SCOTTSDALE

Downtown Phoenix

GLENDALE

PHOENIX

101

101

17

PINNACLE PEAK RD

HAPPY VALLEY RD

19TH AVE

23RD AVE

N

**DVT**  
PHOENIX DEER VALLEY AIRPORT  
Opened a \$50 million private  
jet campus in 2025

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

**Town Deer Valley**  
388 Units

**Villagio at Happy Valley**  
503 Units

**Aspire at Pinnacle Peak**  
724 Units

**PADDY O' FURNITURE**  
Embrace Life, Embrace

**COURTYARD  
Marriott**

**WHISPERING  
WIND** CORPORATE CENTER

**Holiday Inn  
Express**

**HAPPY VALLEY  
TOWNE CENTER**  
Walmart, LOWE'S, M-FITNESS, Olive Garden, Jersey Mike's, STARBUCKS

**Comerica**

**TUTOR TIME**  
FOR ALL YOUR LEARNING NEEDS

**Union Park at Norterra  
Master Planned Community**  
2,100 residences and 250,000 SF  
of commercial & office space  
Under Construction

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

**THE SHOPS AT  
NORTERRA**  
Dick's Sporting Goods, Harkins Theatres, ANYTIME FITNESS, BEST BUY

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