



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 ±74,674 square foot, class A suburban office complex that is 100% leased to seven diverse tenants. This two-building office complex features dramatic lobbies, attractive architectural details and quality construction. W.L. Gore & Associates, a tenant since 2009, Sherwin Williams, a tenant since 2019, and Blueprint Education, a tenant since 2019, recently extended their leases for 5, 10, and 5 years respectively.

Strategically located in North Phoenix, just seven miles south of Taiwan Semiconductor Manufacturing Company’s (TSMC) \$265+ 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 seven 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:

±74,674 square feet

Site Area:

±4.73 acres

Percent Leased:

100%

No. of Tenants:

7

WALT:

4.9 years

Parking Ratio:

±4.5 per 1,000 square feet

INVESTMENT HIGHLIGHTS

SECURE INVESTMENT WITH STABLE CASH FLOW WITH UPSIDE

At **100% occupancy**, Whispering Wind Corporate Center offers a secure cash flow from **seven 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

Estimated replacement cost is **more than \$460 PSF**, which would result in new rents of more than \$40 PSF per year. With existing rents far below replacement costs, and up to 21% below market rates, **an investor can acquire the Property at a fraction of today's construction cost.**

PRICING SUMMARY



ASKING PRICE
PER SQUARE FOOT

\$17,100,000
\$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 **five 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.

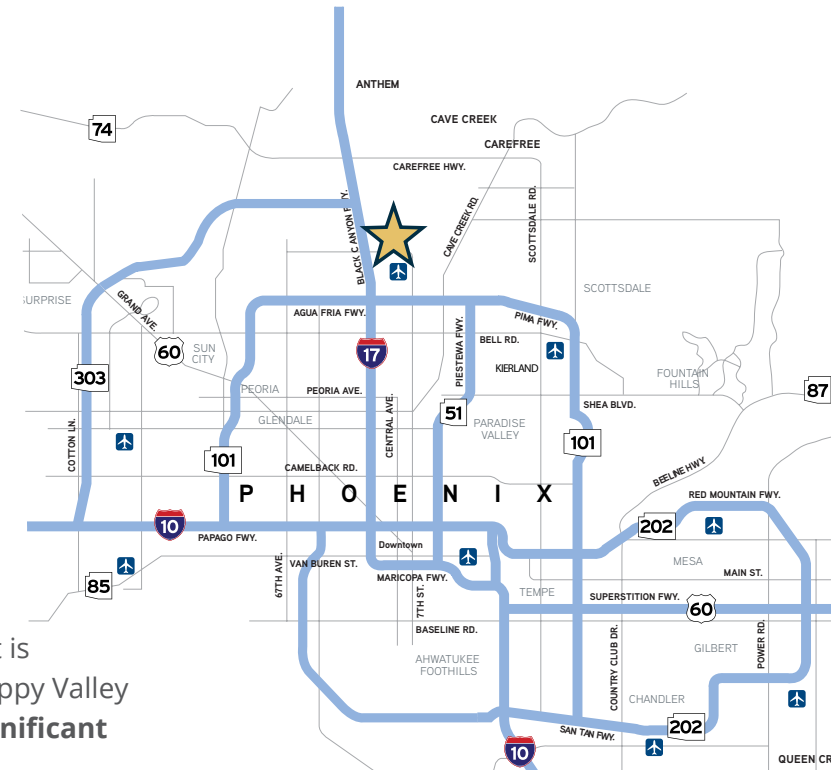
LOCATION HIGHLIGHTS

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 SF of retail, dining, hotel and shopping amenities near Happy Valley Towne Center and The Shops at Norterra. **This high-growth corridor continues to see significant residential, retail and employment expansion.**

LARGE RANGE OF NEIGHBORHOOD EMPLOYERS

Anchored by **TSMC's \$265B semiconductor campus** in North Phoenix, the area continues to attract advanced manufacturing, technology, and supplier companies. The area is also home to **dozens of private-entrepreneurial companies**, and **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 **rental rates**.



PHOENIX



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EXCLUSIVE INVESTMENT ADVISORS:

MINDY KORTH
Executive Vice President
Direct +1 602 222 5005
mindy.korth@colliers.com

JENNY BASSETT
Real Estate Analyst
Direct +1 602 222 5158
jenny.bassett@colliers.com

LEAD BANKER:

JOHN SMECK
Senior Vice President I Debt & Structured Finance
Direct: +1 602 222 5096
john.smeck@colliers.com

