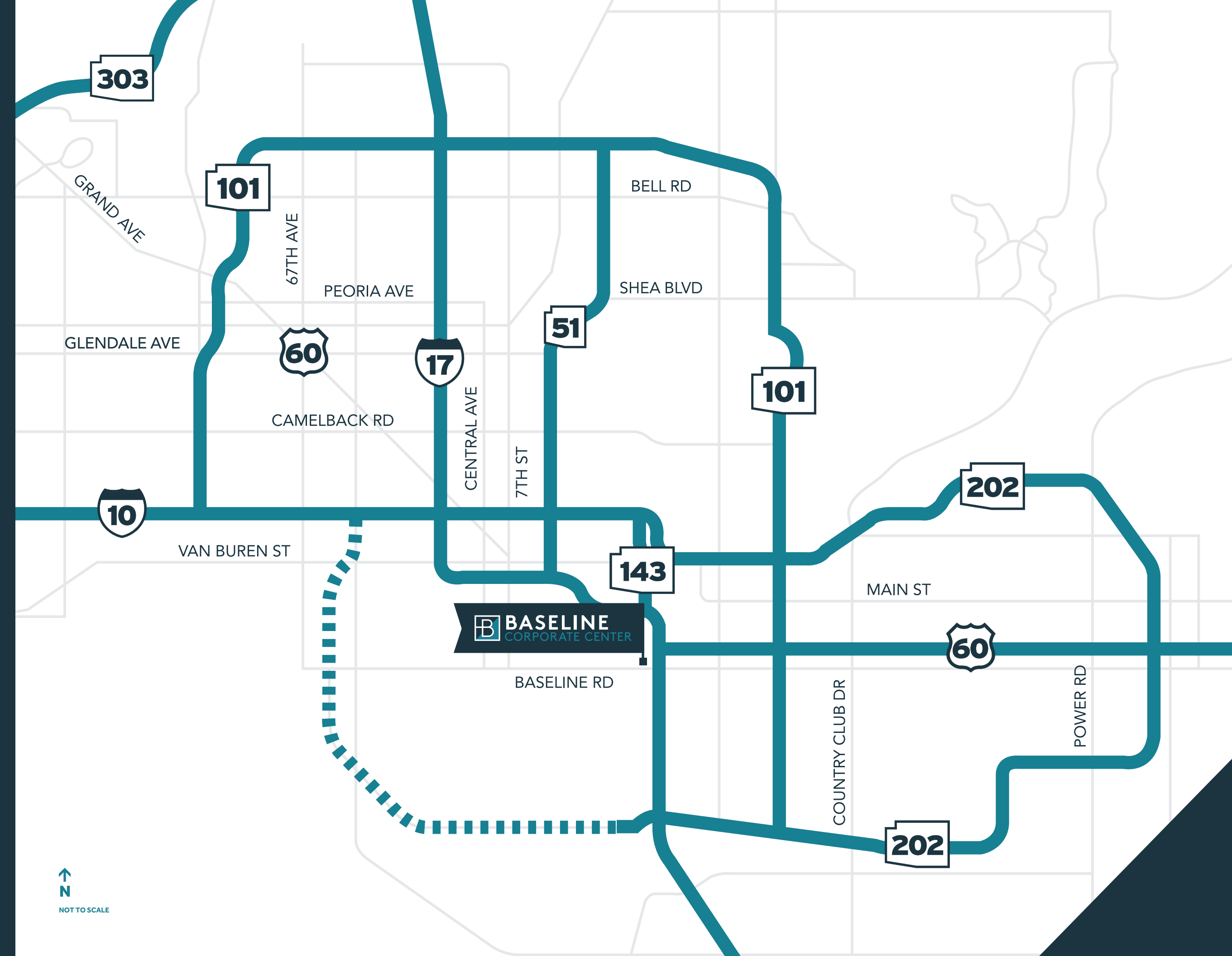


BASELINE CORPORATE CENTER

4920 & 4940 SOUTH WENDLER DRIVE, TEMPE



BASELINE CORPORATE CENTER



LOCATION



AMENITIES

SERVICES / RETAIL

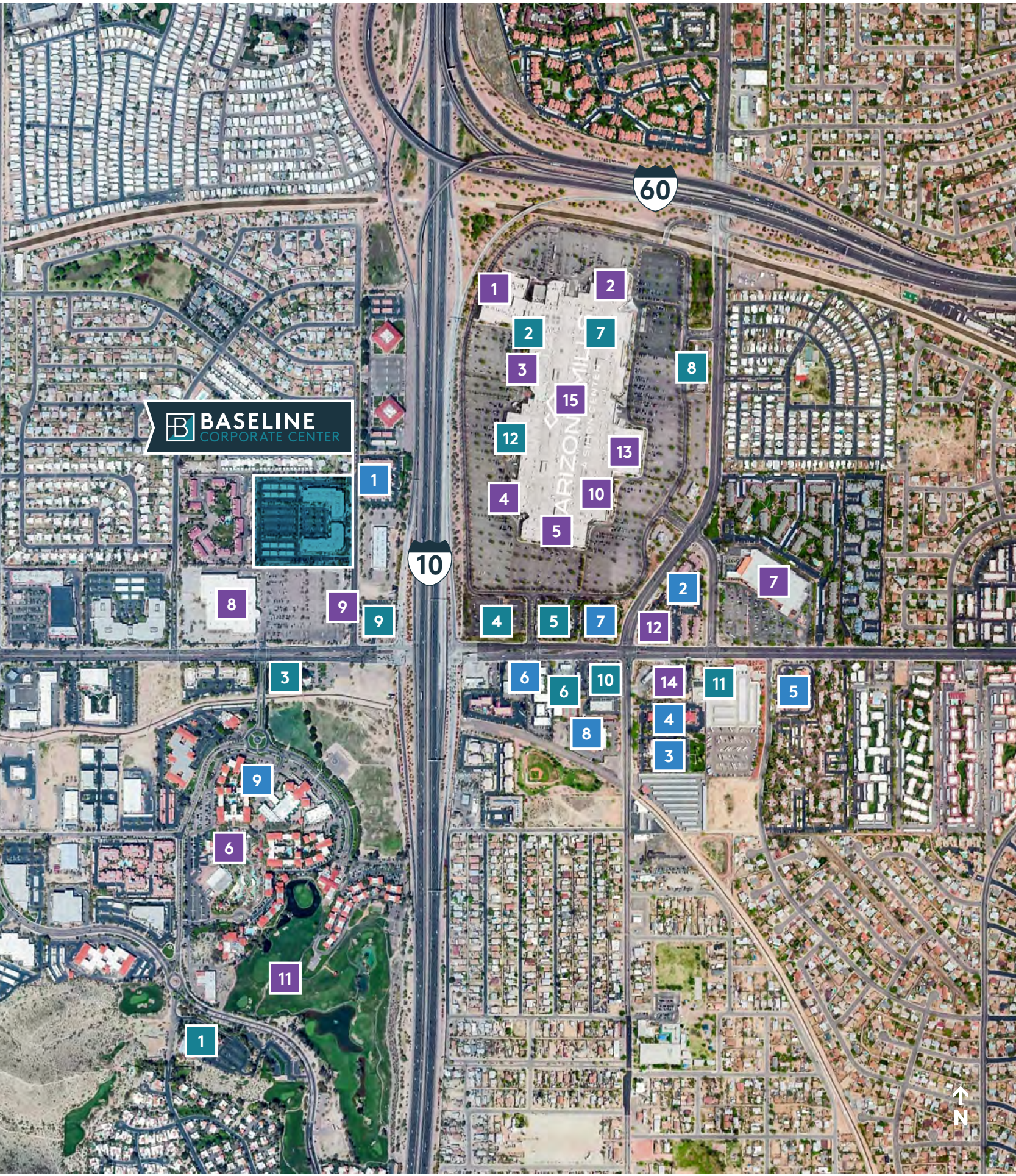
- | | |
|-------------------------------|--------------|
| 1 Harkins Theatres w IMAX | 13 At Home |
| 2 Sea Life Aquarium | 14 Auto Zone |
| 3 Burlington | 15 Nike |
| 4 Conn's Home Plus | Old Navy |
| 5 Starbuck's | Gap |
| 6 Oasis Water Park | Hurley |
| 7 The Home Depot | Vans |
| 8 Fry's Electronics | Forever 21 |
| 9 Arizona Grand Athletic Club | Ross |
| 10 Marshall's | H&M |
| 11 Arizona Grand Golf Course | TMobile |
| 12 CVS Pharmacy | AT&T |
| | Sprint |

SERVICES / RETAIL

- | | |
|-------------------------|--------------------|
| 1 Rustler's Rooste | 7 Yoyo Yogurt |
| 2 Villa Italian Kitchen | 8 Denny's |
| Church's Chicken | 9 Carl's Jr. |
| 3 Aunt Chilada's | 10 McDonald's |
| 4 Joe's Crab Shack | Wendy's |
| 5 Claim Jumper | 11 Rainforest Cafe |
| 6 Popeyes | Garcia's Mexican |

SERVICES / RETAIL

- | | |
|---------------------------------|------------------------------|
| 1 Studio 6 Tempe | 5 Candlewood Suites |
| 2 Residence Inn by Marriott | 6 Inn Suites |
| 3 TownePlace Suites by Marriott | 7 Holiday Inn Express |
| 4 SpringHill Suites by Marriott | 8 Best Western Plus |
| | 9 Arizona Grand Resort & Spa |





PROPERTY FEATURES



TWO ±76,000 SF,
TWO-STORY BUILDINGS



FLOOR PLATES: ±35,000 SF



PARKING RATIO: 6/1,000



EXCELLENT FREEWAY
VISIBILITY AND ACCESSIBILITY



MAJOR FIBER OPTIC CAPABILITY
FOR HIGH TECH USERS



MINUTES TO PHOENIX
SKY HARBOR AIRPORT

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