

LEASING OPPORTUNITY

Thunderbird Executive Plaza

2550 North Thunderbird Circle | Mesa, Arizona 85215



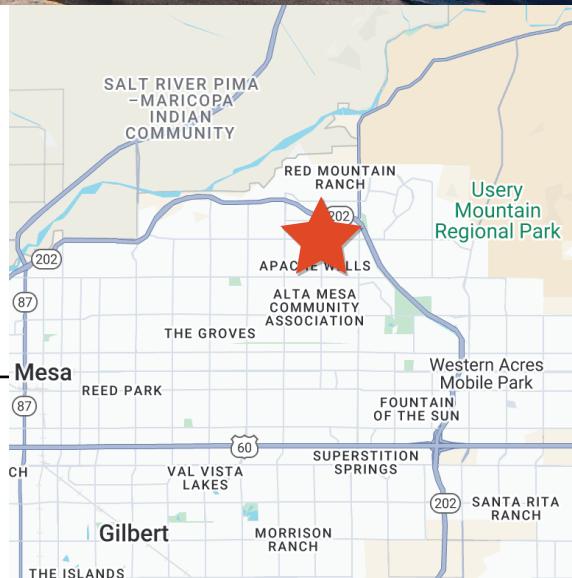
- Built out Office with Hangar Space Available on Mesa's Falcon Field Airport
- Suites Demisable from 1,050 SF – 13,000 SF
- Hangars 59' & 45' Wide with 21' clear height, T-Type Hangar Bays
- Located 1.5 miles from SR-202 Freeway

CONTACT FOR MORE INFORMATION:

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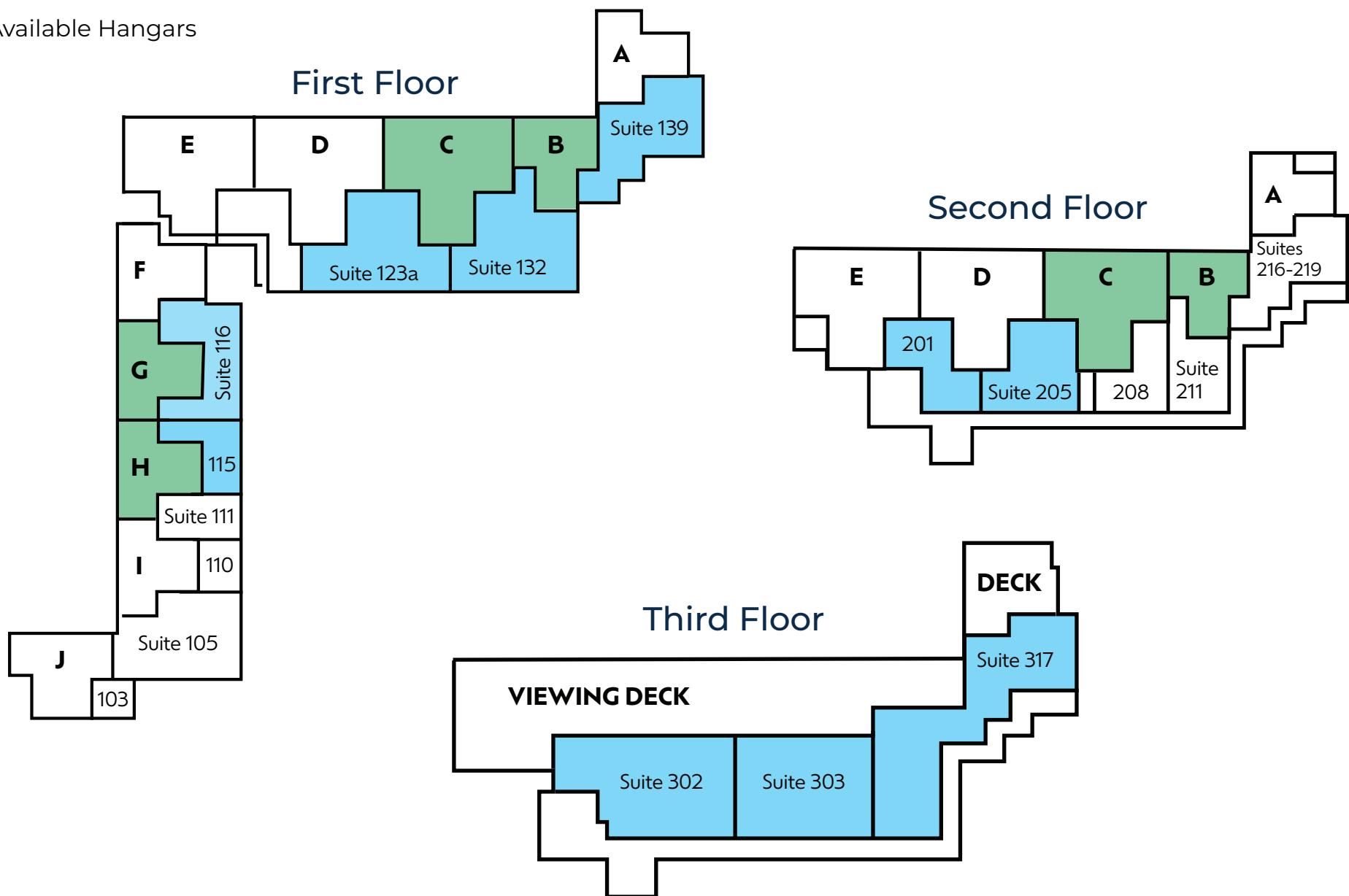


Office Lease Rate:	\$20 - \$24 FS
Hangar Lease Rate:	\$1.50 FS
Spaces:	1,050 SF – 13,000 SF *Demisable
Year Built:	2000
Parking:	5.47/1,00 (34 Covered)
Zoning:	LI City of Mesa

FLOOR PLANS

Available Suites

Available Hangars



AVAILABILITY

*Refer to the second page for floor plans

FIRST FLOOR AVAILABILITY

SUITE	TENANT	SQUARE FOOTAGE
115	Vacant	1,025 SF
116	Vacant	1,733 SF
123a	Vacant	2,000 SF
132	Vacant	2,420 SF
139	Vacant	2,175 SF
Total		9,353 SF

SECOND FLOOR AVAILABILITY

201	Vacant	1,652 SF
205	Vacant	1,711 SF
Total	3,363 SF	

THIRD FLOOR AVAILABILITY

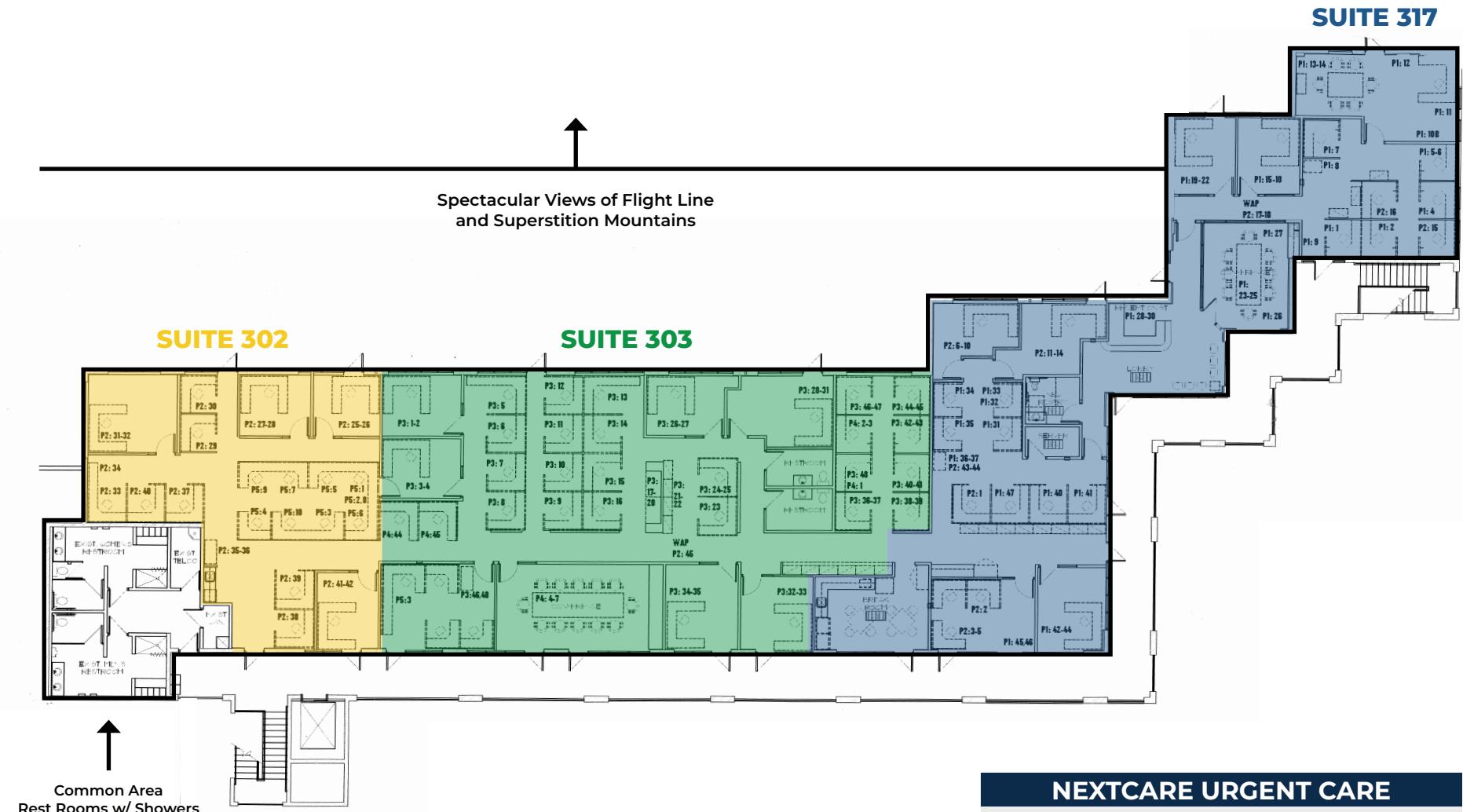
302	Vacant	1,926 SF
303	Vacant	4,671 SF
317	Vacant	4,136 SF
Total	10,733 SF	

HANGAR AVAILABILITY

HANGER	TENANT	SQUARE FOOTAGE
B	Vacant	1,238 SF
C	Vacant	2,709 SF
G	Vacant	1,451 SF
H	Vacant	1,449 SF
Total		6,847 SF



3RD FLOOR PLAN



NEXTCARE URGENT CARE

Resource Center 3rd Floor Network Map

Drawn By: Michael Mierzejewski

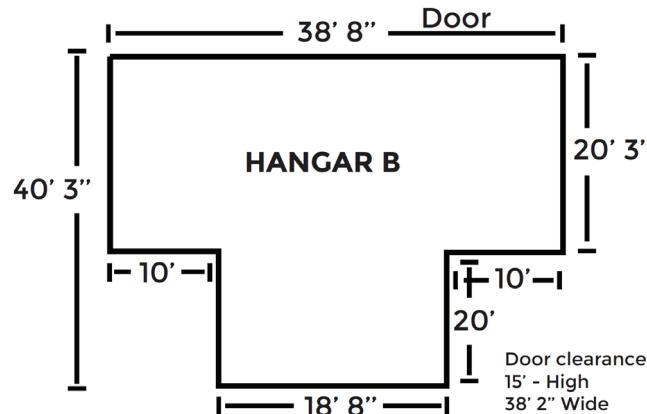
6 March 2012

HANGAR FLOOR PLANS

Hangars do not need to be rented with corresponding office

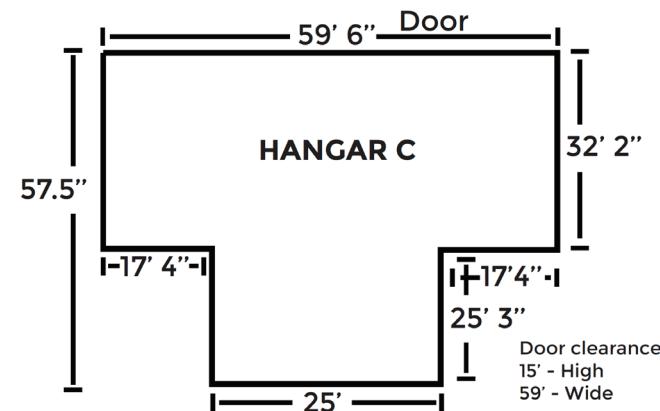
HANGAR B

attached to suite 132
1,238 SF



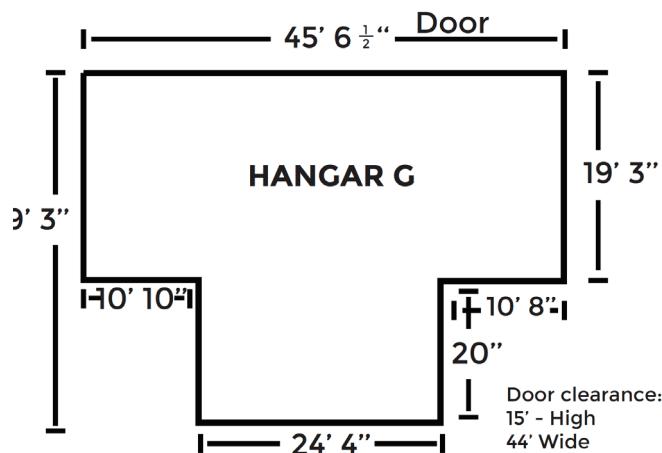
HANGAR C

attached to suite 123a & 132
2,709 SF



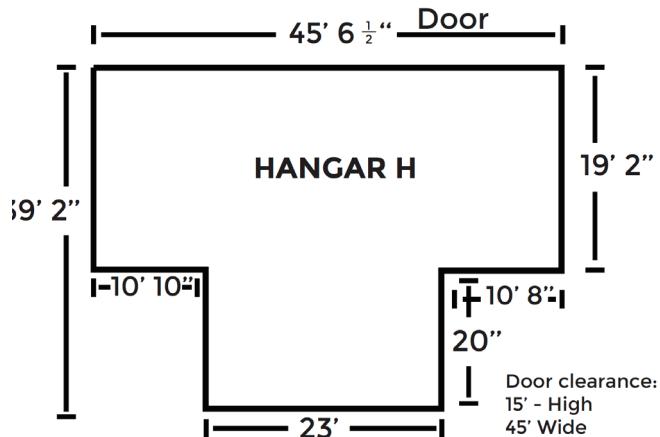
HANGAR G

attached to suite 116
1,451 SF



HANGAR H

attached to suite 115
1,449 SF



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.

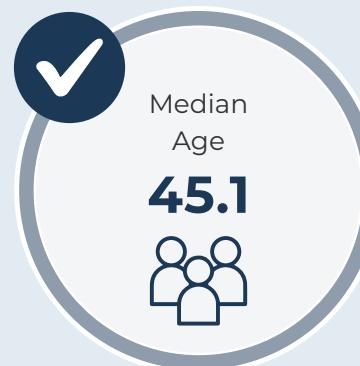
The Boeing Company, Arizona's top ranked aerospace/defense manufacturer, employs nearly 5,000 throughout the state, with its largest concentration in Mesa adjacent to Falcon Field. Boeing's Attack Helicopters and Unmanned Airborne Systems divisions are headquartered in Mesa where the AH-64D Apache Attack Helicopter is built. Boeing has more than 500 suppliers and vendors in Arizona.



DISTANT AERIAL VIEW



DEMOGRAPHIC HIGHLIGHTS



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

