

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
- T-Type Hangar Bays 36' - 45' Wide with 21' clear height
- 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 |

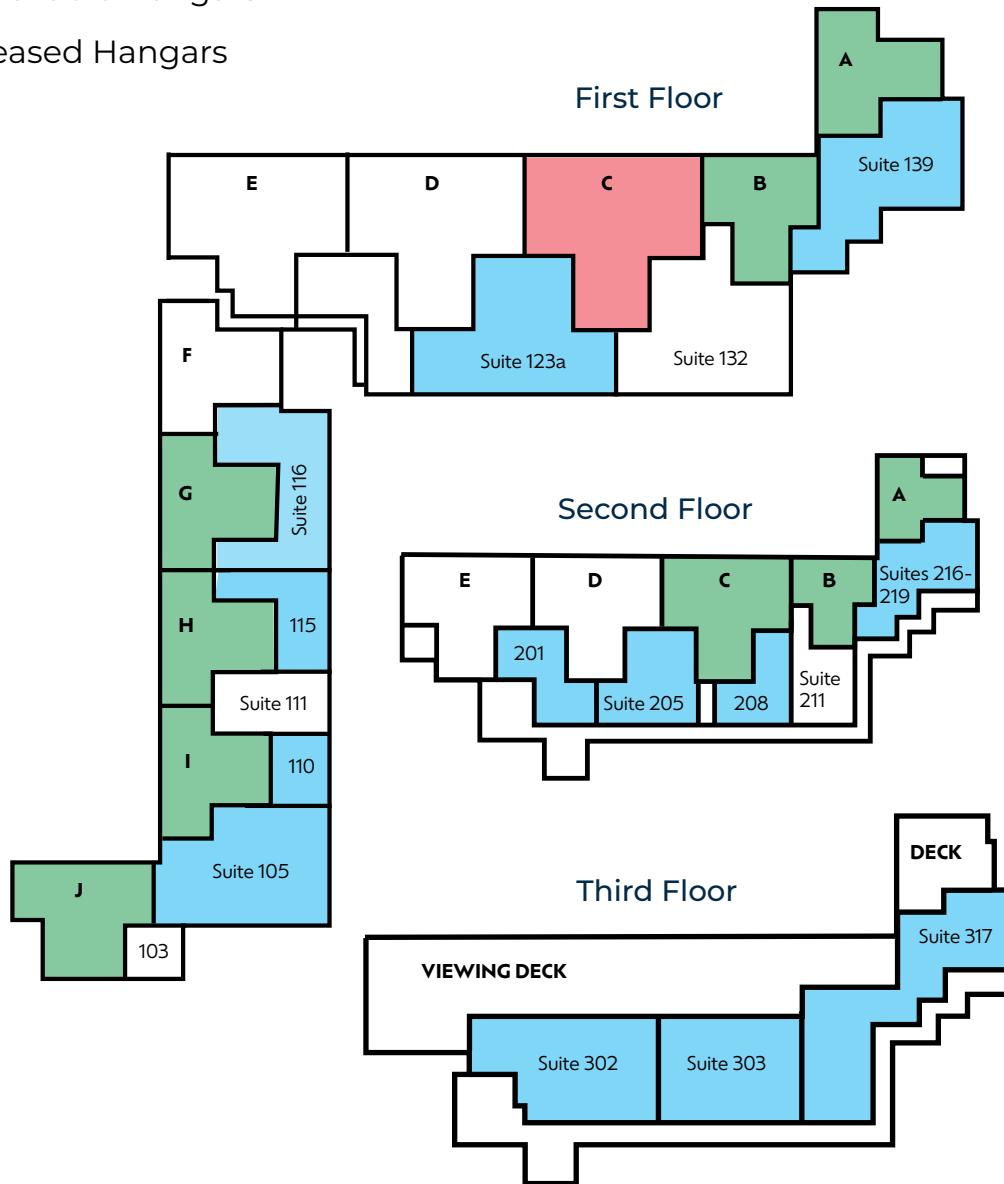
CONTACT FOR MORE INFORMATION:

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

JAMES VAN DOREN
Phone: (480) 498-6132
james.vandoren@orionprop.com

FLOOR PLANS

- Available Suites
- Available Hangars
- Leased Hangars



FIRST FLOOR AVAILABILITY

| SUITE | TENANT | SQUARE FOOTAGE |
|--------------|--------|-----------------|
| 105 | Vacant | 2,052 SF |
| 110 | Vacant | 619 SF |
| 115 | Vacant | 1,025 SF |
| 116 | Vacant | 1,733 SF |
| 123a | Vacant | 2,000 SF |
| 139 | Vacant | 2,175 SF |
| Total | | 9,604 SF |

SECOND FLOOR AVAILABILITY

| | | |
|--------------|--------|-----------------|
| 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

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

HANGAR AVAILABILITY

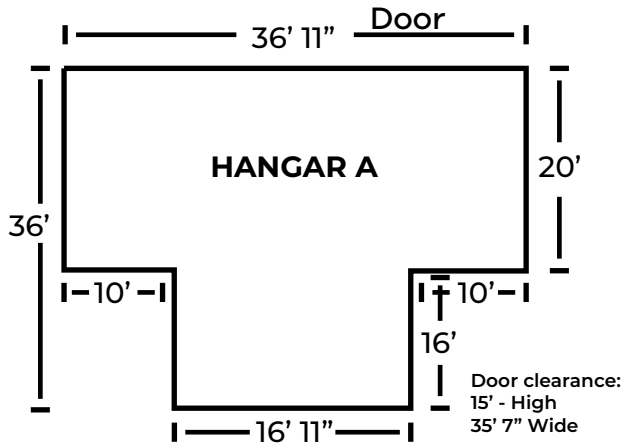
| HANGER | TENANT | SQUARE FOOTAGE |
|--------------|--------|-----------------|
| A | Vacant | 1,251 SF |
| B | Vacant | 1,238 SF |
| G | Vacant | 1,451 SF |
| H | Vacant | 1,449 SF |
| I | Vacant | 1,452 SF |
| J | Vacant | 1,451 SF |
| Total | | 7,054 SF |

HANGAR FLOOR PLANS

Hangars do not need to be rented with corresponding office

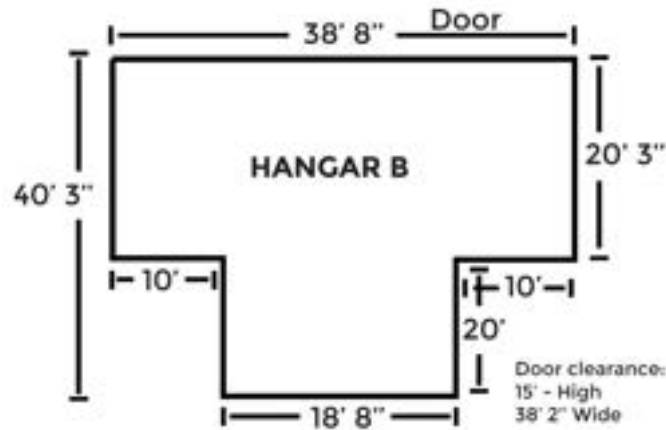
HANGAR A

attached to suite 139
1,251 SF



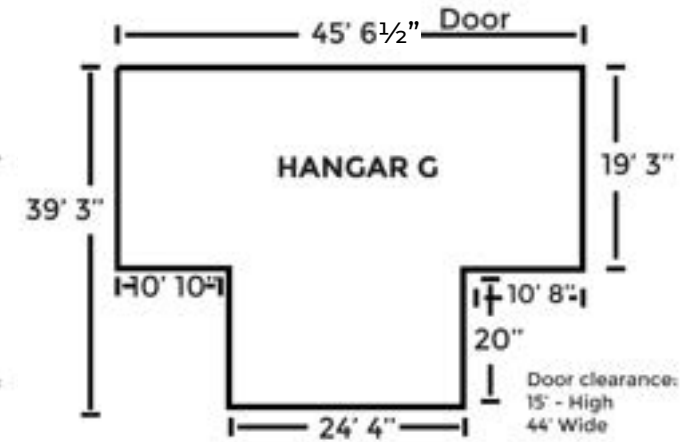
HANGAR B

attached to suite 132 & 139
1,238 SF



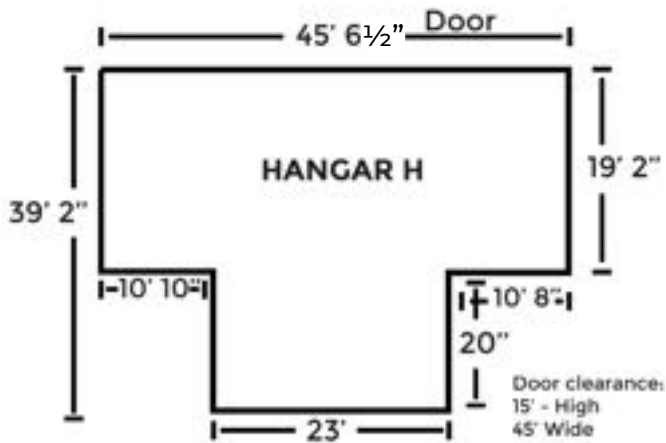
HANGAR G

attached to suite 116
1,451 SF



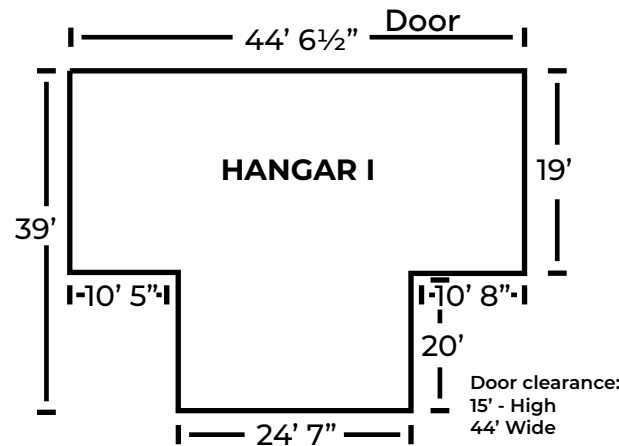
HANGAR H

attached to suite 115
1,449 SF



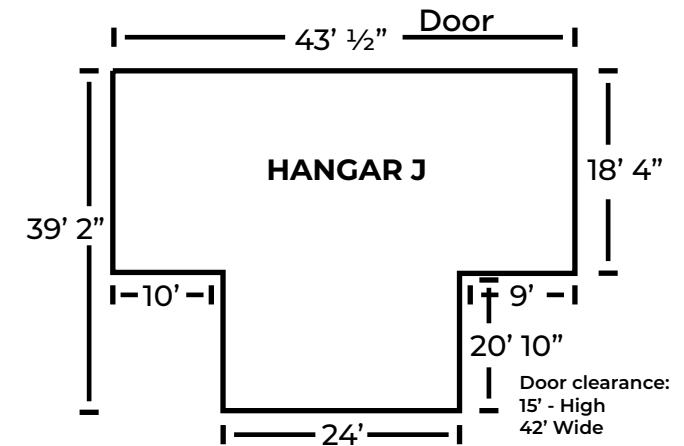
HANGAR I

attached to suite 105 & 110
1,452 SF



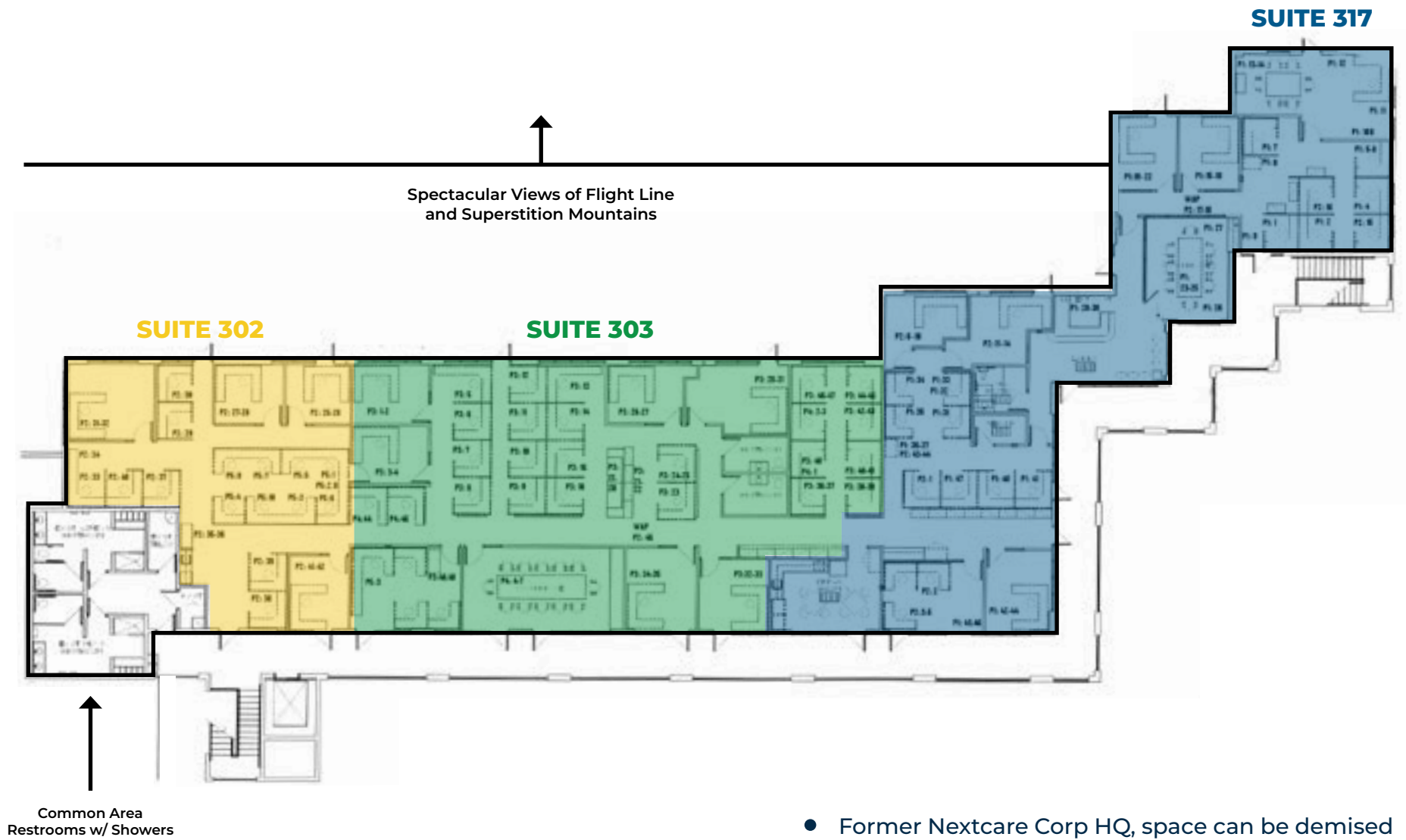
HANGAR J

attached to suite 105
1,451 SF



Approximate Measurements

3RD FLOOR PLAN



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




 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 |

