



***±6,200 SF GENERAL OFFICE /
MEDICAL FOR LEASE***

WHISPERING WIND OFFICE PARK

**HAPPY VALLEY
CORPORATE CENTER**

2020 West Whispering Wind Drive
Suites 116, 119 & 122
Phoenix, Arizona 85085

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PROPERTY OVERVIEW

Lease Rate: \$21/SF NNN

Sale Price: Call Broker

Size (GBA): ±6,200 SF

Parking Ratio: 5.0/1,000

Year Built: 2006

Zoning: CP/BP

Parcel Numbers: 210-05-091 / (092), (093)

LEASE HIGHLIGHTS

Deer Valley General/Medical Office Space Available For Lease!

- Freeway access - close to amenities, restaurants and retail
- High end finishes, creative office space ready, open bull pen, and large break area
- Super active submarket, spawned by TSMC's new \$165B fabrication facilities
- Can accommodate 15-20 work stations
- 7 miles from TSMC



Reception Space



6 Private Offices

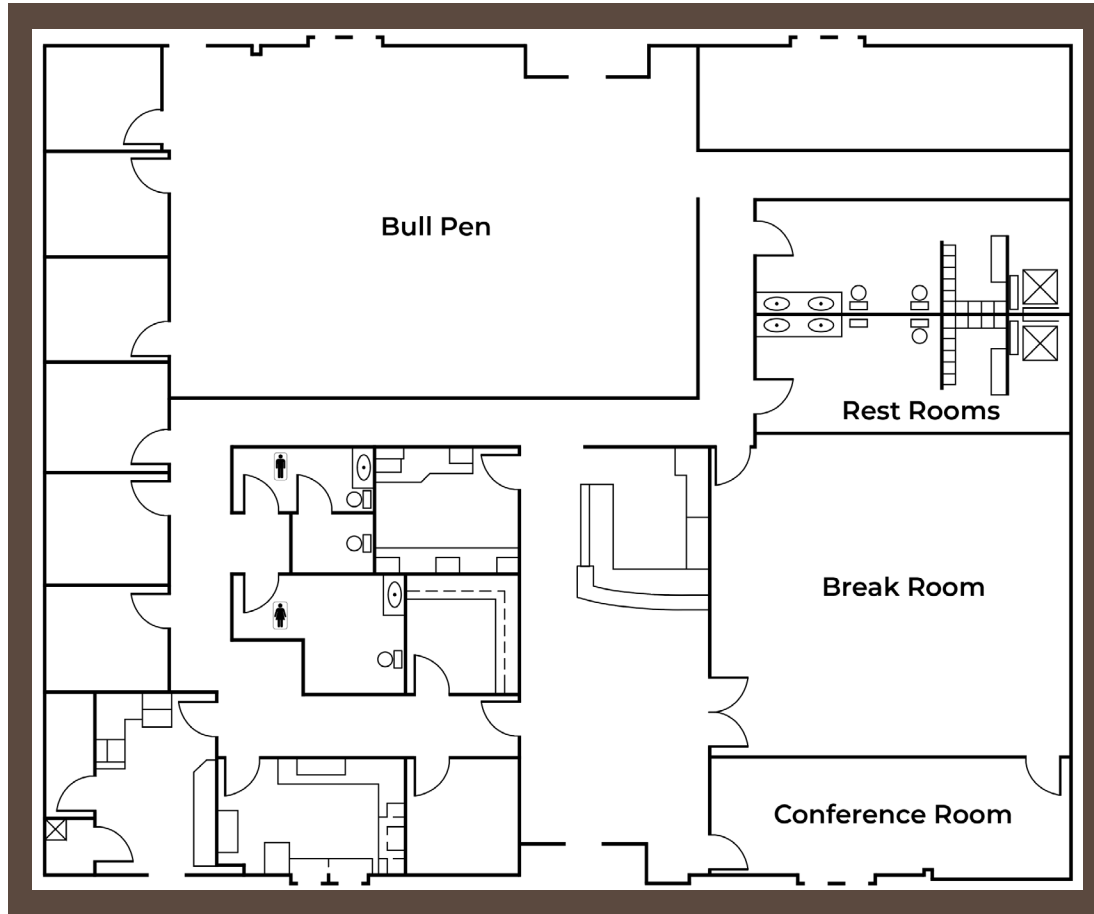


4 Restrooms



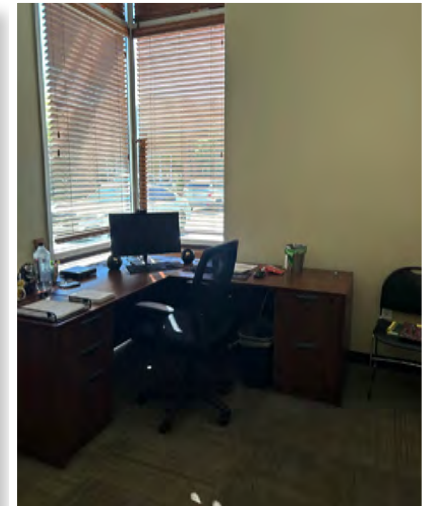
2 Conference Rooms

OFFICE FLOOR PLAN



ONSITE SHOWERS

The previous occupant operated a physical therapy company and utilized showers located in the bathrooms on the east side of the building. These facilities were an integral part of their operations and may remain in place for use by the new occupant.

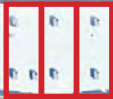


IDEAL OFFICE SPACE FOR MULTIPLE USES

The combined suites at 2020 West Whispering Wind Drive, suites 116, 119 and 122, offer a practical and well-organized office layout that supports both collaborative and private work. A large central bull pen provides ample space for open workstations, while multiple private offices line the perimeter for focused tasks or leadership use. The suite also includes a dedicated conference room for meetings and a comfortable break room for employees. Restrooms are conveniently located on the east side, and several interior rooms offer flexibility for storage, support functions, or additional workspace, making the overall layout adaptable to a variety of business needs. Ideal for general administrative, creative, financial planning, dental/medical, also physical therapy, as former occupant was a physical therapy group.

WEST HAPPY VALLEY ROAD 28,370 TRAFFIC COUNT

NORTH 19TH AVENUE 13,065 TRAFFIC COUNT



PARCEL NUMBERS
210-05-091 / (092), (093)



7 Miles Distance



0.8 Miles Distance



1.1 Miles Distance



3.8 Miles Distance



1.9 Miles Distance



4.4 Miles Distance



3.8 Miles Distance



PHOENIX DEER VALLEY AIRPORT

3.0 Miles Distance



4.4 Miles Distance



4.5 Miles Distance

PHOENIX, ARIZONA

Phoenix, Arizona, is the vibrant capital and largest city of the state, known for its year-round sunshine, desert landscapes, and rapid growth. Nestled in the Sonoran Desert, the city boasts a unique mix of natural beauty and urban development, with iconic mountains like Camelback and South Mountain providing scenic backdrops. Phoenix has a diverse cultural scene, including art galleries, theaters, and a rich Native American heritage, while also serving as a hub for business, technology, and tourism. Its warm climate and outdoor recreational opportunities, such as hiking, golf, and exploring nearby desert parks, make it a popular destination for residents and visitors alike.



5 MILE DAYTIME POPULATION

393,579

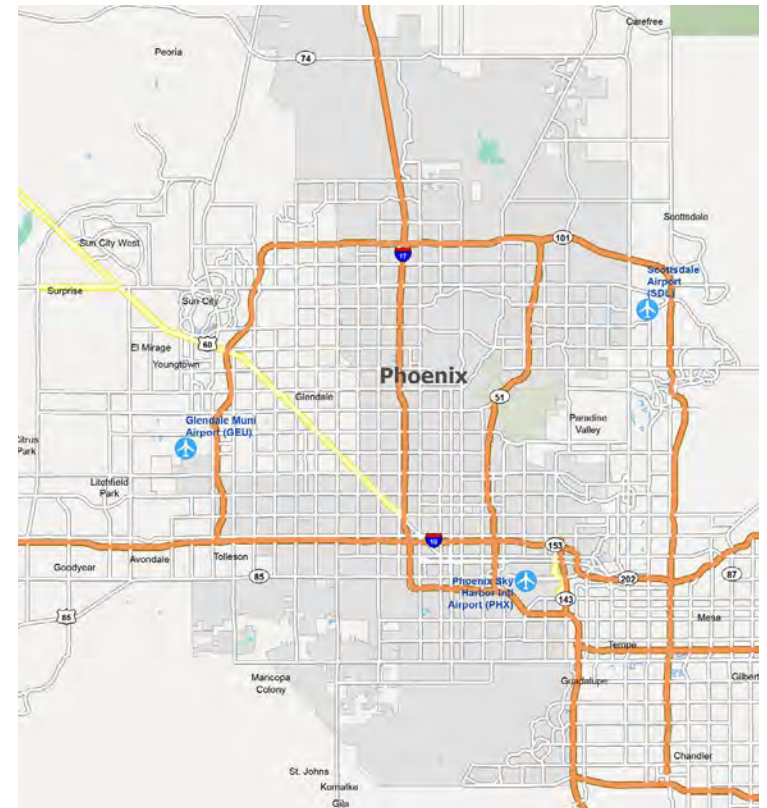


5 MILE AVG HOUSEHOLD INCOME

\$101,343

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	24,889	148,680	393,579
Employees:	23,966	150,540	299,274
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	14,620	68,788	158,538
Average Size:	2.5	2.9	3.2
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$102,771	\$92,681	\$101,343
Annual Household Expenditure:	\$1.33 B	\$6.3 B	\$15.3 B





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WHISPERING WIND OFFICE PARK

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PHOENIX, ARIZONA 85085

EXCLUSIVELY LISTED BY:

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.