



WHISPERING WIND CORPORATE CENTER

2205 & 2225 W WHISPERING WIND DRIVE
PHOENIX, AZ

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OFFERING MEMORANDUM



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PROPERTY VIDEO



Colliers, as exclusive advisor, is pleased to present the opportunity to acquire the Whispering Wind Corporate Center (the “Property”), a ±74,520 square foot, class A suburban office complex that is 96% leased to six 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) \$165+ 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 six 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:

±74,520 square feet

Site Area:

±4.73 acres

Percent Leased:

96%

No. of Tenants:

6

WALT:

5.1 years

Parking Ratio:

±4.5 per 1,000 square feet

INVESTMENT HIGHLIGHTS

SECURE INVESTMENT WITH STABLE CASH FLOW WITH UPSIDE

At **96% occupancy**, Whispering Wind Corporate Center offers a secure cash flow from **six 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 17% below market rates, **an investor can acquire the Property at a fraction of today's construction cost.**

PRICING SUMMARY



ASKING PRICE	\$17,100,000
PER SQUARE FOOT	\$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 **four 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.

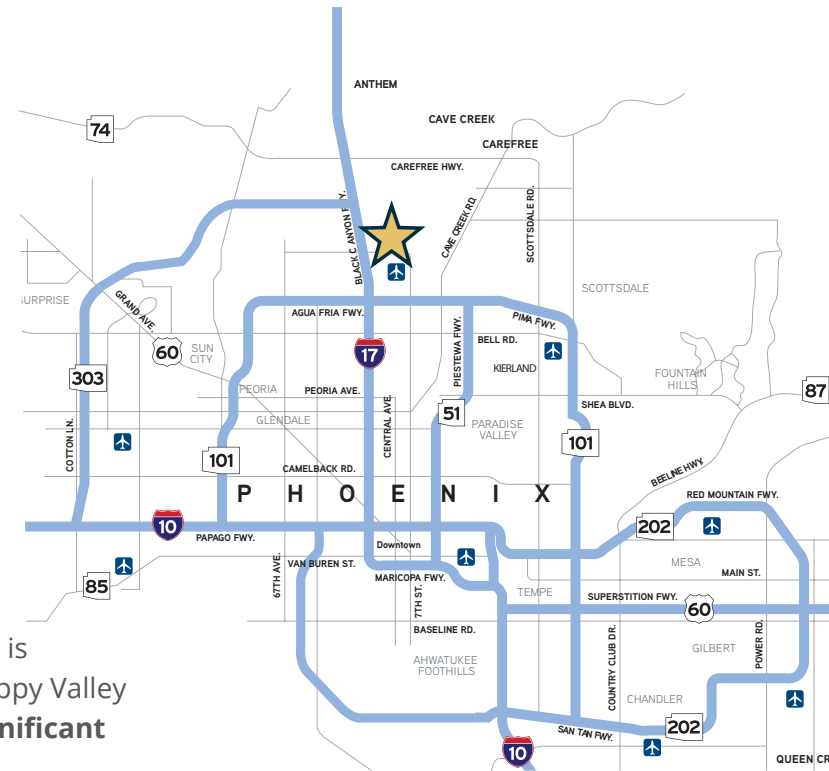
LOCATION HIGHLIGHTS

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 \$165B 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**.



101

101

17

PINNACLE PEAK RD

HAPPY VALLEY RD

19TH AVE

23RD AVE

DVT
PHOENIX DEER VALLEY AIRPORT
Top Executive Airport in the U.S. Major Corporate & Private Aviation Hub

Mack Innovation Park Deer Valley
±1.3 MSF of speculative warehouse space Under Construction

Town Deer Valley
388 Units

Villagio at Happy Valley
503 Units

Aspire at Pinnacle Peak
724 Units

PADDY O' FURNITURE
Embrace Life. Challenge.

COURTYARD
Marriott

WHISPERING WIND
CORPORATE CENTER

Holiday Inn Express

HAPPY VALLEY TOWNE CENTER
Walmart, LOWE'S, M-FITNESS, Olive Garden, JORDAN MITCHELL, STARBUCKS

Comerça

TUTOR TIME
P.O. BOX 100000

Union Park at Norterra
Master Planned Community
400 Acres | 1,000+ Homes & Apartments Retail & Multifamily Expansion Underway

Norterra Mixed-Use District
Major Retail, Dining & Residential Hub Anchored by USAA

THE SHOPS AT NORTERRA
DICK'S Sporting Goods, Markins Theatres, ANYTIME FITNESS, BEST BUY

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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

