

FOR LEASE

4625 SOUTH WENDLER DRIVE

*±44,559 SF Turn-Key Office Property
with Freeway Visibility*

TEMPE, AZ 85282



KIDDER.COM

km Kidder
Mathews

4625 S WENDLER DR

Positioned at the crossroads of the I-10 and US-60, 4625 S Wendler boasts prominent freeway signage.

Total Building Size is $\pm 44,599$ SF

Built in 1985, Renovated in 2023

Ample Covered Parking

I-10 Freeway Visibility

Turn-Key Space

Exposed Ceilings

Elevator Served Building

Suites Available from $\pm 11,290$ SF to $\pm 32,447$ SF

Building Signage Available

2GB Fiber Internet (Cox)

\$22.50/SF
LEASE RATE (FULL SERVICE)





LOCATED DIRECTLY
ALONGSIDE I-10 WITH
157,000 VEHICLES PER
DAY



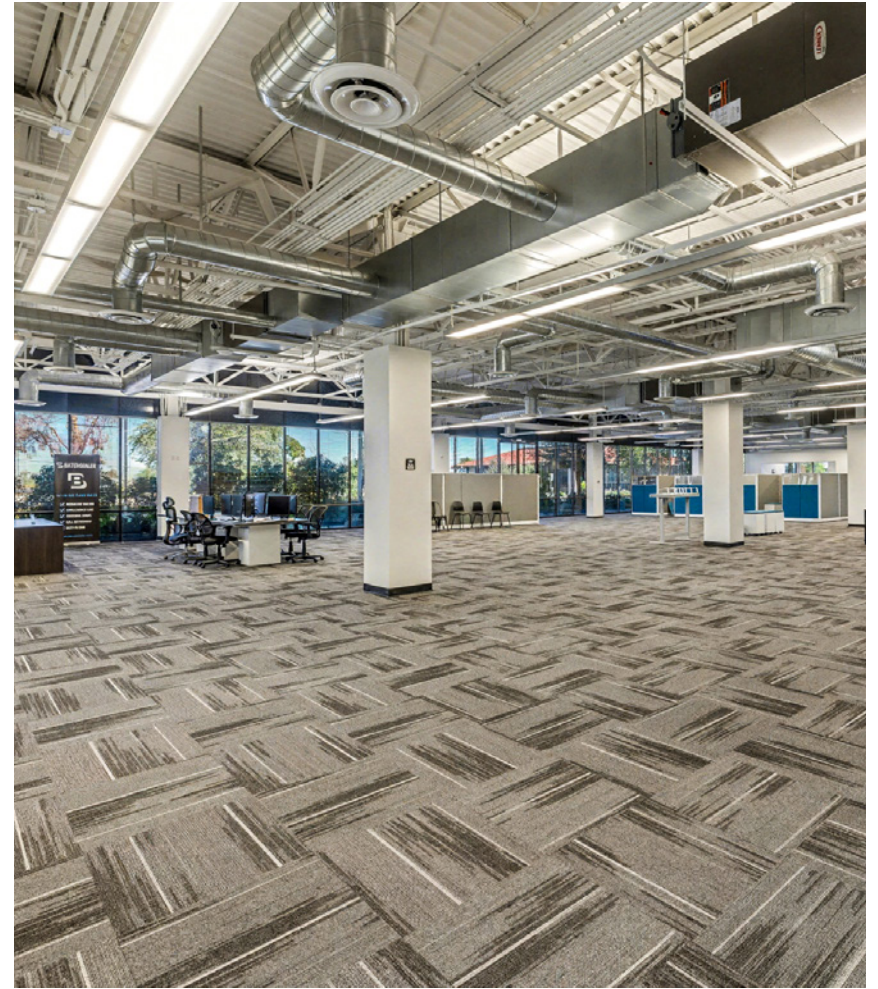
SECOND FLOOR
ELEVATOR
ACCESS



EXPOSED CEILINGS
& FLOOR TO CEILING
WINDOWS



LOCATED NEAR
NUMEROUS
RESTAURANTS &
RETAIL CENTERS



4625 S WENDLER DR

PRIME SIGNAGE OPPORTUNITIES

4625 S Wendler Dr offers premium building signage with unmatched visibility along the I-10, capturing the attention of thousands of daily commuters and amplifying your brand's presence.

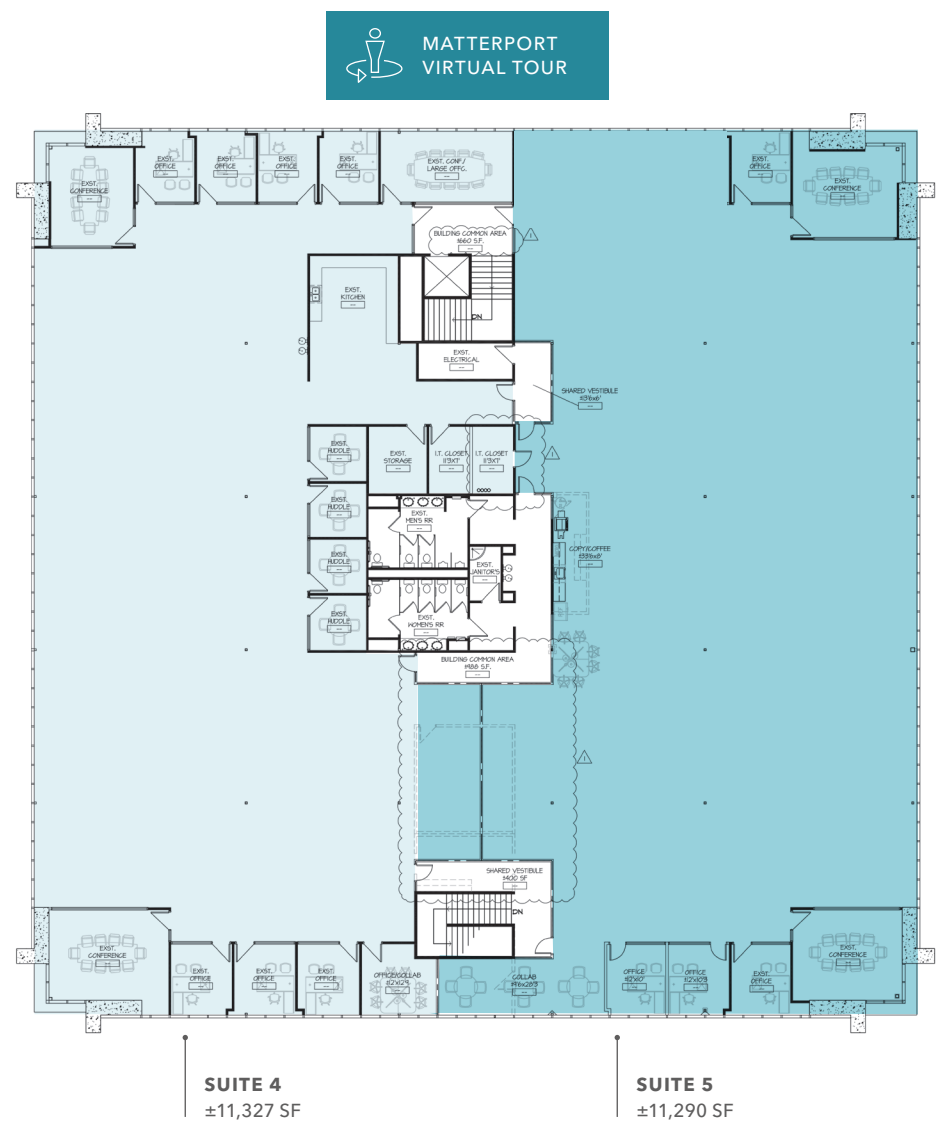
Your Name Here

AVAILABLE FOR LEASE

Baseline Rd
Guadalupe
RIGHT LANE

KIDDER MATHEWS

FLOOR PLAN



Suite 4:
12 offices, 3 conference rooms, 2
storage rooms, IT room, break room

Suite 5:
4 offices





9 MIN

DRIVE TO
PHOENIX SKY
HARBOR AIRPORT

14 MIN

DRIVE TO
DOWNTOWN TEMPE

18 MIN

DRIVE TO
DOWNTOWN PHOENIX

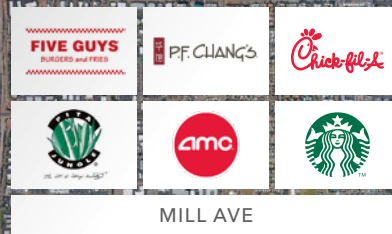
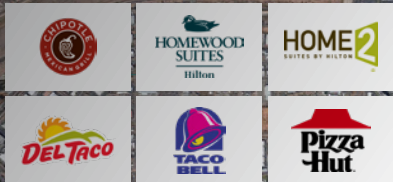
PHOENIX SKY
HARBOR AIRPORT

PAPAGO PARK

TEMPE TOWN LAKE

ARIZONA
143

LOOP
202



ARIZONA STATE
UNIVERSITY

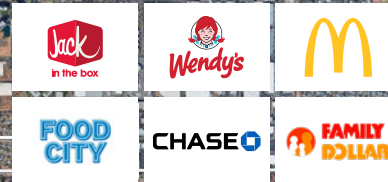
TEMPE MARKETPLACE



10

BROADWAY RD

TEMPE DIABLO STADIUM



SOUTHERN AVE

RAVEN
GOLF CLUB

SUBJECT
PROPERTY



10

ARIZONA MILLS MALL



US
60

BASELINE RD

LOOP
101

ARIZONA GRANDE
RESORT & SPA

LEGACY
GOLF RESORT



4625 S WENDLER DR

*For more information on
this property, please contact*

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