

Wentworth Property Company



Who we are

Wentworth Property Company, founded in 2005, currently has 28 employees who are dedicated to development, acquisitions, construction management, property management and accounting.

- Over **9,000,000 RSF** of projects delivered since 2010
- **\$2 billion** of total deal costs
- Total Value of **\$270M** in Industrial Acquisitions & Development
- Total Value of **\$720M** in Office Acquisitions & Development
- Over **3 Million RSF** of Industrial Development





Services

Development

Wentworth's development projects include ground-up, build-to-suit, adaptive reuse and renovation properties. Wentworth has successfully delivered over 8 million square feet of properties since 2010, including Class A office and industrial campuses, state of the art self-storage facilities, and premier residential communities

Acquisitions

We unite with numerous capital partners to seek out and acquire unique real estate properties. We seek out opportunities, carefully evaluating the potential of every project and putting together a plan to maximize returns.

Management

Wentworth Property Company interfaces with every aspect of the company's projects, from "start to finish." Our Management group oversees all facets of a project or building, including property operations, lease administration, budgeting, expense analysis and service contract negotiations.





Select Project Experience



Rio Yards

Rio Yards is uniquely designed to create a connected campus.

With a focus on natural light and outdoor areas, Rio Yards is designed for the modern user who is looking to create a special place for their business and employees.

Location

Tempe, Arizona

Product

Class A Office

Size

450,000 SF



Chase Tower

Chase Tower anchors the Downtown Phoenix skyline and is the tallest, most iconic building in the state. WPC acquired the ±700,000 SF tower and adjacent parking structure in Spring of 2018 with the intent to fully renovate and reposition the building to a signature, Class-A asset.

Wentworth formulated a strategy and conceptual vision to develop this goal before selling the building off-market in Fall 2018.

Location

Phoenix, Arizona

Product

Class A Office
Adaptive Reuse

Size

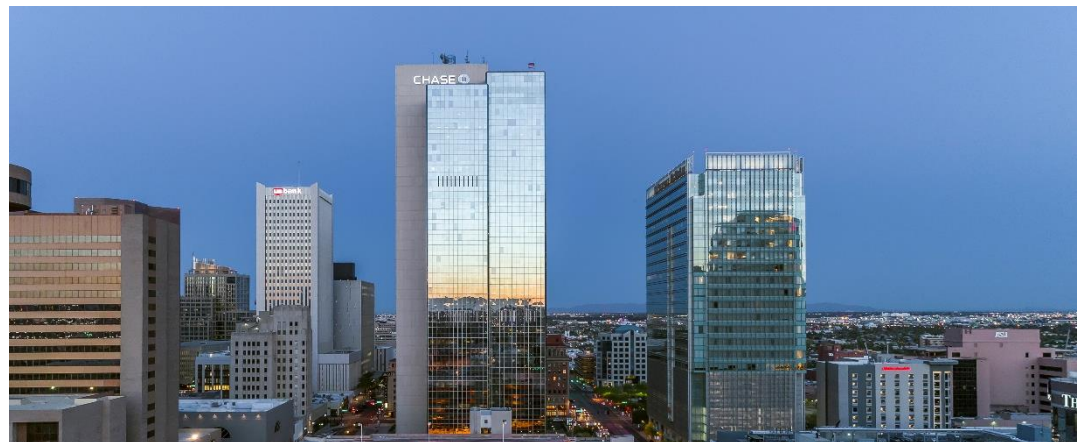
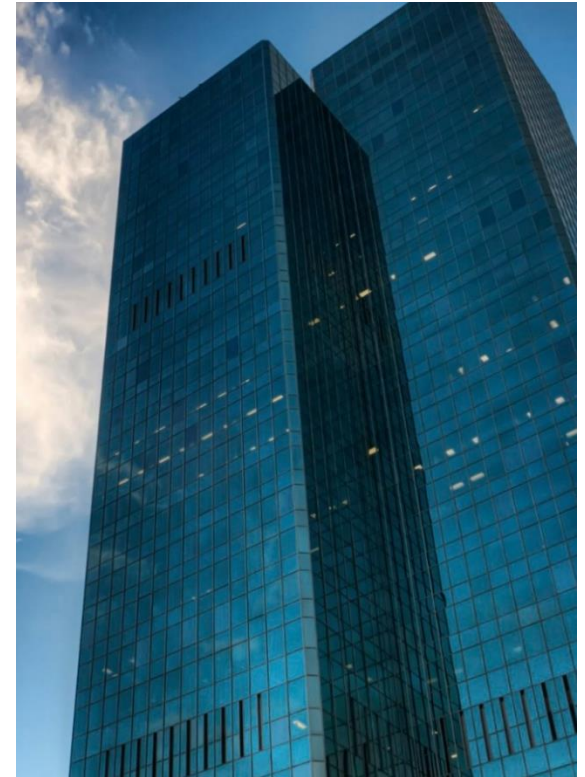
±700,000

Acquired

2017

Sold

2018



Airport I-10

Airport I-10 Business Park is a 920,000 sf Class A industrial park in the airport submarket of Phoenix, Arizona. WPC and Clarion Partners developed the 58-acre park featuring five distribution/warehouse buildings ranging in size from 148,000 square feet and 277,000 square feet.



Location

24th Street & Riverview Drive
Phoenix, Arizona

Product

Class A Industrial - 5 Building
Industrial Park
New Construction

Size

920,000 RSF

Completed

2016

Notable Leases

Amazon, Western Windows,
DHL, Pilot, Anixter



Shutterfly

The Shutterfly Inc. build-to-suit is a 237,000 square foot office and light manufacturing facility located in Tempe, Arizona. Construction of the building began in July of 2014 and was completed in May 2015. The facility is now one of three major facilities in the United States for Shutterfly.

The building is designed to accommodate 90,000 square feet of future expansion.

Location

Tempe, Arizona

Product

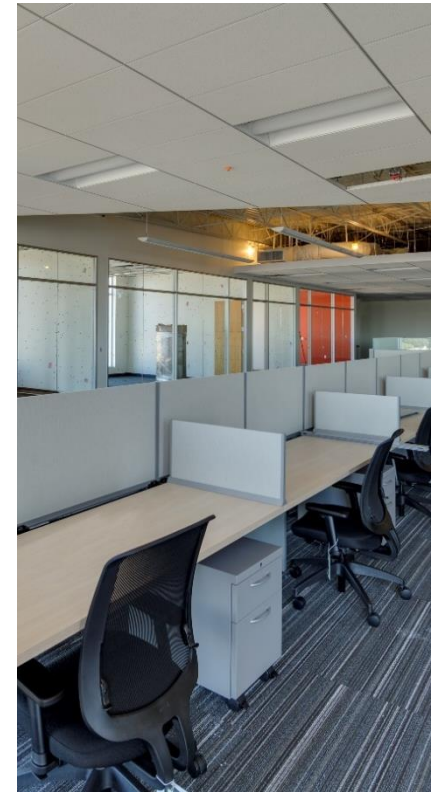
Class A Office and Light Manufacturing

Size

237,000 SF

Completed

2015



Tesla Motors

Tesla Motors was an adaptive reuse build-to-suite of a former furniture and appliance store. The project now provides maintenance, charging, and delivery of Tesla cars to Phoenix-area customers.

Location

University Drive and River Drive
Tempe, Arizona

Product

Showroom and Maintenance Facility
Adaptive Reuse

Size

42,000 RSF

Completed

2016



Scottsdale Landing

Scottsdale Landing consists of a 6-building Class A office complex. Two multi-level parking structures and over 60,000 square feet of built-out spec suite, Café and Fitness Center were added.

Location

Scottsdale, Arizona

Product

6-Building, Class A
Office Portfolio

Size

635,000 SF

Acquired

2016



Moog Aerospace

Wentworth developed a 34,000 square foot aerospace office and assembly facility in 2018-2019.

Located in northwest Gilbert and situated on approximately 3 acres, the masonry structure features distinctive entry overhangs and shading features.

Location

Gilbert, Arizona

Product

Class A Aerospace
Office and
Assembly
New Construction

Size

34,000 SF
10,000 SF –
Assembly Area

Completed

2019



Wentworth Summary



WPC Asset Classes



Industrial (2005)

- Lead: Tim Chester
- Over 3 Million SF
- Ground-up, value-add repositioning, acquisition, & property management
- Notable Projects:
 - Airport I-10
 - West 80
- Major Tenants:
 - Amazon
 - Anixter
 - Pilot (Fuel)
 - DHL
 - Geodis



Office (2010)

- Lead: Tim Chester
- Over 4 Million SF
- Ground-up, value-add repositioning, office-campus master planning, & property management
- Notable Projects:
 - Northern Trust (BTS)
 - Sale to Chase for new corporate campus in Tempe, AZ
- Major Tenants:
 - Amazon
 - Centene
 - Lennar



Self-Storage (2015)

- Lead: David King, David Brown, & Jimmy Wentworth
- Over 8 Million SF
- Ground-up, value-add repositioning, acquisition, & portfolio acquisition
- Current JV w/ Hartford Insurance:
 - 1st JV of +/- \$230M (Realized Aug. 2022)
 - 2nd JV (Launched Sep. 2022) with target of +/- \$290M



Medical Office (2015)

- Lead: Jason Mezaros & Jack Wentworth
- Over 235,000 SF (5 Bldgs.)
- Value-add acquisition, portfolio aggregation, & property management
- Current JV w/ Artemis:
 - JV (Launched Aug. 2021) with target of +/- \$225M
 - Line secured with Capital One bank to fully fund JV debt requirements.



Residential (2021)

- Lead: Phil Lake
- Current project in Bozeman, MT
 - Total Project Size: \$87M
 - Equity Partner: Clarion
- \$220M Current BTR Pipeline

A Tradition of Excellence & Integrity



Wentworth Property Company

For over 40 years, the Wentworth name has been a consistent presence in the Arizona commercial real estate market, honoring a tradition of excellence and integrity. Wentworth Property Company's team of seasoned professionals has been involved in over 9 million square feet of development and acquisition transactions under widely varying economic conditions. From this experience, WPC has cultivated a wealth of unique local market knowledge. The principals are residents of the Valley and have spent their careers developing and owning local real estate. Our mission is to build long-term relationships with our tenants, partners and the communities in which we are involved.

Our team is built around knowledge, expertise and the passion for executing deals and seeing innovative projects develop. Wentworth is an employee-owned firm, ensuring a high pride of ownership in everything we do. Our senior team possesses a robust background in each development discipline and is involved in every aspect of the development process including site selection, acquisition, entitlements, design, construction, leasing, property management, finance, accounting and disposition.



James R. Wentworth
Principal



Tim Chester
Principal



Dan Postal
Chief Operating Officer



