



# COTTON COMMERCE CENTER

4625 & 4675 E. COTTON CENTER BOULEVARD | PHOENIX, AZ



OFFICE



WAREHOUSE



FLEX SPACE

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES





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## LOCATION:

- Located at the entry to the master-planned Cotton Center Business Park
- Minutes from Downtown Tempe amenities & Arizona State University (3.6 miles)
- Easy access to SR-143, I-10, US-60 and Loop 202 Freeway
- Close proximity to Sky Harbor Airport

## BUILDING FEATURES:

- ±147,627 SF in 2 single-story flex/office buildings
- Year Built: 2000
- Parking: Up to 6:1,000 SF, Canopy-covered parking is available
- Zoning: CP / BP, City of Phoenix

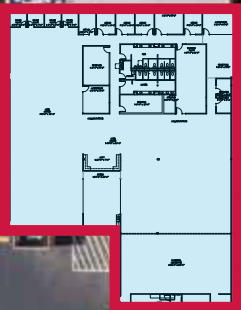
## AMENITIES:

- Homewood Suites & Marriot at Tempe Buttes Adjacent | 10 Hotels within 1 Mile
- On-Site Retail Center (Staples, Jimmy Johns, Panda Express, Port of Subs, Pita Bistro, Pizza Hut and More)
- Walking Distance to Los Angeles Angels of Anaheim Tempe Diablo Stadium
- 2.8 Miles to Arizona Mills Mall (1.2 Million SF of Retail, Restaurants, Activities)

- High image insulated design-reflective glass
- 12' x 14' knock-out panels for overhead doors and additional glass lines
- Grade-level loading
- Fully Sprinklered







**SUITE 183 - 100% OFFICE**

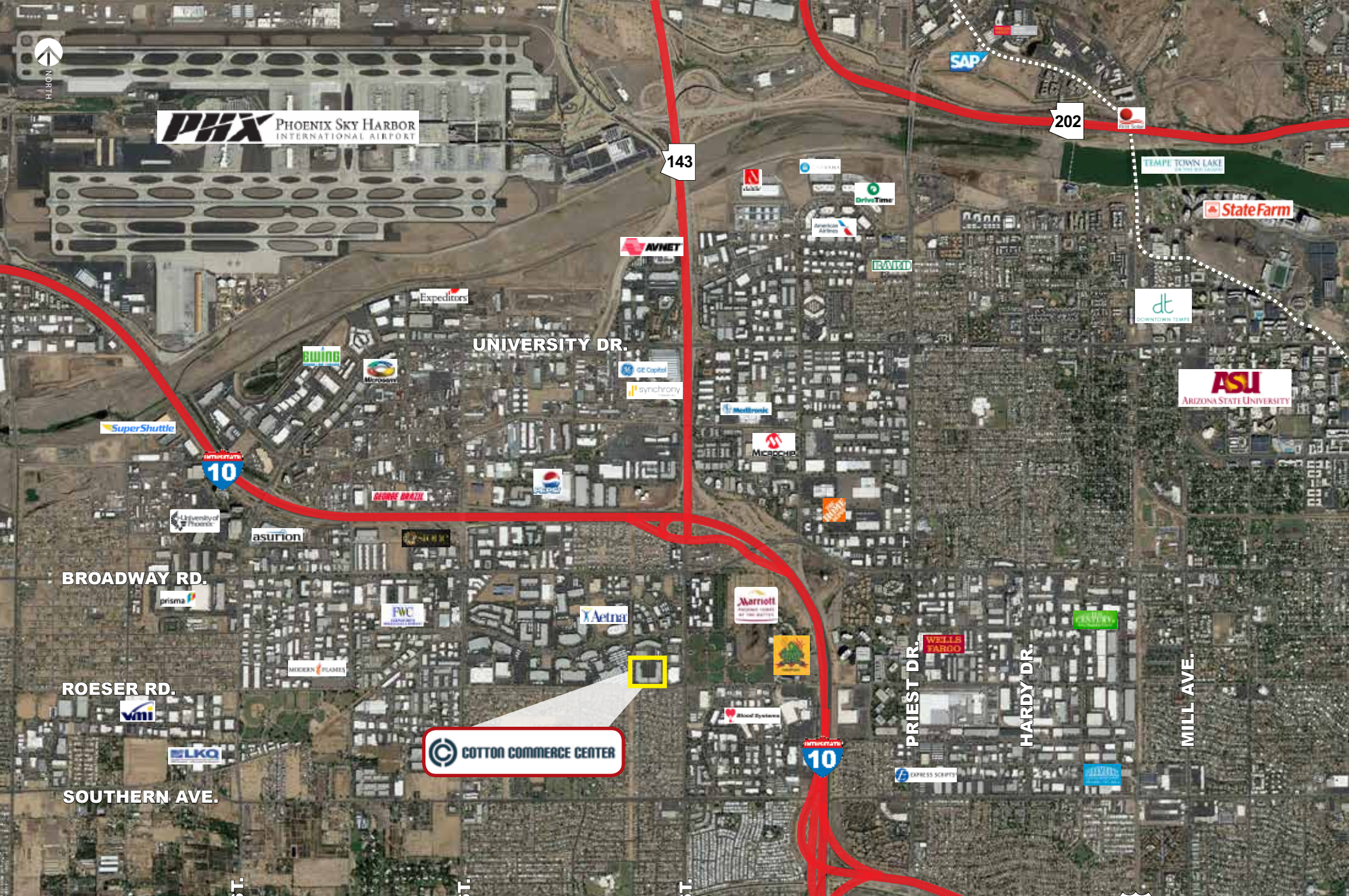
- 17,343 RSF (100% Office)
- Reception, 7 Offices, 3 Conference Rooms, Training Room, Break Area, 6 Interview/Phone Rooms, Storage
- Open Space for ±74 Workstations
- Potential for Warehouse: 1,900 - 5,500 RSF



**SUITE 167 - SHELL SPACE**

- 26,784 RSF
- Ability to Add Additional Windows
- Generator Enclosure Existing
- Large Open Floor Plan for Collaborative Environment





**PHX** PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

143

202

10

UNIVERSITY DR.

**ASU**  
ARIZONA STATE UNIVERSITY

BROADWAY RD.

ROESER RD.

SOUTHERN AVE.

**C** COTTON COMMERCE CENTER

PRIEST DR.

HARDY DR.

MILL AVE.

10

32ND ST.

40TH ST.

46TH ST.

60

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