

WORKSPACE PROPERTY TRUST

COTTON CENTER



EAST COTTON CENTER BOULEVARD | BETWEEN 40TH AND 48TH STREETS

14 BUILDINGS & 2 LAND PARCELS

CBRE

workspace
property trust

WORKSPACE PROPERTY TRUST
COTTON CENTER

OVERVIEW

Located within the ±280-acre Cotton Center business community, Workspace Property Trust Cotton Center is a ±100-acre master planned park containing ±1.3 million square feet of premier flex, office-industrial, and research and development space. Workspace Property Trust Cotton Center consists of 14 buildings ranging in size from 25,000 square feet to 165,000 square feet. The Center provides a coveted corporate image, along with the most desirable amenities and location available in Metropolitan Phoenix. Corporate neighbors within the park include Aetna, Freeport McMoRan, United HealthCare, Progressive and GE.

DOWNTOWN PHOENIX

±14 MINUTES

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT
±8 MINUTES

FULL DIAMOND
INTERCHANGE AT 40TH ST.



40TH STREET

BROADWAY ROAD

ROESER ROAD



NOT TO SCALE

SURROUNDING AMENITIES

NOT TO SCALE

48TH STREET AMENITIES:

IN A 5-MILE RADIUS



PROPERTY FEATURES



LOCATED
WITHIN THE CITY
OF PHOENIX
ENTERPRISE ZONE



±8 MINUTE DRIVE
TO PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



OFFICE/FLEX
BUILDINGS



HIGHLY DESIRABLE
LOCATION WITHIN ESTABLISHED
BUSINESS PARK



QUICK ACCESS
TO INTERSTATE 10,
SR 143 AND LOOP 202
FREEWAYS



HEAVY
POWER

WORKSPACE PROPERTY TRUST

COTTON CENTER

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Workspace Property Trust is a privately held, vertically integrated, full service commercial real estate company specializing in ownership, management, leasing and development of office/flex space throughout the United States, currently totaling approximately 10 million square feet within 148 properties, serving over 578 tenants.



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