WORKSPACE PROPERTY TRUST

COTTON CENTER

FACT SHEET



PROPERTY HIGHLIGHTS:

YEAR BUILT: 2001 ASKING RATE: \$17.50/SF, NNN

BUILDING SIZE: ±37,750 RSF PARKING RATIO: 3.95/1,000

TOTAL AVAILABLE: ±37,750 RSF Avail. 12/1/2019

1st Floor: ±25,505 RSF

2nd Floor Mezz: ±12,245 RSF

LOCATION HIGHLIGHTS:



Located within the City of Phoenix Enterprise Zone



Quick access to I-10 (full diamond interchange at 40th Street), SR 143 and Loop 202



±8-minute drive to Phoenix Sky Harbor International Airport



Heavy Power. 1600 amps of 277/480v 3-phase. Access to back-up electrical service available within the park.



Lifestyle centers within a five-mile radius complete with big box retailers, dining options, banking, fitness centers, daycare and neighboring hotels.

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149 SPACES

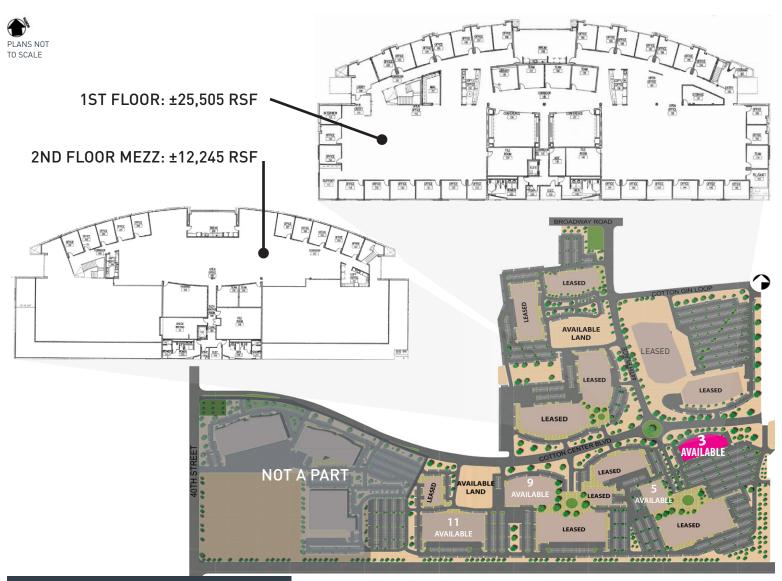
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COTTON CENTER

BUILDING 3, 4435 E COTTON CENTER BLVD, PHOENIX, AZ



PROJECT HIGHLIGHTS

Located within the ±280-acre Cotton Center business community, Workspace 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 Cotton Center consists of 18 buildings ranging in size from 25,000 square feet to 165,000 square feet. Workspace Cotton 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.

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