

# COTTON CENTER

## FACT SHEET



### PROPERTY HIGHLIGHTS:

<b>YEAR BUILT:</b>	2001	<b>ASKING RATE:</b>	\$17.50/SF, NNN
<b>BUILDING SIZE:</b>	±37,750 RSF	<b>PARKING RATIO:</b>	3.95/1,000 149 SPACES 46 COVERED
<b>TOTAL AVAILABLE:</b>	±37,750 RSF	Avail. 12/1/2019	
<b>1st Floor:</b>	±25,505 RSF		
<b>2nd Floor Mezz:</b>	±12,245 RSF		

### LOCATION HIGHLIGHTS:



Located within the City of Phoenix Enterprise Zone



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



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



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



±8-minute drive to Phoenix Sky Harbor International Airport

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**workspace**  
property trust

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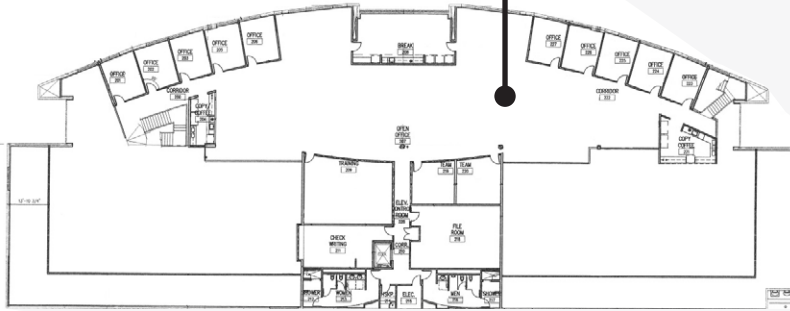
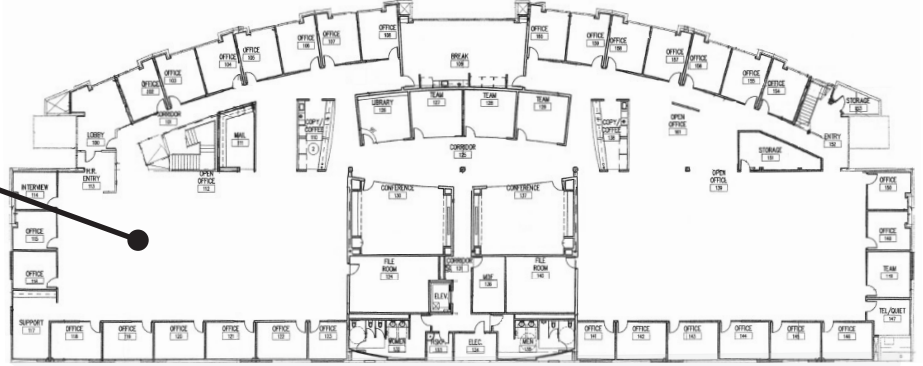
BUILDING 3, 4435 E COTTON CENTER BLVD, PHOENIX, AZ



PLANS NOT TO SCALE

1ST FLOOR: ±25,505 RSF

2ND FLOOR MEZZ: ±12,245 RSF



NOT A PART

## 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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