



QUATTRO

A new vision continues.

Execute your vision in your style.

Quattro offers a spec space that you can add your personal touch.
Quattro has what you need.

4310 – Spec suite



20,000
square feet



16 foot
clear height



New
window line



Modern, private
offices with glass
doors



Conference
room



Training/break
area



1200 amps



\$16.25/square foot
NNN lease rate



\$4.00/square foot
NNN expenses



Generator
Cummins Onan Diesel
250KW generator with
subbase fuel tank



HVAC

← HVAC: rooftop McQuay Air
Handler, One 2-ton Liebert
unit in the server room

4320 – Flex space



15,920
square feet



Break area



Conference
rooms



Available 5/1/2021



\$14.00/square foot
NNN lease rate



\$3.93/square foot
NNN expenses



End cap space with
enhanced window
line



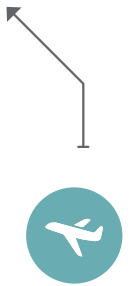
100% Air
conditioned



Drop ceiling
throughout



Exterior double
doors



5 minutes to Phoenix Sky Harbor International Airport



171 new parking spaces now complete



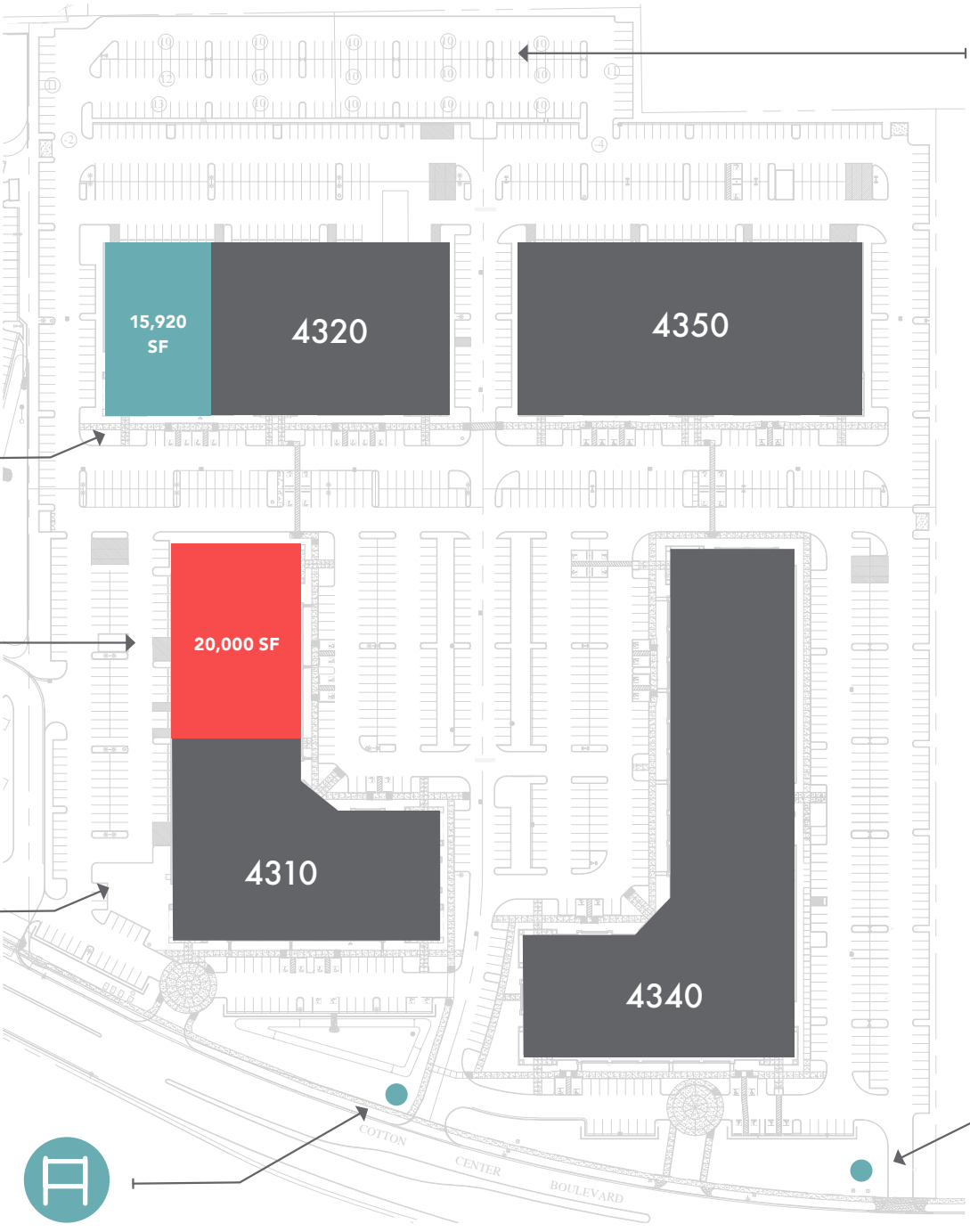
Flex space



Spec suite



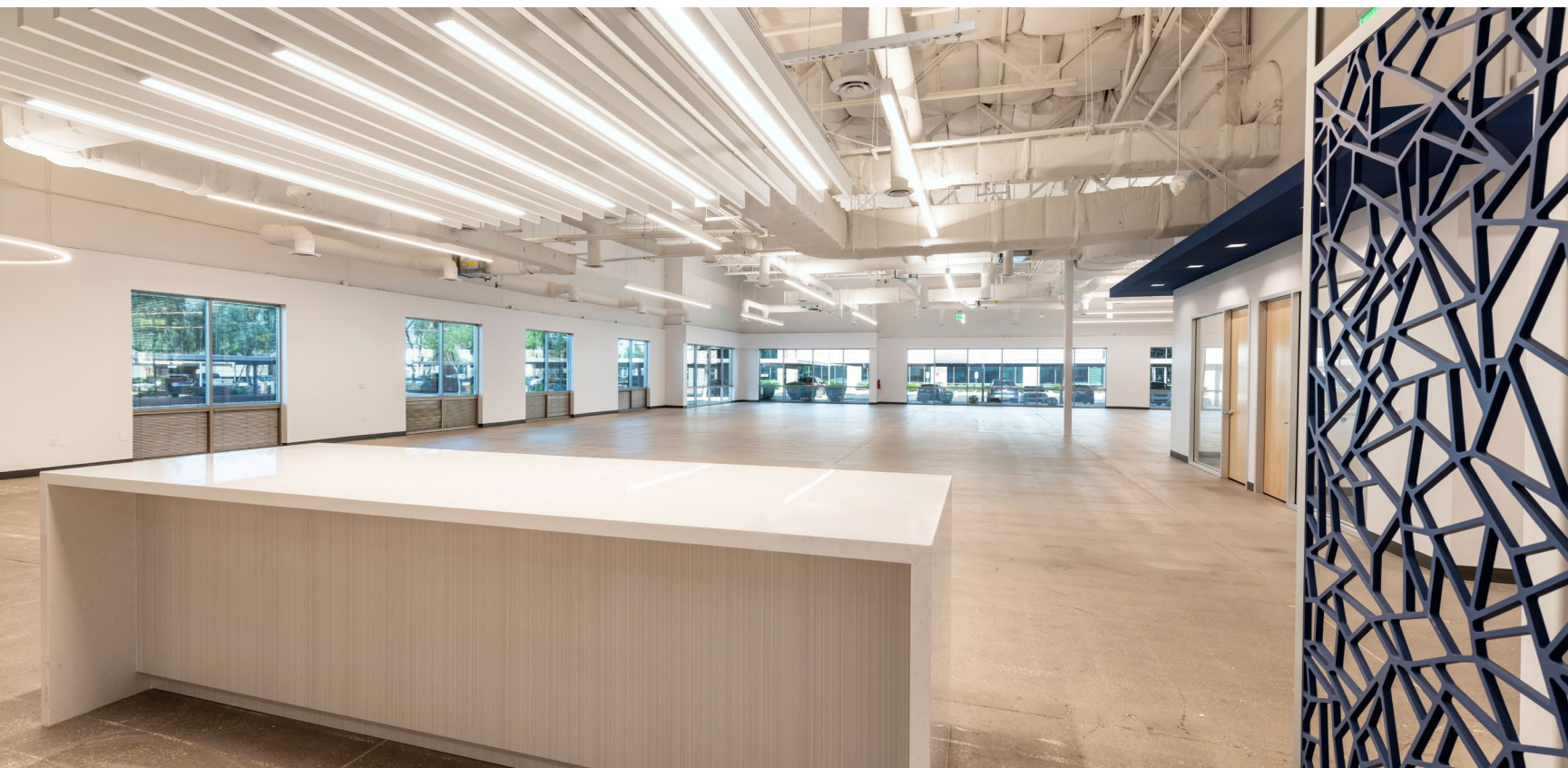
Four-building property in Cotton Center



Monument signage



Monument signage



4310, 4320, 4340 & 4350

East Cotton Center Boulevard | Phoenix, AZ

Quattro is a four-building property unlike any other in Cotton Center, a 280-acre master planned business park located near Interstate 10 and Arizona 143. It is the ideal opportunity for a corporate user seeking untouched, immediate office space.



264,994 project
square feet



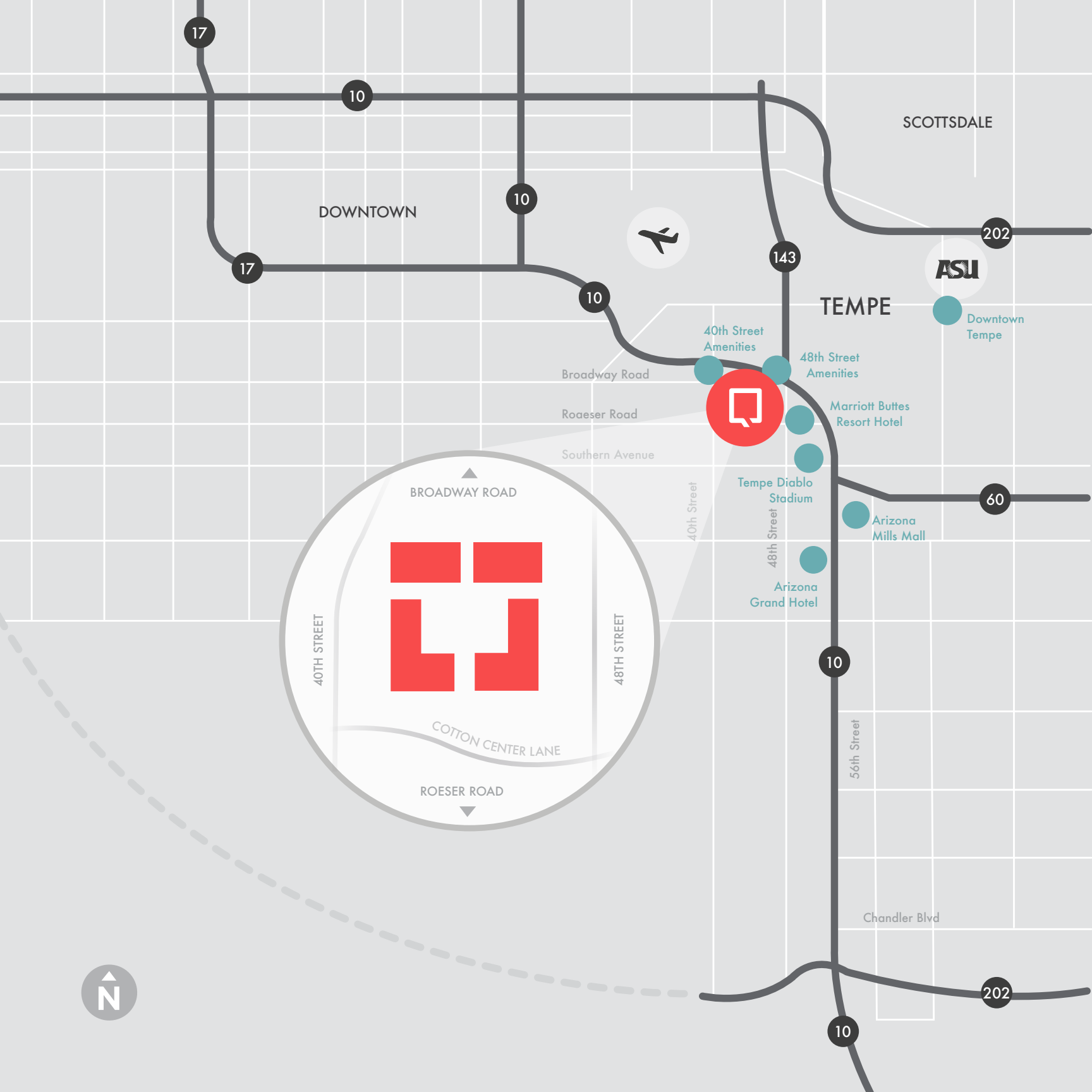
6:1,000 parking
ratio with covered
parking



Building and
monument signage
available



Fiber providers:
Cox, Century, Level
3, SRP



17

10

10

17

10

143

202

SCOTTSDALE

DOWNTOWN



ASU

TEMPE

Downtown Tempe

40th Street Amenities

48th Street Amenities

Broadway Road

Roeser Road

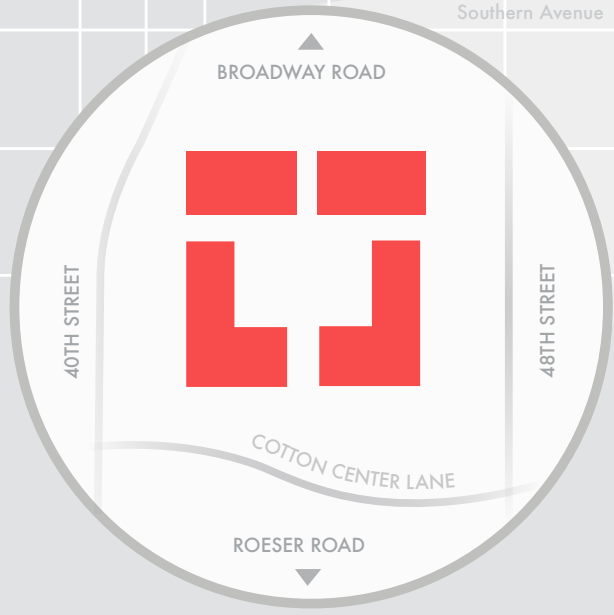
Southern Avenue

Marriott Buttes Resort Hotel

Tempe Diablo Stadium

Arizona Mills Mall

60



BROADWAY ROAD

40TH STREET

48TH STREET

COTTON CENTER LANE

ROESER ROAD

40th Street

48th Street

Arizona Grand Hotel

56th Street

10

Chandler Blvd

202

10



Location

- 1/2 mile access to Interstate 10
- Five minutes to Phoenix Sky Harbor International Airport
- 6 minutes to ASU & Downtown Tempe
- Adjacent to the Marriott Buttes Resort Hotel
- Homewood Suites by Hilton located in Cotton Center
- Conference center on-site
- Close proximity to the strong labor force of Tempe and the Southeast Valley



Excellent access to Loops 101 and 202,
US 60, I-10 and 143 Expressway



6 minutes from
Downtown Tempe



Sun Devil Stadium nearby

40th Street & Broadway



48th Street & Broadway





QUATTRO

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