

COTTON CENTER

FACT SHEET



PROPERTY HIGHLIGHTS:

BUILDING SIZE:	±35,463 square feet	PARKING:	82 parking spaces; 5.67/1,000
AVAILABILITY:	Suite B: ±14,462 square feet	LOADING:	2 Grade-Level, 1 Truckwell
ASKING RATE:	\$13.00/SF NNN	CLEAR HEIGHT:	25' 6"
YEAR BUILT:	2001	ZONING:	CP/BP, City of Phoenix
COLUMN SPACING:	60' x 40'	COOLING:	HVAC Office & Evap Warehouse

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

COTTON CENTER

BUILDING 5, 4415 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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