

# COTTON CENTER

## FACT SHEET



### PROPERTY HIGHLIGHTS:

<b>BUILDING SIZE:</b>	±88,140 square feet	<b>PARKING:</b>	660 cars; 7.49/1,000
<b>AVAILABILITY:</b>	±88,140 square feet	<b>LOADING:</b>	4 grade-level doors
<b>ASKING RATE:</b>	\$16.00/SF NNN	<b>CLEAR HEIGHT:</b>	25' 6"
<b>YEAR BUILT:</b>	2006	<b>ZONING:</b>	CP/BP, City of Phoenix
<b>COLUMN SPACING:</b>	60' x 40'	<b>COOLING:</b>	100% HVAC

### LOCATION HIGHLIGHTS:



Located within the City of Phoenix Enterprise Zone



Heavy Power. 3600 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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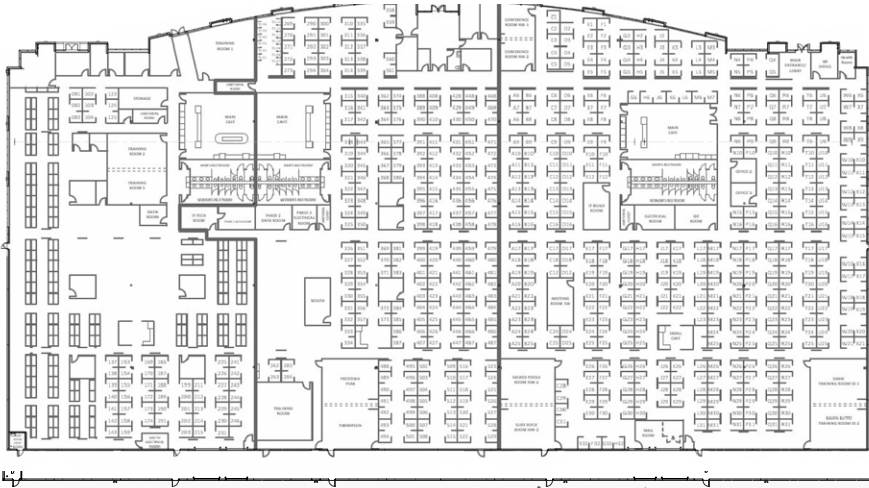
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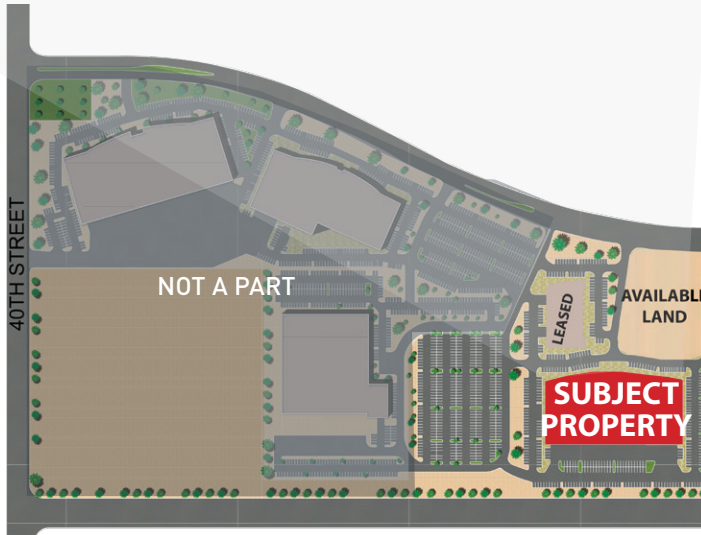
**workspace**  
property trust

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BUILDING 11, 4217 E COTTON CENTER BLVD, PHOENIX, AZ



PLANS NOT TO SCALE



## 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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