WORKSPACE PROPERTY TRUST

## COTTON CENTER

FACT SHEET



### PROPERTY HIGHLIGHTS:

**BUILDING SIZE:** ±88,140 square feet **PARKING:** 660 cars; 7.49/1,000

**AVAILABILITY:** ±88,140 square feet **LOADING:** 4 grade-level doors

ASKING RATE: \$16.00/SF NNN CLEAR HEIGHT: 25' 6"

YEAR BUILT: 2006

COLUMN SPACING: 60' x 40' COOLING: 100% HVAC

## 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



ZONING:

Heavy Power. 3600 amps of 277/480v 3-phase. Access to back-up electrical service available within the park.

CP/BP, City of Phoenix



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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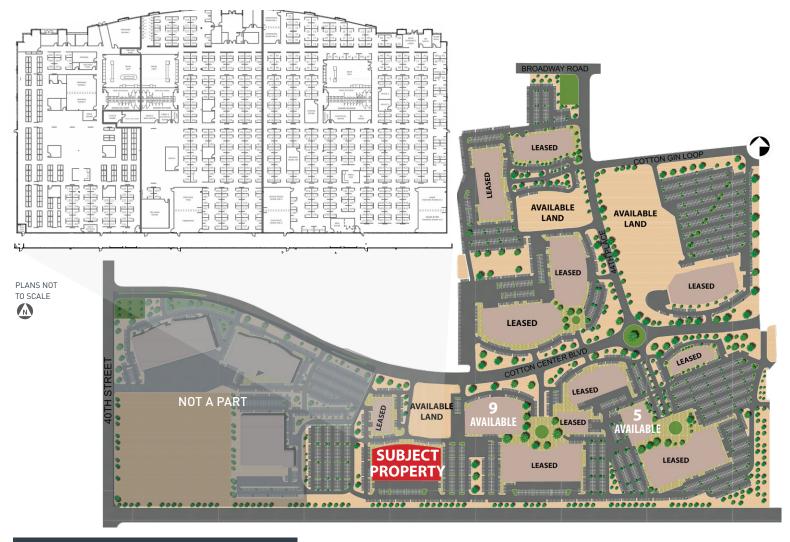




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BUILDING 11, 4217 E COTTON CENTER BLVD, PHOENIX, AZ



#### 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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