



QUATTRO

A new vision begins.

# Execute your vision in your style.

Whether you're seeking speculative space to which you can add your personal touch or shell space you can completely control, Quattro has what you need.

## Spec suite available Q1 2018



20,301  
square feet



16 foot  
clear height



New  
window line



Modern, private  
offices with glass



Conference  
room



Training/break  
area



1200 amps



\$14.50/square foot  
NNN lease rate



\$3.88/square foot  
NNN expenses



Generator  
Cummins Onan Diesel  
250KW generator with  
subbase fuel tank



HVAC



HVAC: 3 rooftop McQuay Air  
Handlers totalling 90 Tons, One  
2-ton Liebert unit in the server room

## Shell space immediately available



42,335  
square feet  
(divisible)



16 foot  
clear height



Training/break  
area



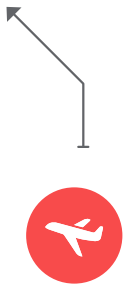
3600 amps



\$14.50/square foot  
NNN lease rate



\$3.45/square foot  
NNN expenses



5 minutes to Phoenix Sky Harbor International Airport



171 new parking spaces available Q1 2018



Four-building property in Cotton Center



Shell space immediately available (divisible)



Spec suite available Q1 2018



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



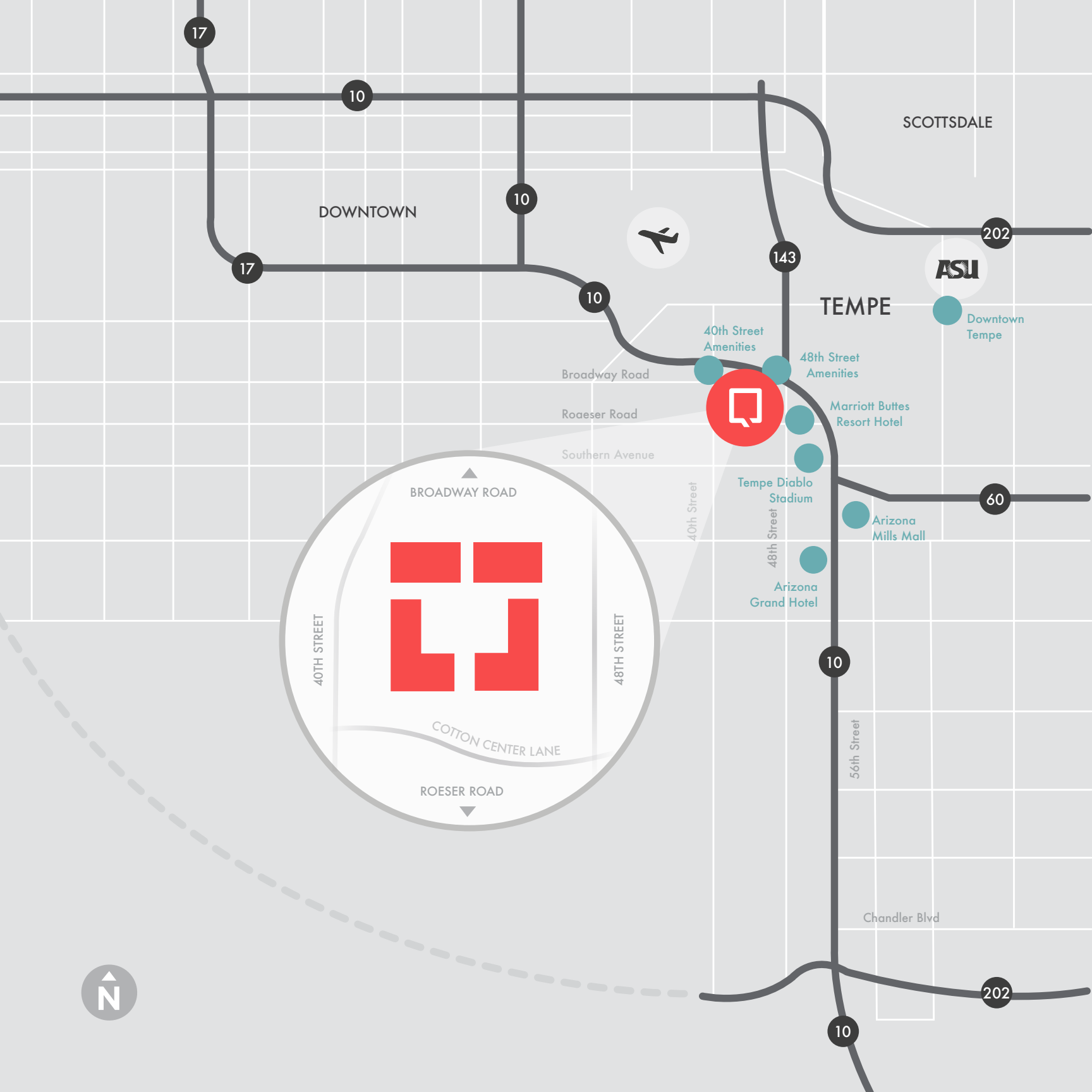
6:1,000 parking  
ratio with covered  
parking



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

Roesser Road

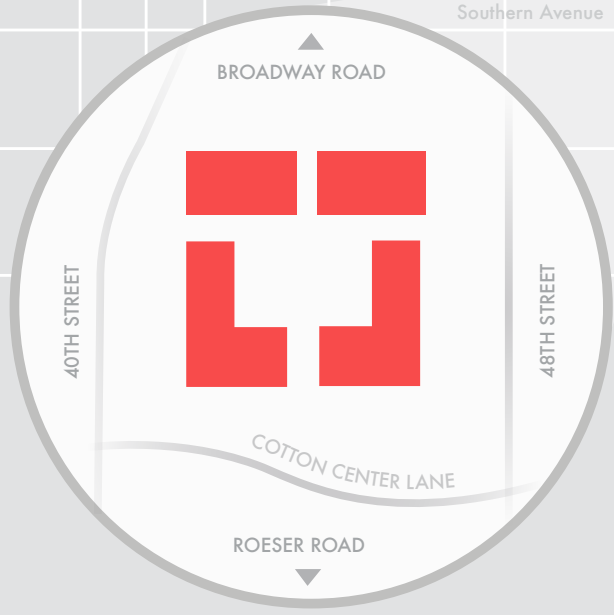
Southern Avenue

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

56th Street

Chandler Blvd

10

10

202



# 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



Sun Devil Stadium nearby

## 48th Street & Broadway





QUATTRO

Owned by:

**BUCHANAN STREET**  
PARTNERS

Leasing:

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