

# KOLL COTTON CENTER

4050 E COTTON CENTER BLVD | PHOENIX, AZ

RENT READY OFFICE SUITE READY TO OCCUPY

\$50 VISA GIFT CARD FOR TOURS W/ LISTING BROKER | \$100 VISA GIFT CARD FOR LOI'S



OFFICE SPACE  
FOR LEASE

Collaborative Office Space for Lease with  
Convenient Access to Multiple Freeways



EXCLUSIVE CONTACTS:

**Langdon Bridges**  
D 480.966.7322  
M 480.233.9689  
lbridges@cpiaz.com

**John G. Soldo, SIOR**  
D 480.966.1304  
M 602.989.4584  
jsoldo@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com





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<b>AVAILABLE</b>	Suite 15 ±4,610 SF
<b>LEASE RATE</b>	\$18.00 Modified Gross (Net electric)
<b>BUILD OUT</b>	Private offices; collaborative open environment
<b>PARKING</b>	Ratio of 5/1,000 SF

## FEATURES

Easy access to I-17, SR-143, US 60, SR-51, and I-10

Well maintained grounds

Strong capitalized ownership

Rent Ready

## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2019 Population	7,097	74,943	294,620
2019 Households	2,085	28,138	107,699
Median HH Income	\$52,049	\$51,580	\$50,332



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 10 05 20

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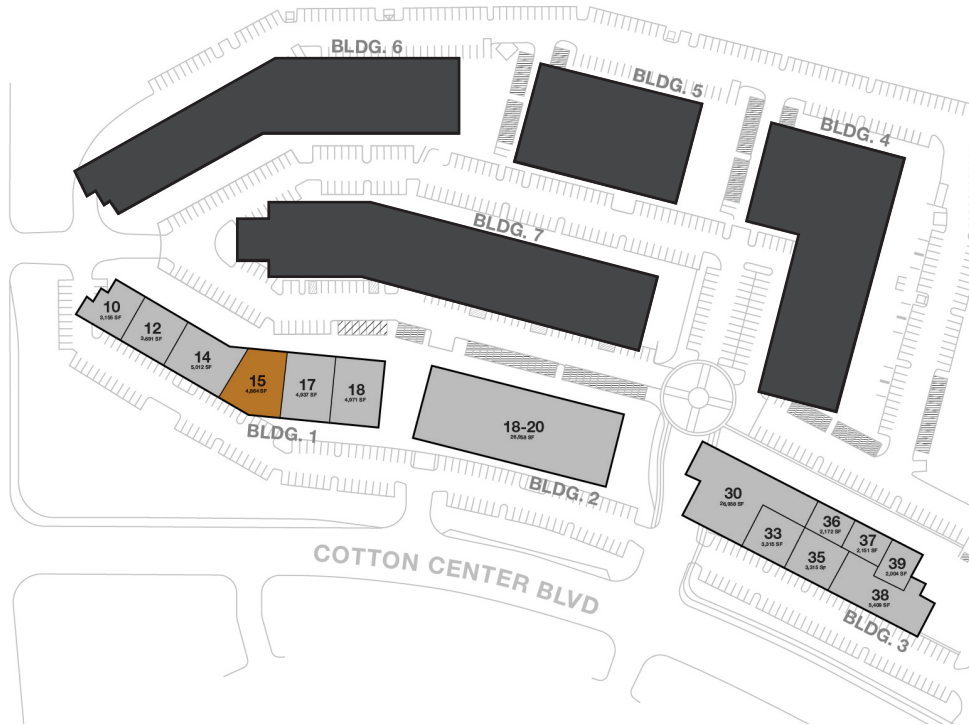
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AVAILABLE OFFICE
  OCCUPIED
  NOT A PART



## FEATURES

BUILDING	SUITE	SF	PRICE
BLDG 1	15	±4,610 SF	\$18.00/SF MG (Net Electric)



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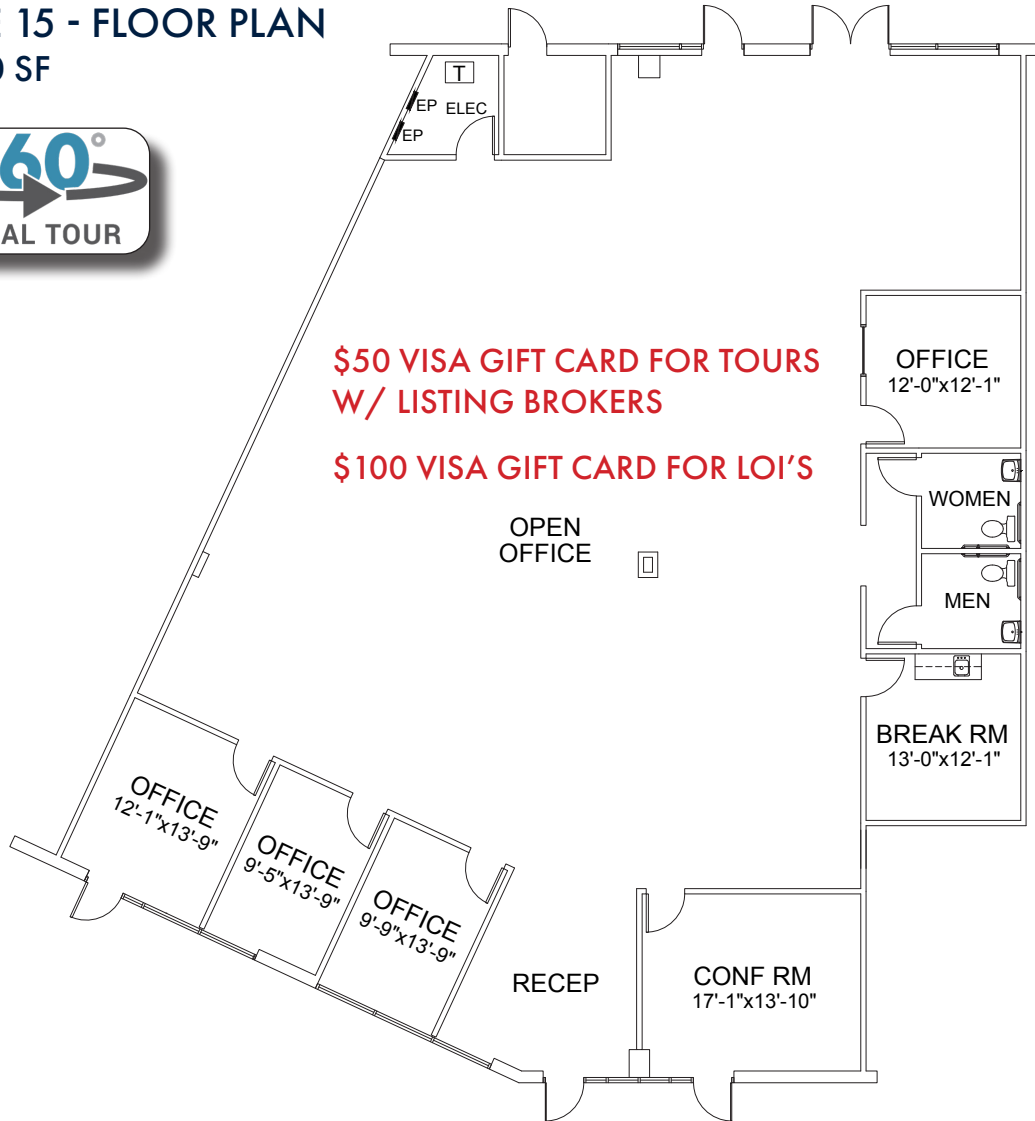




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## SUITE 15 - FLOOR PLAN ±4,610 SF



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