

Industrial / R&D / Flex (IRDF)

workspace
property trust



Our Space works.

Property Highlights



Availability:
±37,750 SF



Divisibility:
Multiple configurations



Year Built:
2001



Parking:
4/1,000 RSF



Asking Rate:
\$15.95 NNN



Space Condition
2nd Generation Flex Office



Highlights:

- Ready for immediate occupancy
- Premier business park
- Institutionally owned
- Excellent freeway access
- Close proximity to airport



Workspace Property Trust (WSPT®)
WSPT is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.

Find Your Space.



4435 E Cotton Center Blvd
Phoenix, AZ

±37,750 sf
Available for lease

Jones Lang LaSalle Americas, Inc.
License #: CO508577000

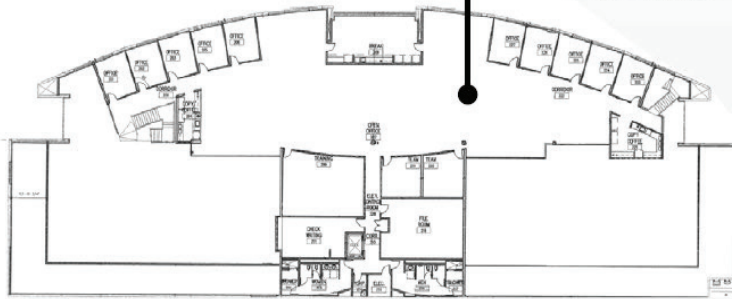
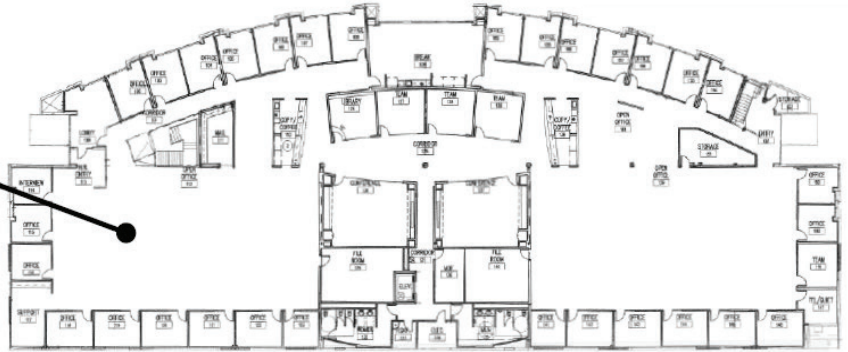




±37,750 sf

1ST FLOOR: ±25,505 RSF

2ND FLOOR MEZZ: ±12,245 RSF



[Click here for 1st floor virtual tour](#)



[Click here for 2nd floor virtual tour](#)



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Find Your Space.

**Leasing
Information**

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