

# Office Space

workspace  
property trust



Our Space works.

## Property Highlights



**Availability:**

±165,000 sf Available 4/1/2024



**Divisibility:**

Multiple configurations



**Year Built:**

2001



**Parking:**

5.45/1,000; includes 750 covered reserved spaces



**Asking Rate:**

\$16.50 NNN



**Highlights:**

- Available on 4/1/2024
- Institutionally owned
- Excellent freeway access
- Close proximity to airport
- Fully furnished with ±1,000 cubes
- Freestanding building



**Workspace Property Trust (WSPT®)**

Workspace Property Trust owns and operates over 1.6 million square feet in Phoenix as part of approximately 200 building, 19 million sf national network of strategically located office and light-industrial suburban properties.

## Find Your Space.



4425 E Cotton Center Blvd  
Phoenix, AZ

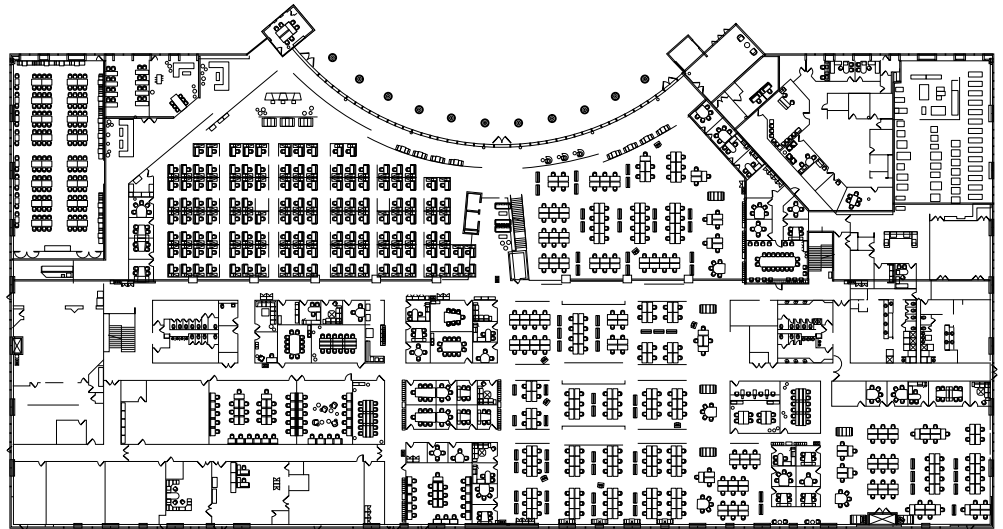
±165,000 sf  
Available for lease



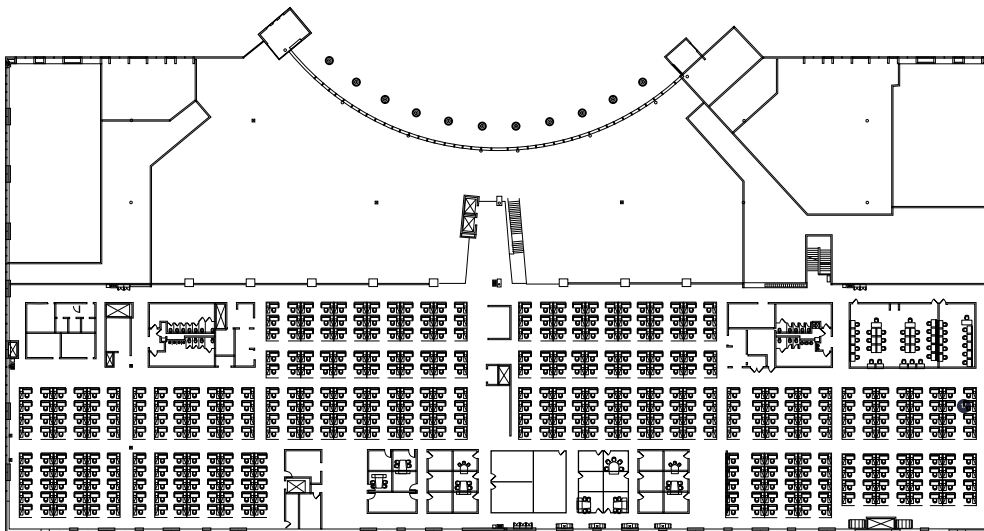
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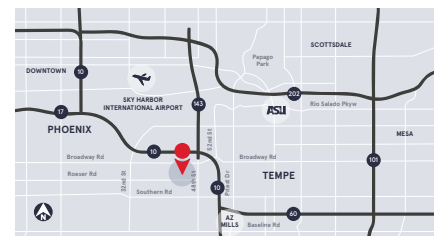
## Office Space ±165,000 sf



**Floor 1 (±108,000 sf) 418 Cubes / 50 Offices**



**Floor 2 (±57,000 sf) 480 Cubes / 23 Offices**



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**Find Your Space.**

## Leasing Information

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