

# Office Space



workspace  
property trust

JLL

Our Space works.

## Property Highlights



**Availability:**  
±138,588 SF



**Year Built:**  
2013



**Parking:**  
6.5/1,000 RSF



**Asking Rate:**  
\$16.50 NNN



**TIs:**  
Negotiable



- Highlights:**
- Available immediately
  - Premier business park
  - Institutionally owned
  - Excellent freeway access
  - Close proximity to airport
  - Fully furnished with ±1,030 existing cubes
  - 4,200 amps, 277/480 volt power
  - 810 kw generator
  - 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.



4500 E Cotton Center  
Phoenix, AZ

±138,588 sf  
Available for lease



Jones Lang LaSalle Americas, Inc.  
License #: CO508577000

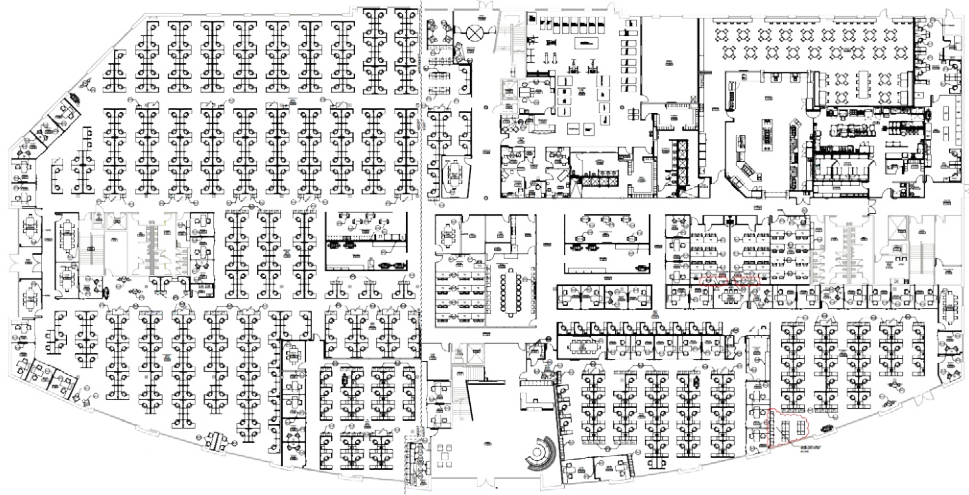


# Office Space ±138,588 sf

## Floor 1 533 Cubes



[Click here for virtual tour](#)



## Floor 2 499 Cubes



[Click here for virtual tour](#)



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**Find Your Space.**

### Leasing Information

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