

# Office Space

workspace  
property trust

CBRE

Our Space works.

## Property Highlights



**Availability:**  
±37,750 SF



**Divisibility:**  
Multiple configurations



**Year Built:**  
2001



**Parking:**  
4/1,000 RSF



**Asking Rate:**  
\$17.00 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®)**  
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.



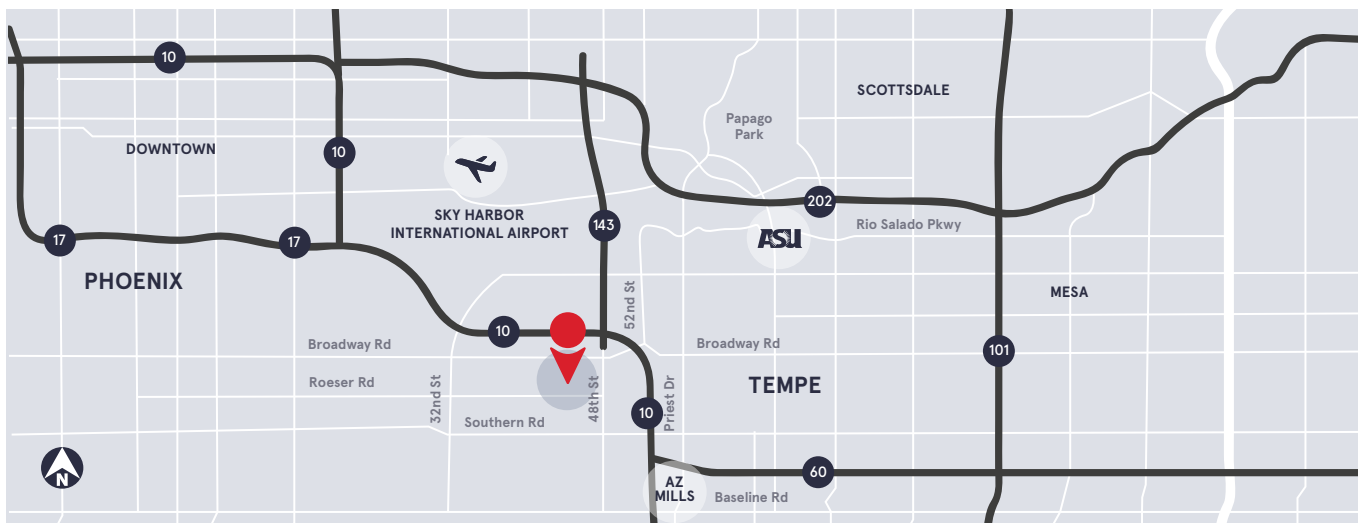
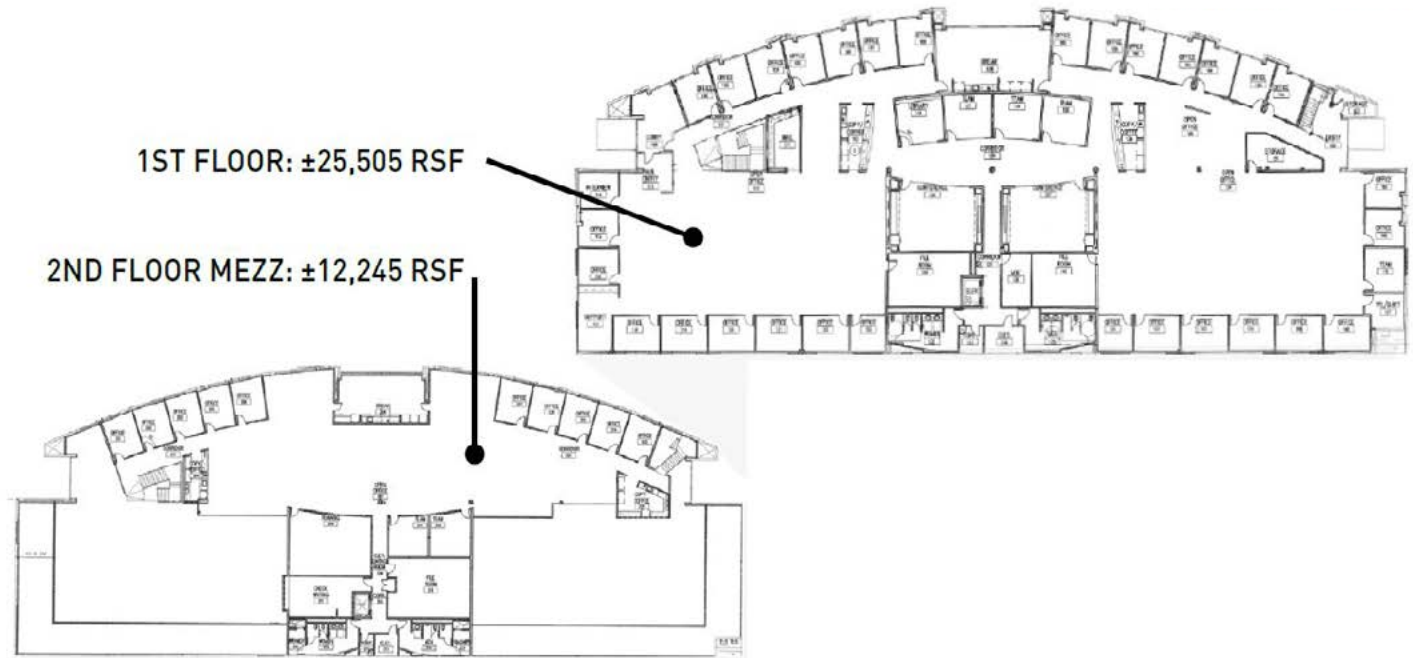
**4435 E Cotton Center Blvd**  
Phoenix, AZ

**±37,750 sf**  
Available for lease





# Office Space ±37,750 sf



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 **Find Your Space.**

**Leasing  
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