

# Find Your Space.

**Phoenix, AZ**

Metro Portfolio

Office | Life Science

**workspace**  
property trust

**CBRE**



We  
Are  
Here!

# Workspace's AZ Portfolio



14 Buildings



1.3 Million Square Feet

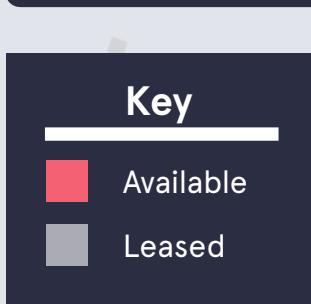


Immediate availabilities ranging from **±27,376 SF to ±165,000 SF**



Office | Life Science

Broadway Road



## Key

Available

Leased



44th Place

4410 E Cotton Center Blvd

4755 S 44th Place

4500 E Cotton Center Blvd

Cotton Center Blvd

4435 E Cotton Center Blvd

4405 E Cotton Center Blvd

4415 E Cotton Center Blvd

4425 E Cotton Center Blvd

4207 E Cotton Center Blvd

4303 E Cotton Center Blvd

4217 E Cotton Center Blvd

4313 E Cotton Center Blvd



## Workspace's U.S. Portfolio



**650+ Tenant Companies**



**200+ Properties**



**19 Million Square Feet**

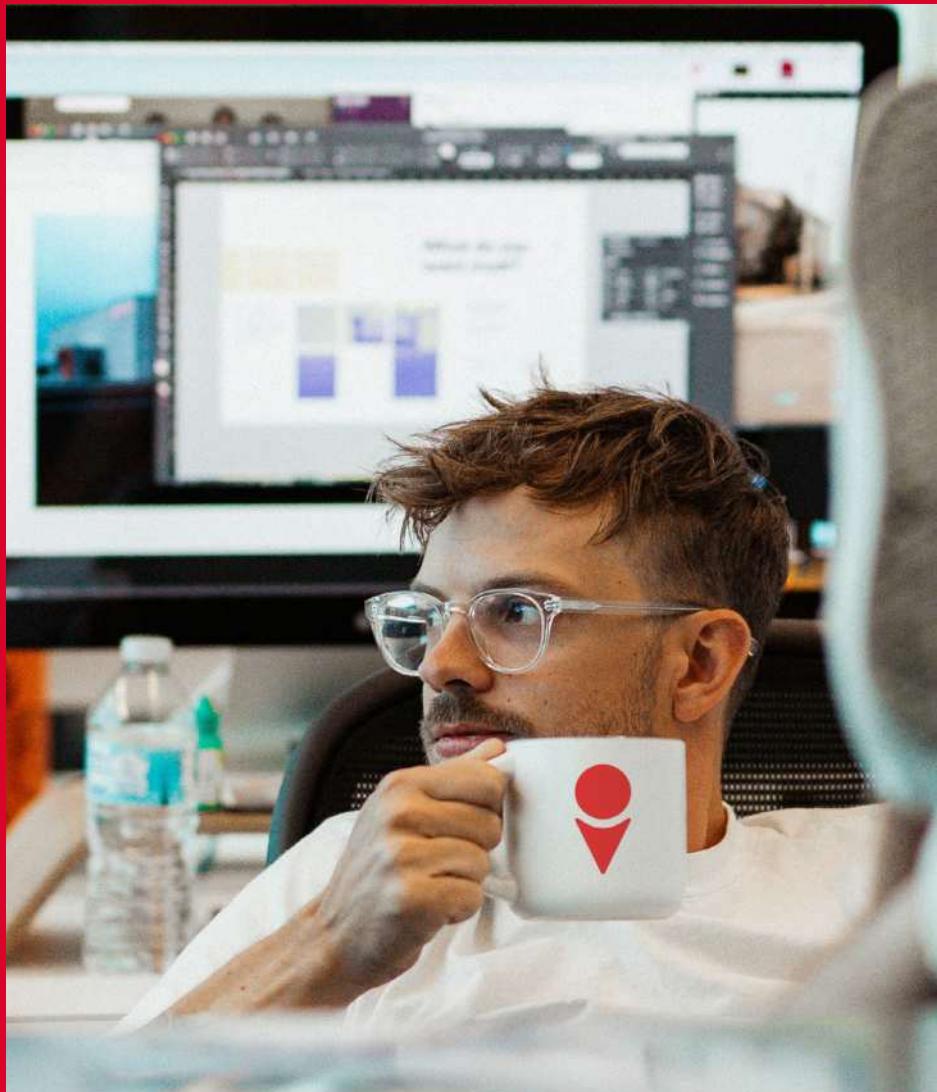


We are

Workspace

## About Workspace Property Trust

Workspace Property Trust (WSPT) is a privately held, vertically integrated, full-service commercial real estate company **specializing** in the ownership, management, leasing, and development of **office and life science space** across the United States. We provide our tenants with socially responsible and environmentally conscious spaces with urban amenities in the comfort and convenience of the suburbs.

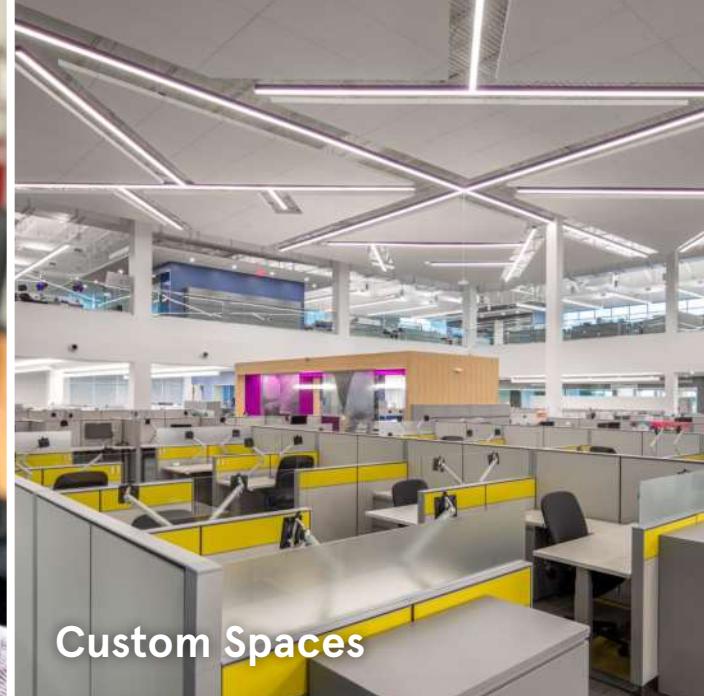


Office Space



Life Science Space





**Our business  
is truly thriving  
and I believe this  
space has a lot  
to do with it!**

**Thomas K.**  
TQMWorkforce



**On-Site Property Management**



For us, our tenants and their businesses aren't just made up of copy machines, post-it notes and drywall. They are real people with real responsibilities that extend beyond their workspace's four walls. We make it a point to provide our tenants with amenities that promote a work-life balance.

**Chris Eckerd**  
VP of Property Management



Ground-Up  
Construction  
Management



## Property Management

All Workspace Property Trust buildings are locally supervised by an in-house team of property managers, administrators and building technicians. WSPT provides tenants with a high-quality, reliable and value-driven experience allowing businesses to focus on their priorities.

## Construction Management

Our in-house construction team works alongside our general contractors, consultants and licensed professionals to allow our tenants to have an active role in the build-out process as desired. Our team can craft a space that is consistent with branding goals and overall tenant needs. From the initial space design, to finalized plans, all the way through build-out and into occupancy, Workspace brings a tenant's space to completion with the highest quality of construction management.





# We Love Our Tenants

Our team comes in everyday as a silent partner, helping our tenants achieve their goals. We do it with an internal culture built on respect and a deep-rooted consideration for our tenants.

**Thomas Rizk**  
Co-Founder & CEO



**We strive to create an environment where our tenants can thrive and look forward to coming to work.**

**Roger Thomas**

Co-Founder, President & COO



# Top 10 Reasons Our Tenants Choose Workspace!

## 1 Top-Notch Property Management

"I can tell you that their team genuinely cares about their tenants' well-being in addition to providing quality spaces. They go above and beyond property management to provide tenant amenities to achieve a work-life balance and foster a sense of community. I simply cannot say enough about being a Workspace tenant!"

M.L.  
LRP Media Group

## 10 We Sweat the "Small" Stuff

"We are very happy with the customer service we have received from Workspace. All requests, both big and small, are responded to promptly and with attention to detail."

C.N.  
Pharmaceutical Tenant

## 8 Experienced Construction Management

"As a new Workspace tenant, we were impressed with the build-out process and speedy construction. The team was great to work with and our new space meets the company's needs. The office amenities were just what we were looking for, and the warm staff and friendly atmosphere is a great bonus!"

G.L.  
Education Software Industry Tenant



## 2

4 Luxury Apartment complexes under a 10 minute drive

**Fairytale Brownies**  
located right in our campus!



## 7

15 minute drive to downtown Phoenix!

Making entertaining clients and employees both convenient and memorable!

## 3 Minutes from I-10 and 60



## 4 Strong Employee Base

710,242 Employees in Phoenix

## 5 Recruitment Hub

"Businesses are impacted by economic change, good and bad. Workspace Property Trust and its staff are viewed as an extension of our own staff and enables our business to meet those economic changes as a partner should. Being located in a desirable area brings the talent that is eager to join us in meeting our goals. Comes down to location and cooperation."

C.W.  
KLDiscivery

## 6 Over 10 hotels

to choose from to keep the out-of-towners close and comfortable

## 8

Over 10 hotels to choose from to keep the out-of-towners close and comfortable



# Find Your Space Here.

# Take a Virtual Tour Through Your New Space



4425 E Cotton Center Blvd – 1st Floor



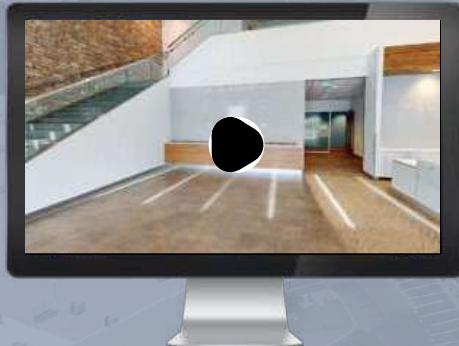
Click or Scan  
for Virtual Tour

4425 E Cotton Center Blvd – 2nd Floor



Click or Scan  
for Virtual Tour

4500 E Cotton Center Blvd – 1st Floor



Click or Scan  
for Virtual Tour

4500 E Cotton Center Blvd – 2nd Floor



Click or Scan  
for Virtual Tour

# Find Your Space.

## Phoenix, AZ

### Metro Portfolio

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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.



### Local Amenities

- Easy access to Freeways I-10, AZ 143, AZ 202 Loop, North and South 101
- Close to downtown Tempe
- 4 minute ride to Diablo Stadium
- Numerous daycare centers
- Various golf courses
- Located near the Buttes Hotel and the Arizona Grand Resort & Spa



### Dining



**workspace**  
property trust

**CBRE**