

Find **Your** Space.

Phoenix, AZ

Metro Portfolio

Office | Life Science

workspace
property trust

CBRE

A photograph of a modern building with large glass windows and a palm tree in the background. A circular brushstroke graphic is overlaid on the image, containing the text "We Are Here!".

We
Are
Here!

Workspace's AZ Portfolio



14 Buildings



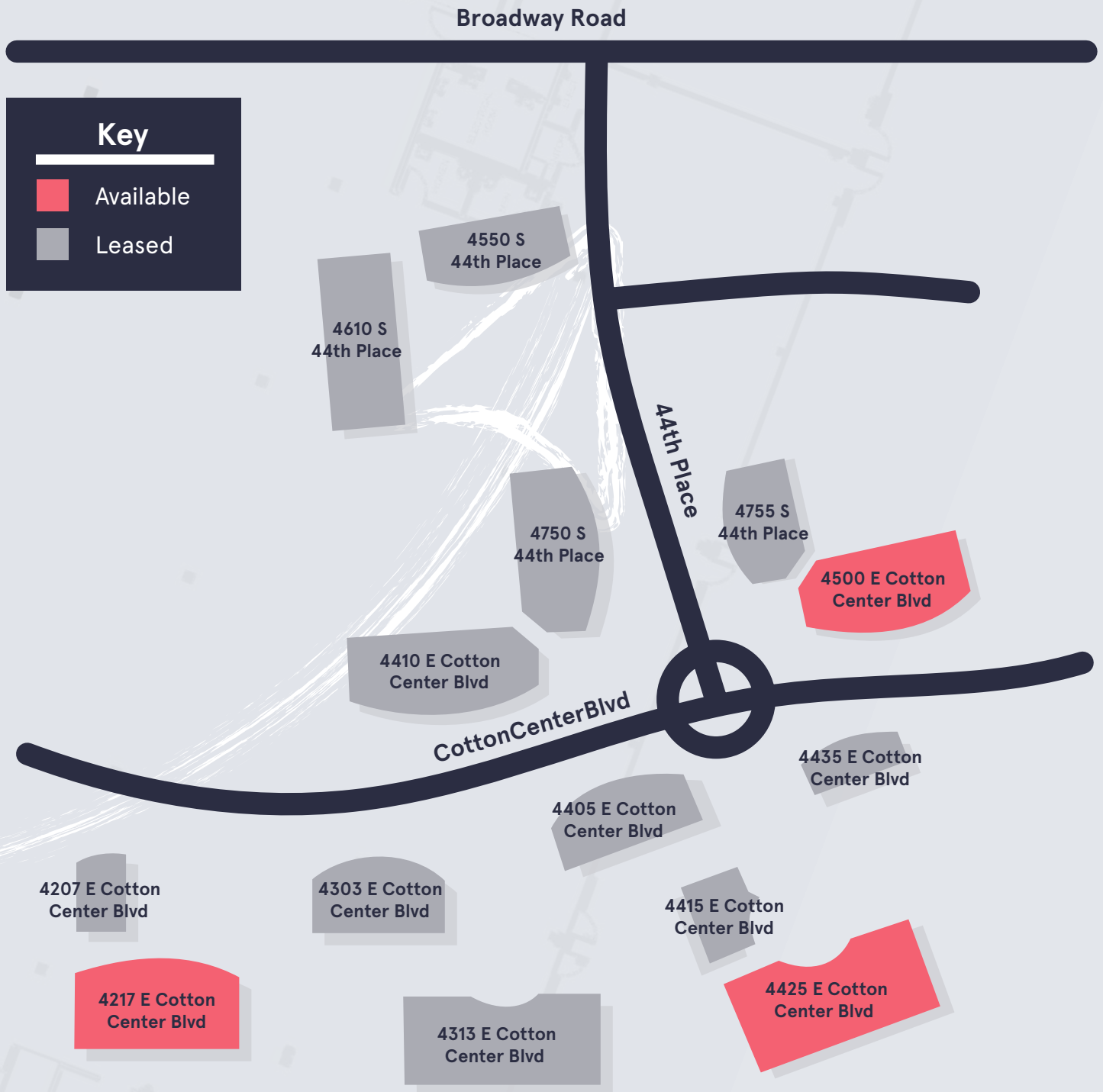
Immediate availabilities ranging from **±27,376 SF to ±165,000 SF**



1.3 Million Square Feet



Office | Life Science





Washington

California

Arizona

Texas

Kan

Workspace's U.S. Portfolio



650+ Tenant Companies



200+ Properties



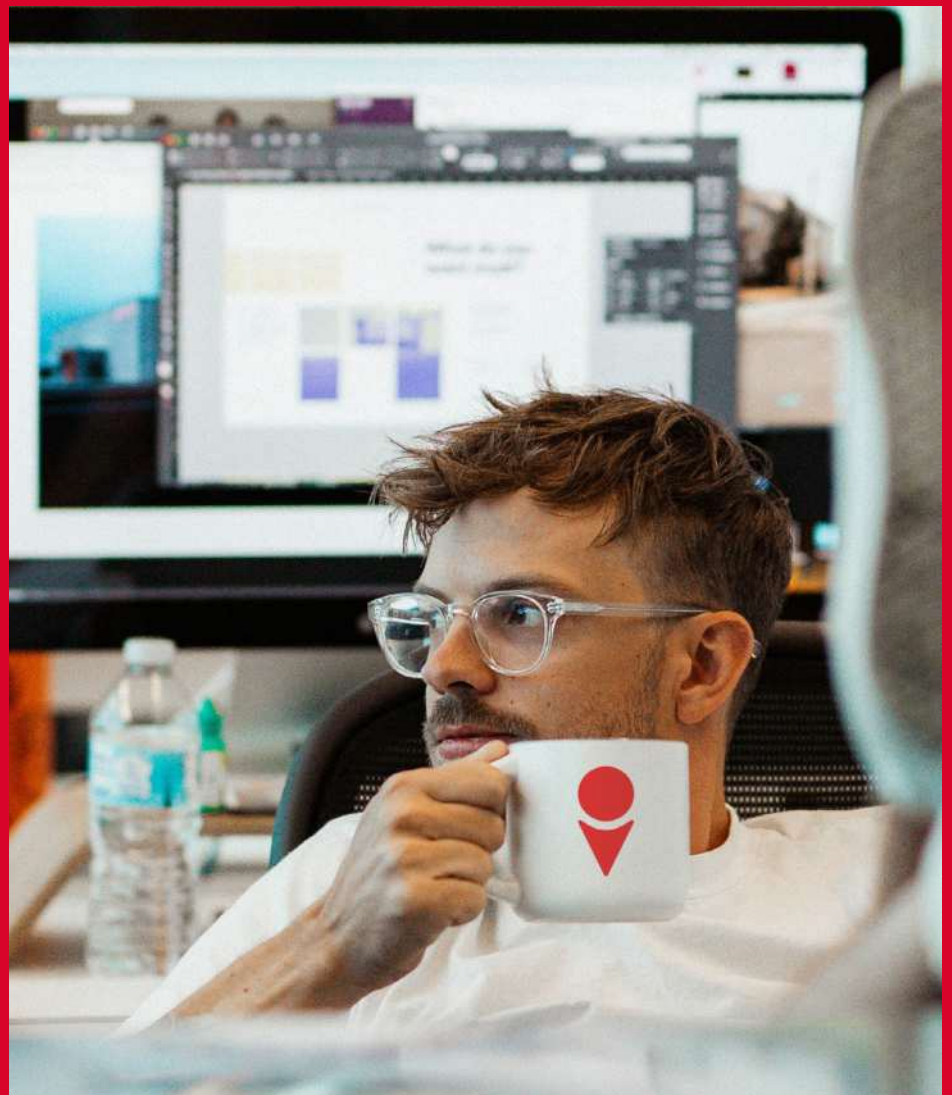
19 Million Square Feet



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.

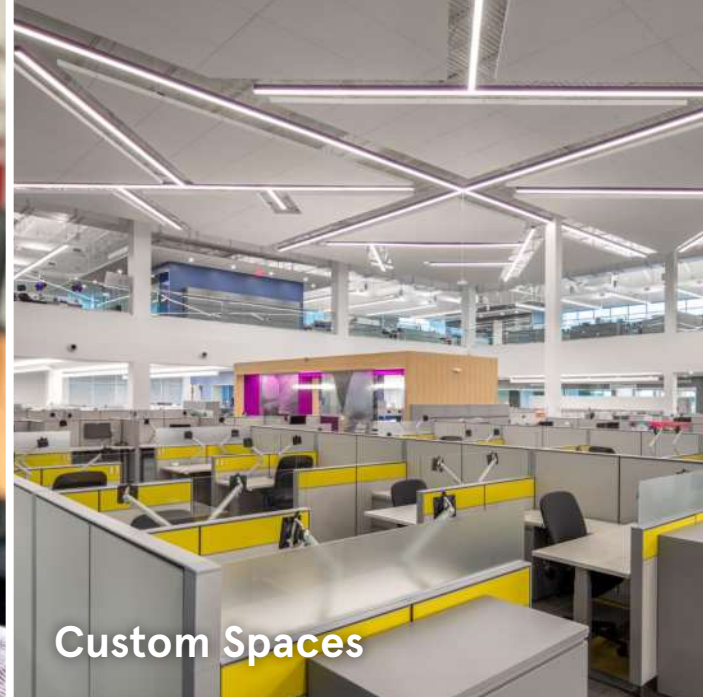


Office Space



Life Science Space





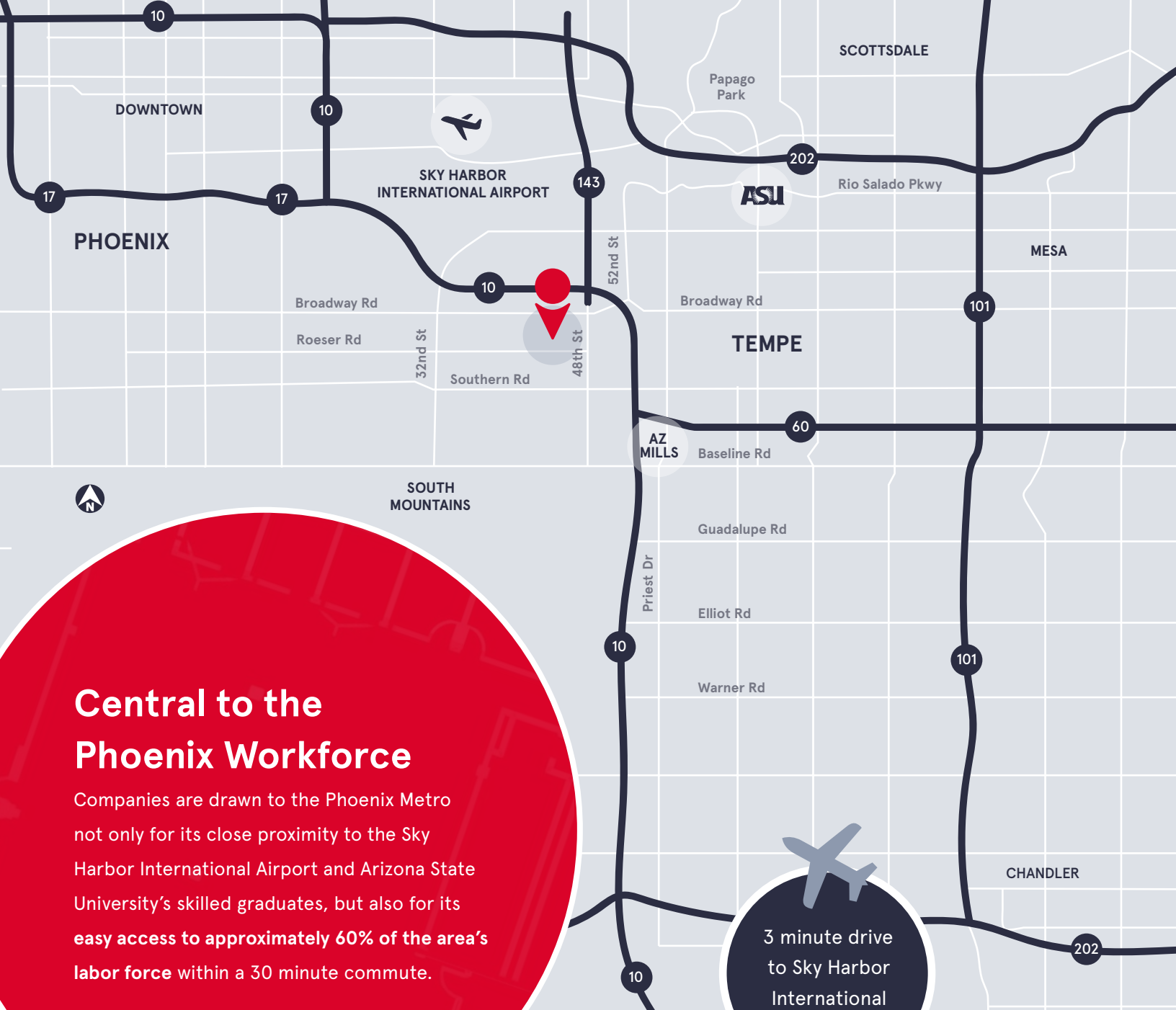
Custom Spaces

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

Thomas K.
TQMWorkforce



On-Site Property Management



Central to the Phoenix Workforce

Companies are drawn to the Phoenix Metro not only for its close proximity to the Sky Harbor International Airport and Arizona State University's skilled graduates, but also for its **easy access to approximately 60% of the area's labor force** within a 30 minute commute.

3 minute drive
to Sky Harbor
International
Airport



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



Lobby Charging Station

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.



**Ground-Up
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

3

Minutes from
I-10 and 60



2

4
Luxury Apartment
complexes under
a 10 minute
drive



4

*Strong Employee
Base*

770,242
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.

KLDiscovery

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

9

*Fairytale
Brownies*
located right in
our campus!



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

7

*15 minute drive
to downtown Phoenix!*

Making entertaining clients and employees
both convenient and memorable!



6

*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



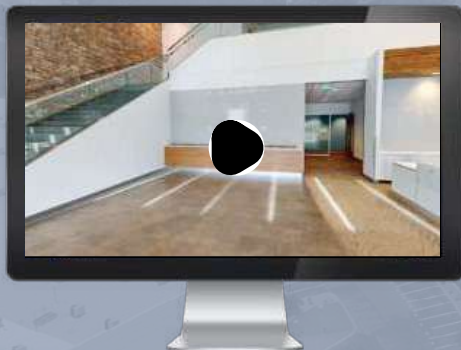
Click or Scan
for Virtual Tour

4425 E Cotton Center Blvd - 2nd Floor



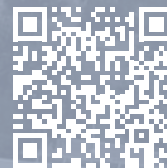
Click or Scan
for Virtual Tour

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

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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