



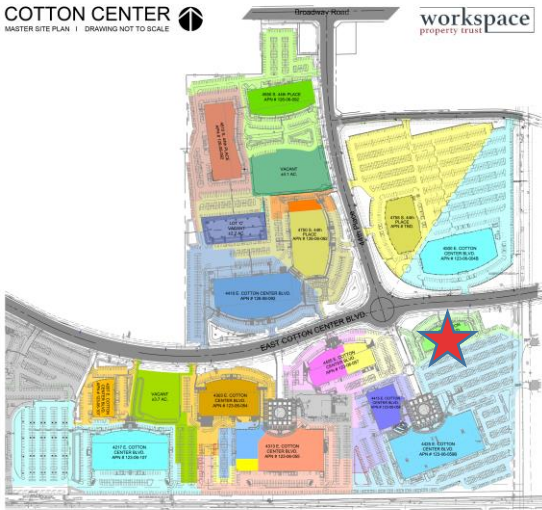
Find Your Space.

4435 E Cotton Center
Phoenix AZ, 85040

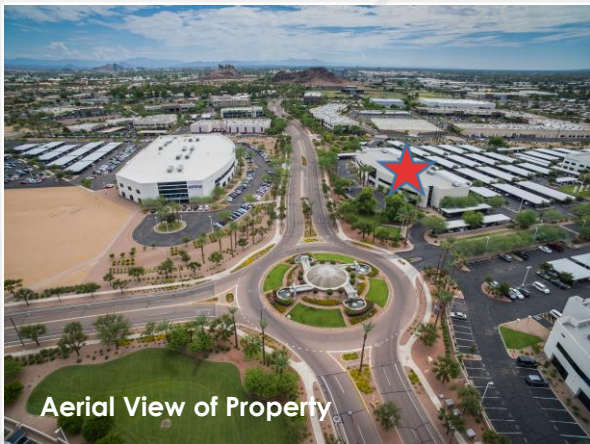
37,750 SQ. FT.
Available for Lease

COTTON CENTER
MASTER SITE PLAN | DRAWING NOT TO SCALE

workspace
property trust



Property Location



Aerial View of Property

Property Highlights



PARK AMENITIES

Located within the City of Phoenix Enterprise Zone, with lifestyle centers within a five-mile radius, along with numerous retail and dining options, fitness centers and hotels nearby.



TRANSPORTATION

Quick access to I-10 (full diamond interchange at 40th Street), 143 and Loop 202. Plus, an 8 minute drive to Phoenix Sky Harbor International Airport.



OPERATING EXPENSES

2021 estimated Tax & CAM - \$8.74/Sq. Ft
\$3.57 Tax | \$5.17 CAM



TECHNOLOGY

Telecommunications and Fiber on site



SUSTAINABILITY

Energy Star Portfolio, numerous green initiatives. Landlord will collaborate with Tenant should Tenant desire LEED certification for space improvements.

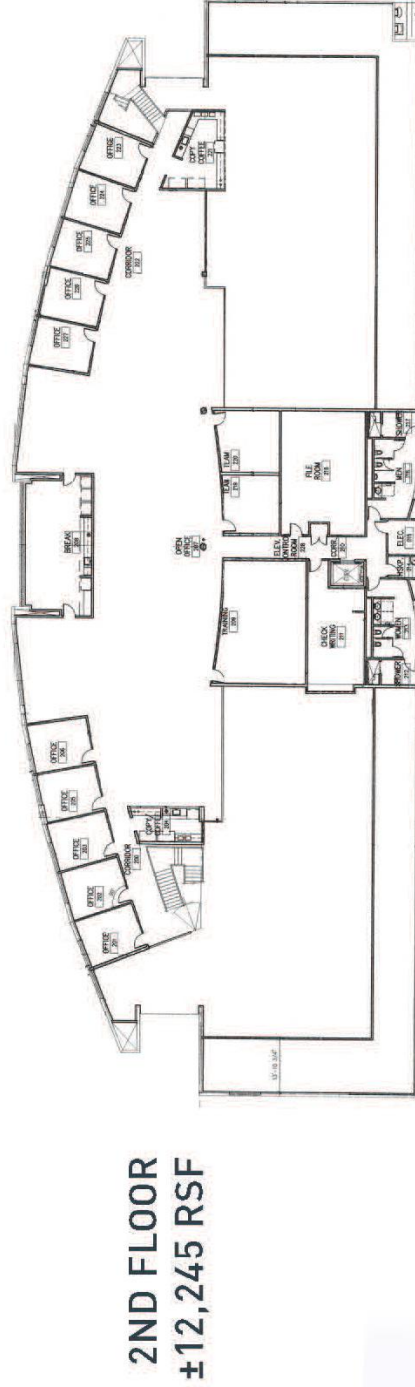
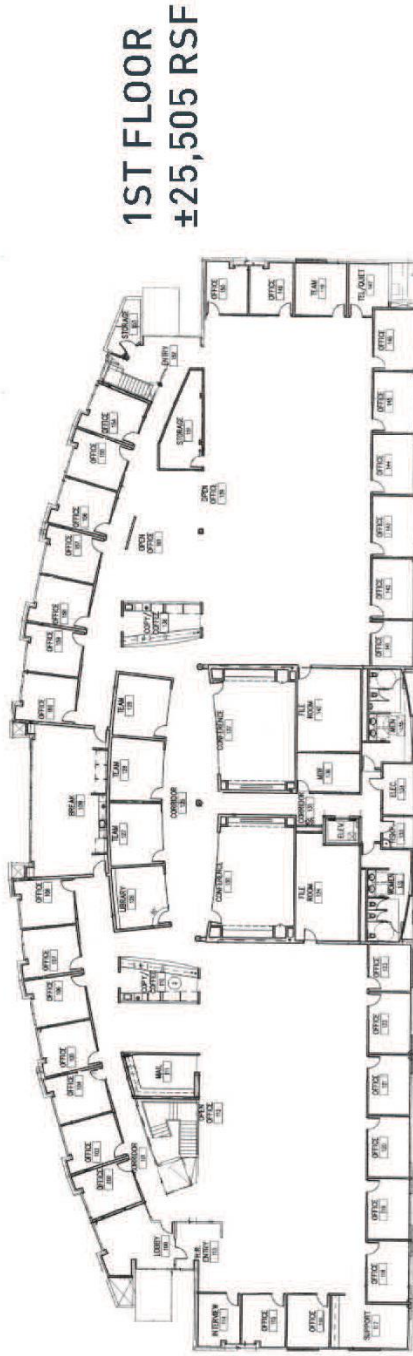


WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust owns, manages and leases 15 buildings consisting of 1.2 million square feet of office and light industrial properties in Arizona.

Our Space Works.

- 3.95/1000 parking ratio
- Heavy Power – 1600 amps of 277/480v 3-phase.
- Access to back-up electrical service available within the park



**LEASING
INFORMATION**

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