



4350 E Cotton Center Boulevard | Phoenix, AZ

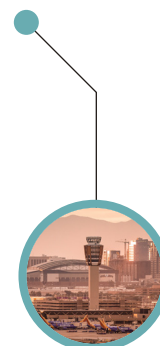
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# 100% Air-Conditioned Flex Building Available



Potential fenced,  
secured parking



5 minutes  
to Phoenix  
Sky Harbor  
International  
Airport



Ability to add  
more grade-  
level or truckwell  
loading doors



Four-building  
property in  
Cotton Center



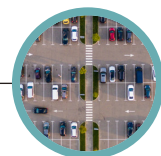
Monument  
signage



Secured parking



Potential fenced,  
secured parking  
or yard area



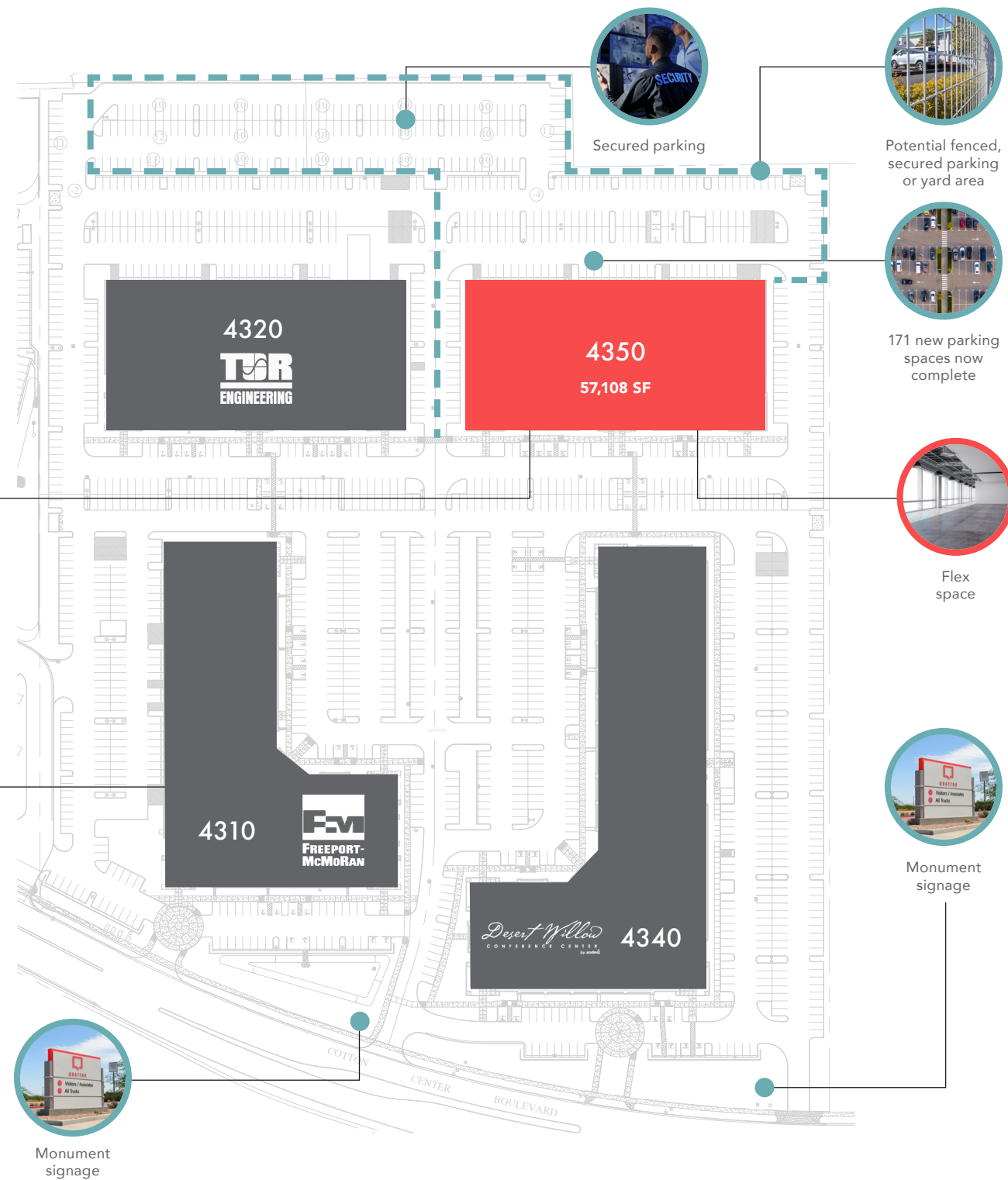
171 new parking  
spaces now  
complete



Flex  
space



Monument  
signage





# Project Highlights



264,994 project square feet



Covered Parking Available



Building and monument signage available



Fiber providers: Cox, Century, Level 3, SRP



## Flex Space Available

4350 — Flex space



±57,108 square feet



Available immediately



\$16.50/square foot NNN lease rate



100% Air conditioned



3,600 AMPS, 277/480 power

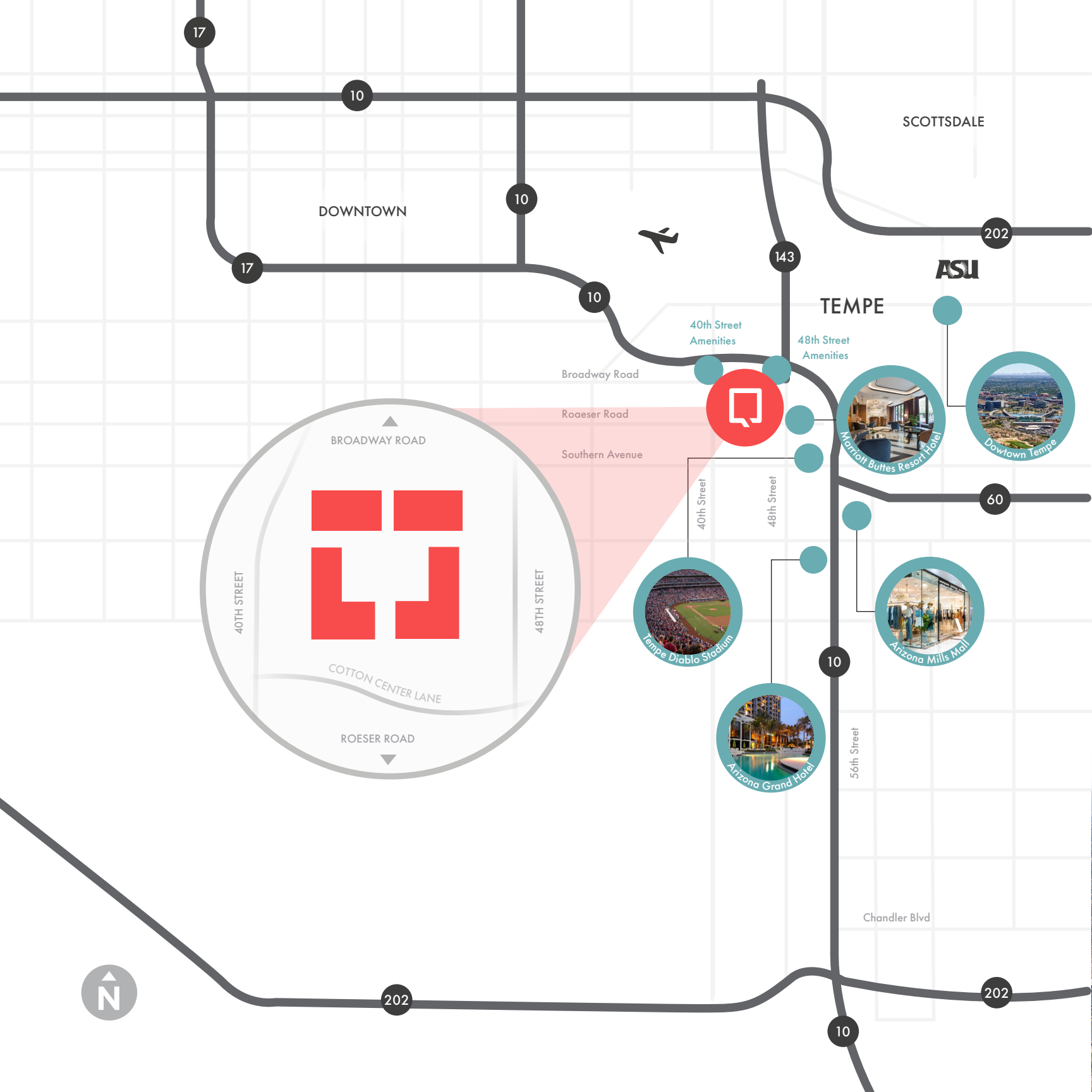


Grade-level doors and truck well available



Second yard potential





# Location

- 1/2 mile access to Interstate 10
- Five minutes to Phoenix Sky Harbor International Airport
- 6 minutes to ASU & Downtown Tempe
- Adjacent to the Marriott Buttes Resort Hotel
- Homewood Suites by Hilton located in Cotton Center
- Conference center on-site
- Close proximity to the strong labor force of Tempe and the Southeast Valley



Excellent access to  
Loops 101 and 202,  
US 60, I-10 and 143  
Expressway



6 minutes from  
Downtown  
Tempe



Sun Devil  
Stadium nearby



## 40th Street & Broadway



## 48th Street & Broadway





# QUATTRO

Owned by:



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