



4645
Cotton Center Blvd

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116,858 SF
CLASS A OFFICE BUILDING
AVAILABLE FOR LEASE



Flexible. Efficient. Modern.

4645 EAST COTTON CENTER BOULEVARD, PHOENIX, ARIZONA

4645

Building Highlights



TWO-STORY,
CLASS A, 116,858 SF
OFFICE BUILDING

2001/2018

BUILT IN 2001 /
RENOVATED IN 2018



BUILDING AND
MONUMENT SIGNAGE
OPPORTUNITIES

NEW

NEWLY REMODELED
COMMON AREAS



CENTRALLY
LOCATED



EXPANSIVE
GLASSLINE



EXCELLENT PARKING RATIO
OF 7/1,000 OF WHICH 188
STALLS ARE LOCATED UNDER
THE NEWLY CONSTRUCTED
PARKING DECK

\$1.25M

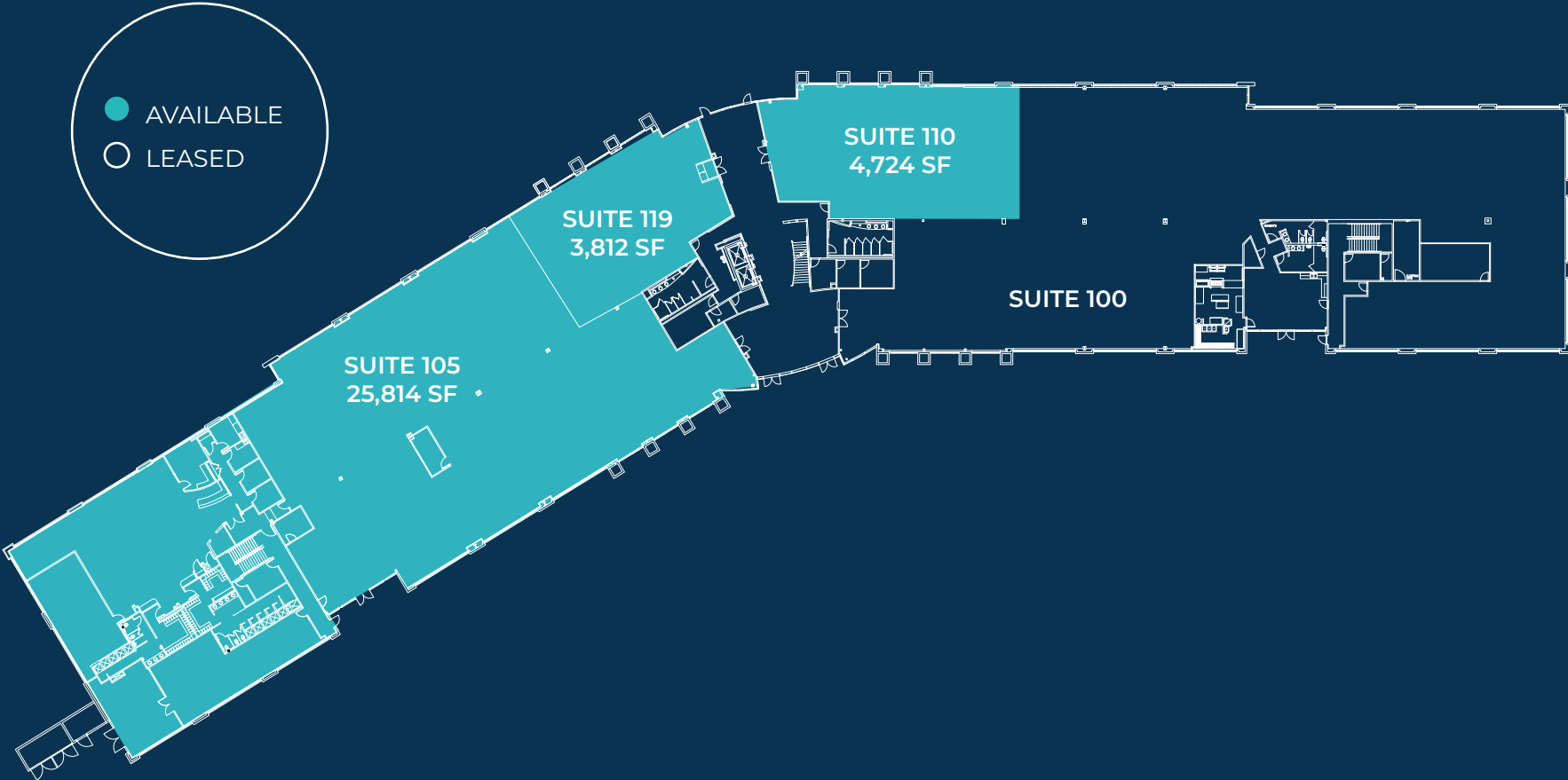
LANDLORD SPENT
ROUGHLY \$1.25M
TO SPECULATIVELY
IMPROVE THE BUILDING



CLEAN WHITE BOX CONDITION
WITH NEW DROP-CEILINGS,
LED LIGHTS, PLUMBING
ELECTRIC,
ETC. IN PLACE

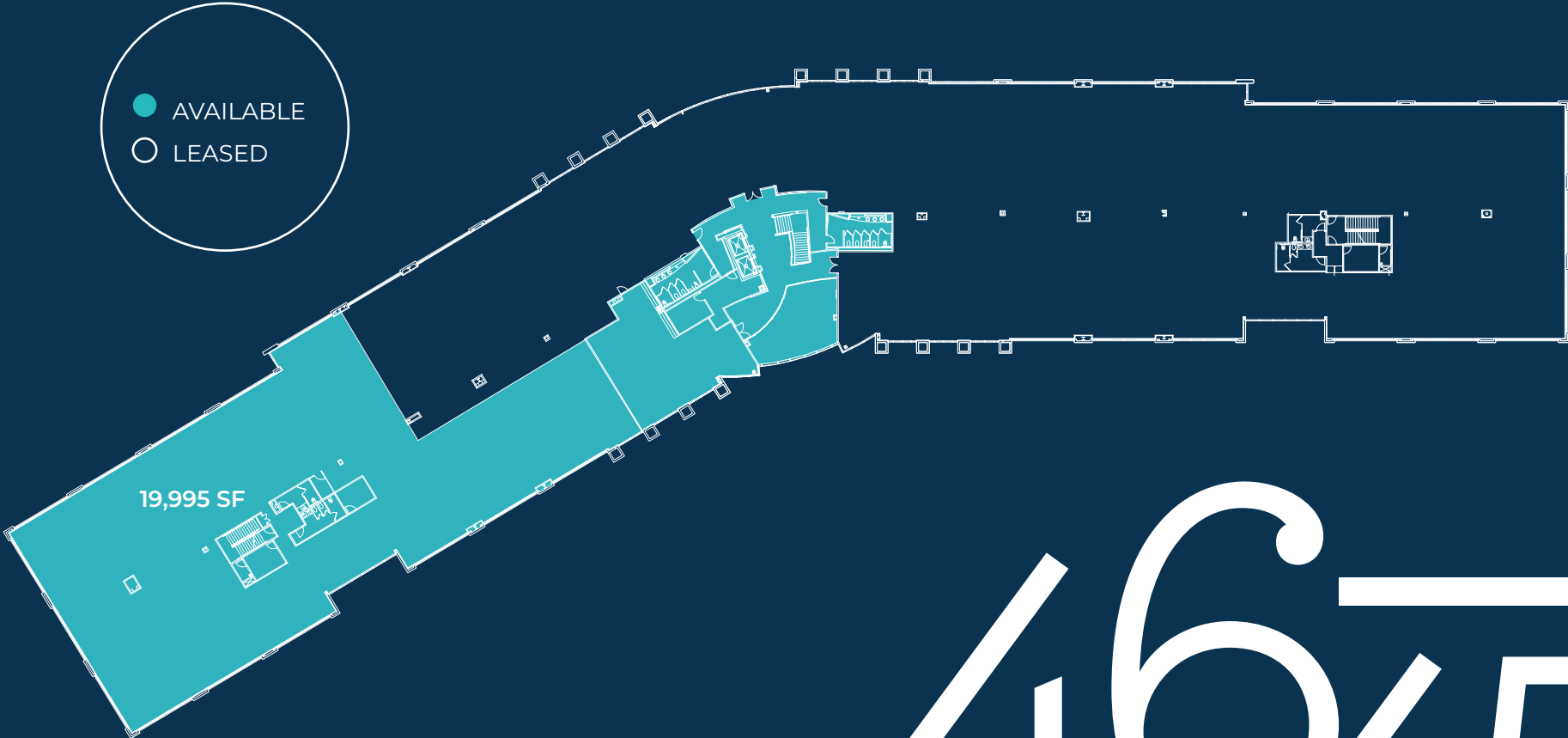
Floorplan 1

FIRST FLOOR:
34,350 SF AVAILABLE (DIVISIBLE)
Common corridor can be collapsed between Suites 119 & 110



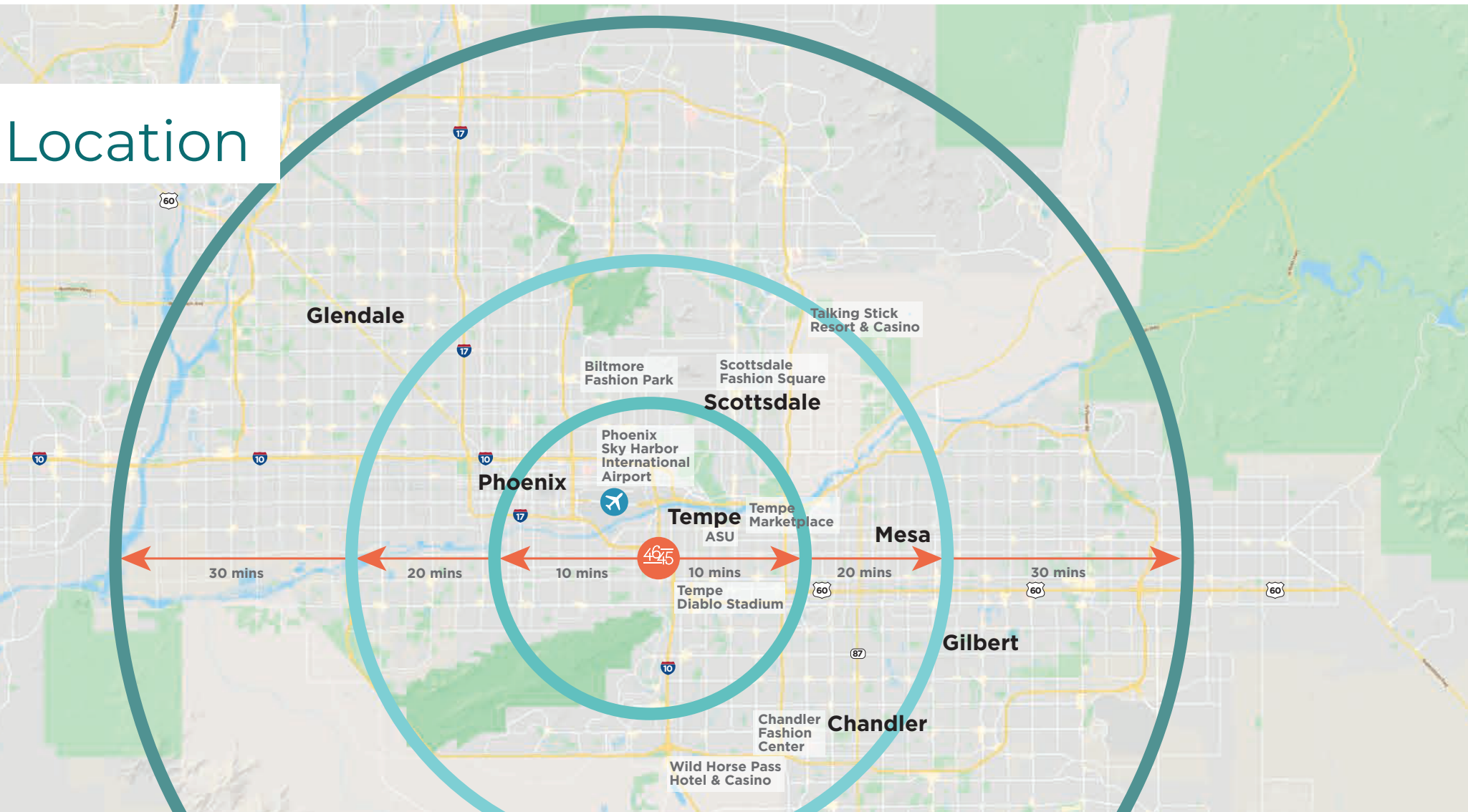
Floorplan 2

SECOND FLOOR:
19,995 SF AVAILABLE



464.5

Location



Demographics (within 30 minutes)



Amenities Map



Retailers

- | | | |
|--|--|--|
| Dining:
The Farm at South Mountain
Subway
Lunch Break
Burger King
Jimmy's Hot Dogs
The Peppersauce Café
Waffle House
Little Miss BBQ
Denny's
Arizona Sandwich Co
Rally's
Oregon's Krispy Krunchy
Chicken
Philly's Sports Grill
Jack in the Box
In-N-Out Burger
Whataburger
Panda Express
Jimmy John's
Pizza Hut
Taco Bell
Chipotle
Pita Bistro
ATL Wings
Del Taco
Wendy's
Riliberto's Fresh Mexican Food
Salad and Go
Mariscos Sinaloa | Hotels:
Legacy Resort
Courtyard by Marriot
Country Inn
La Quinta Inn
Holiday Inn
Hampton Inn
Sheraton
DoubleTree by Hilton
Marriot Phoenix Resort
GreenTree Inn | Shopping:
The Hidden Hideout
Public Storage
AzCa Embroidery
Sears Outlet
Marshall's
Conn's Homeplus
Target
Fry's Food & Drug
Walmart |
|--|--|--|

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Location Highlights

Forty6Forty5 is a Class A corporate office building located within the prestigious master-planned Cotton Center Business Park. Located minutes from Sky Harbor International Airport, the property provides users with easy access to SR-143, I-10, US 60 and the Loop 202 Freeway and is readily accessible to a large and diverse labor pool. In fact, 3.9 million people, more than eighty-five percent of the metropolitan Phoenix area, live within a 40-minute drive of Forty6Forty5. This highly desirable, infill location is only minutes away from amenities in both downtown Phoenix and downtown Tempe. Corporate neighbors include: Wells Fargo Bank, BAE Systems, Avnet, Inc. UnitedHealth Group Incorporated, Aetna, Mutual of Omaha, Xerox, DHL, and Freeport-McMoRan among others.



Leasing Information

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