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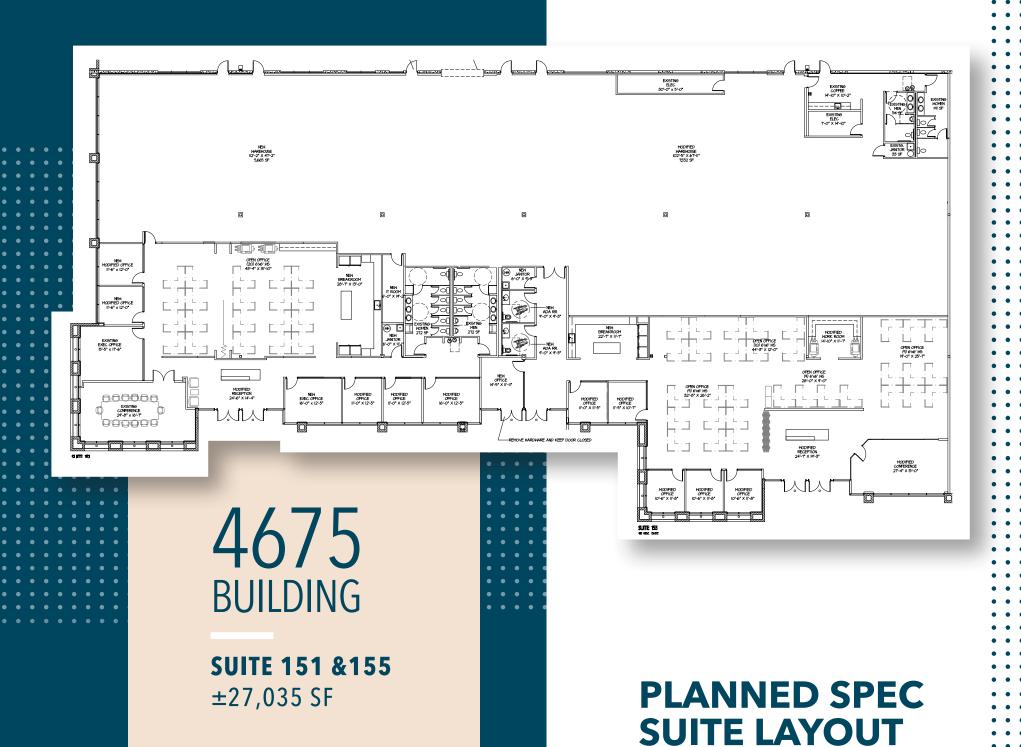
rhingst@leearizona.com D 602.954.3772 All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

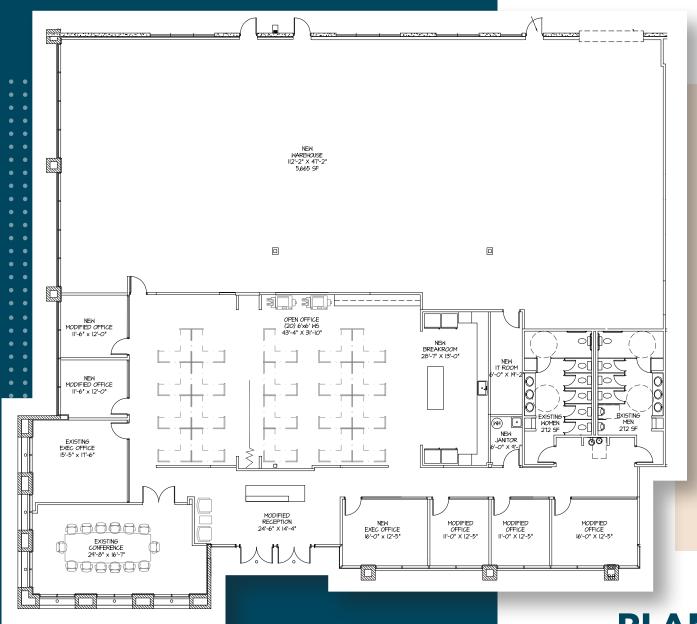


**SUITE 151 &155** 

±27,035 SF

**EXISTING FLOOR PLAN** 





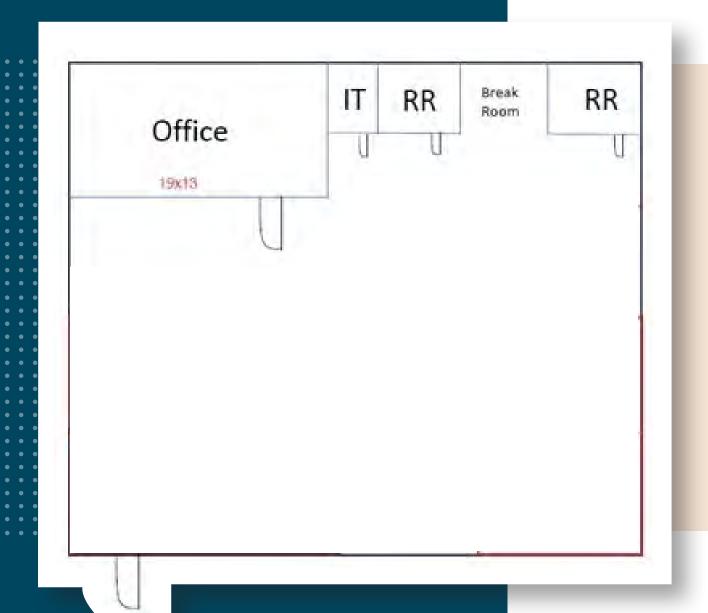
**SUITE 151** ±11,879 SF

PLANNED SPEC SUITE LAYOUT



**SUITE 155** ±15,156 SF

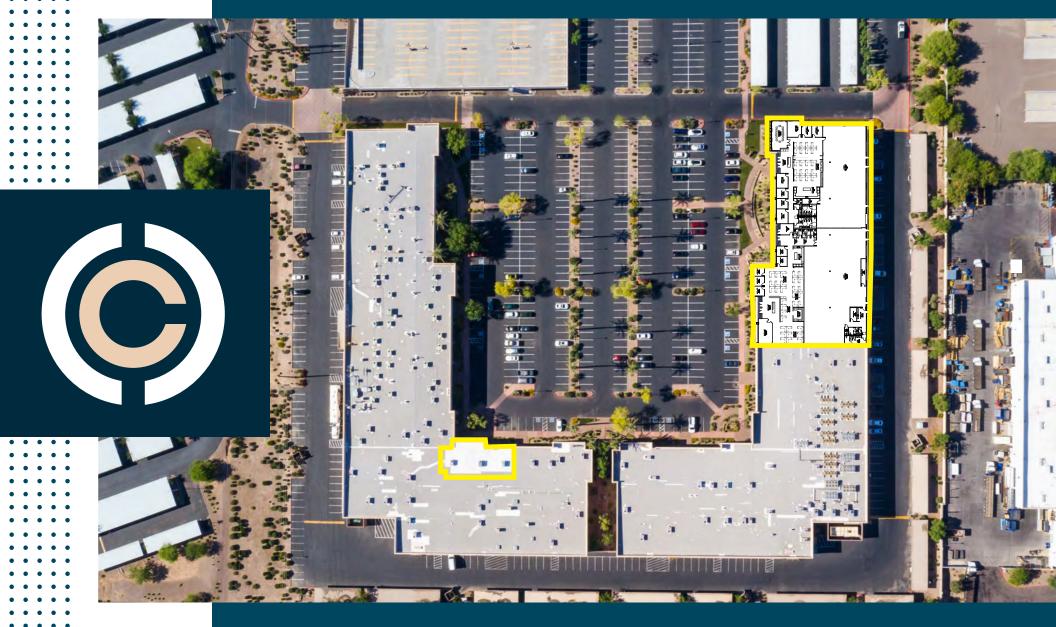
PLANNED SPEC SUITE LAYOUT



**SUITE 179** ±2,109 SF

**OFFICE SUITE** 

## **BUILDING FEATURES**



- ±147,627 SF in 2 single-story flex/office buildings
- Parking: Up to 5:1,000 SF, Canopy-covered parking is available
- Zoning: CP / BP, City of Phoenix
- High image insulated design-reflective glass
- 12' x 14' knock-out panels for overhead doors and additional glass lines
- Year Built: 2000
- Grade-level loading
- Fully Sprinklered



## LOCATION

- Located at the entry to the masterplanned Cotton Center Business Park
- Minutes from Downtown Tempe amenities & Arizona State University (3.6 miles)
- Easy access to SR-143, I-10, US-60 and Loop 202 Freeway
- Close proximity to Sky Harbor Airport



## **AMENITIES**

- Homewood Suites & Marriot at Tempe Buttes Adjacent | 10 Hotels within 1 Mile
- On-Site Retail Center (Staples, Jimmy Johns, Panda Express, Port of Subs, Pita Bistro, Pizza Hut and More)
- Walking Distance to Los Angeles Angels of Anaheim Tempe Diablo Stadium
- 2.8 Miles to Arizona Mills Mall (1.2 Million SF of Retail, Restaurants, Activities)



