



COTTON FLEX CENTER

4625 & 4675 E. COTTON CENTER BOULEVARD / PHOENIX, AZ



FLEX SPACE



INDUSTRIAL



OFFICE



4675 BUILDING

SUITE 151 & 155
±27,035 SF

**EXISTING
FLOOR PLAN**



4675 BUILDING

SUITE 151 & 155
±27,035 SF

**PLANNED SPEC
SUITE LAYOUT**

4675 BUILDING

SUITE 151
±11,879 SF

**PLANNED SPEC
SUITE LAYOUT**

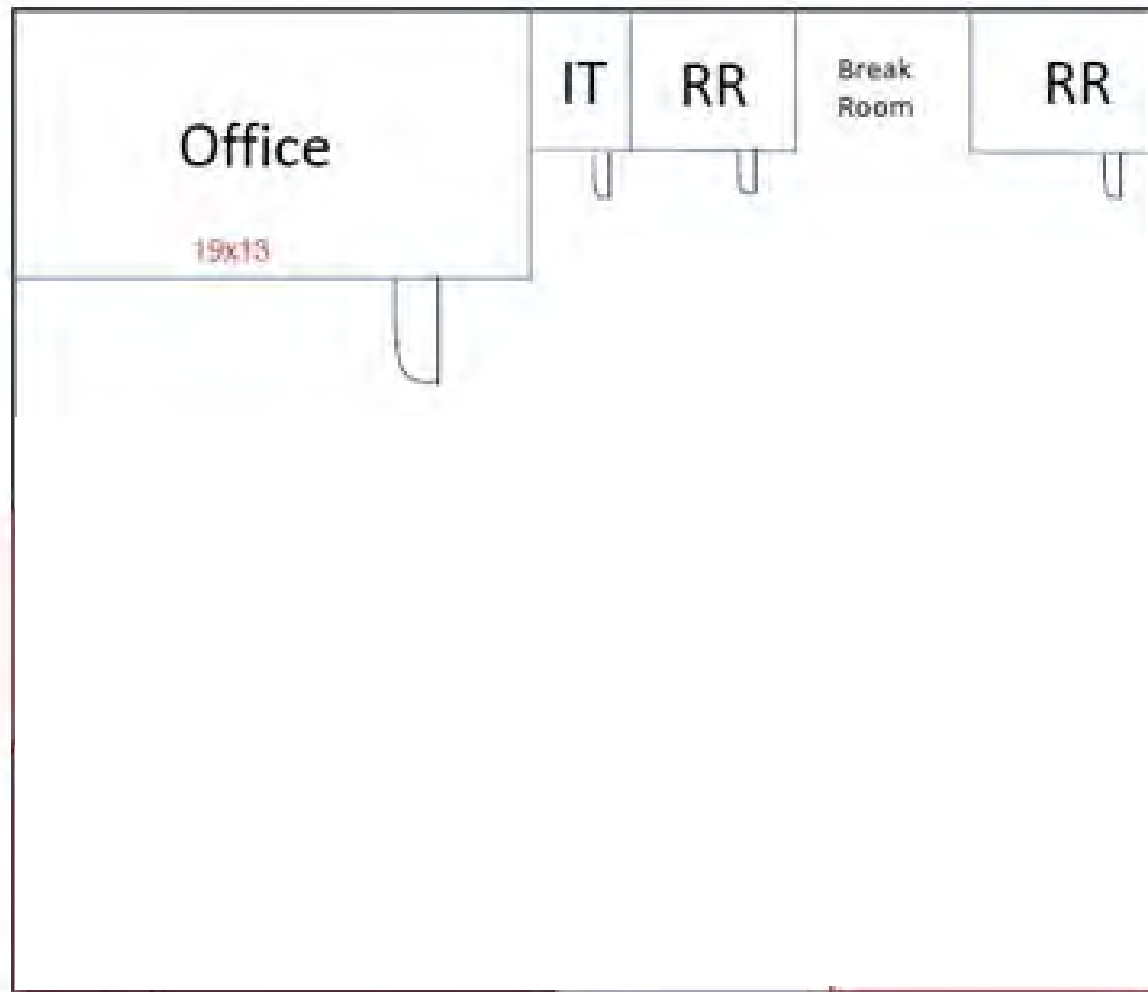




4675 BUILDING

SUITE 155
±15,156 SF

**PLANNED SPEC
SUITE LAYOUT**



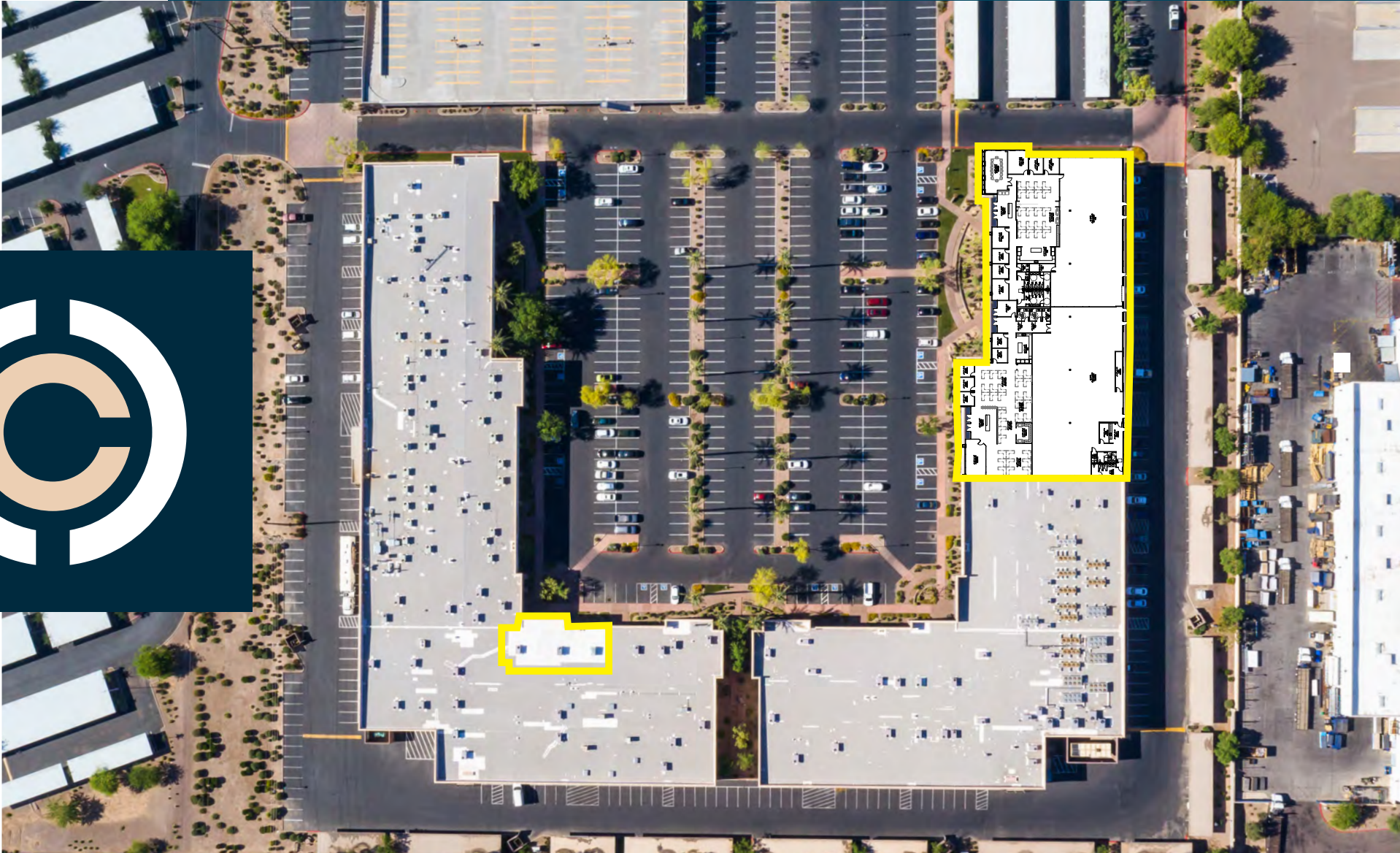
4625

BUILDING

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 master-planned 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)

