

KOLL COTTON CENTER

4050 East Cotton Center Boulevard, Phoenix, AZ

OFFICE SPACE READY TO OCCUPY



OFFICE SPACE
FOR LEASE

Collaborative Office Space for Lease with
Convenient Access to Multiple Freeways

Michelle Gardner
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AVAILABLE	Suite 38 ±3,813 SF
LEASE RATES	\$18.00 Modified Gross (Net electric)
BUILD OUT	Private offices; collaborative open environment
PARKING	Ratio of 5/1,000 SF

Features

Easy access to I-17, SR-143, US 60, SR-51, and I-10

Well maintained grounds

Strong capitalized ownership

±78,434 SF in 3 office buildings

Recently renovated

Demographics

	1 MILES	3 MILES	5 MILES
2019 Population	7,042	78,189	307,739
2019 Households	2,110	29,902	115,254
Median HH Income	\$54,005	\$55,407	\$56,338



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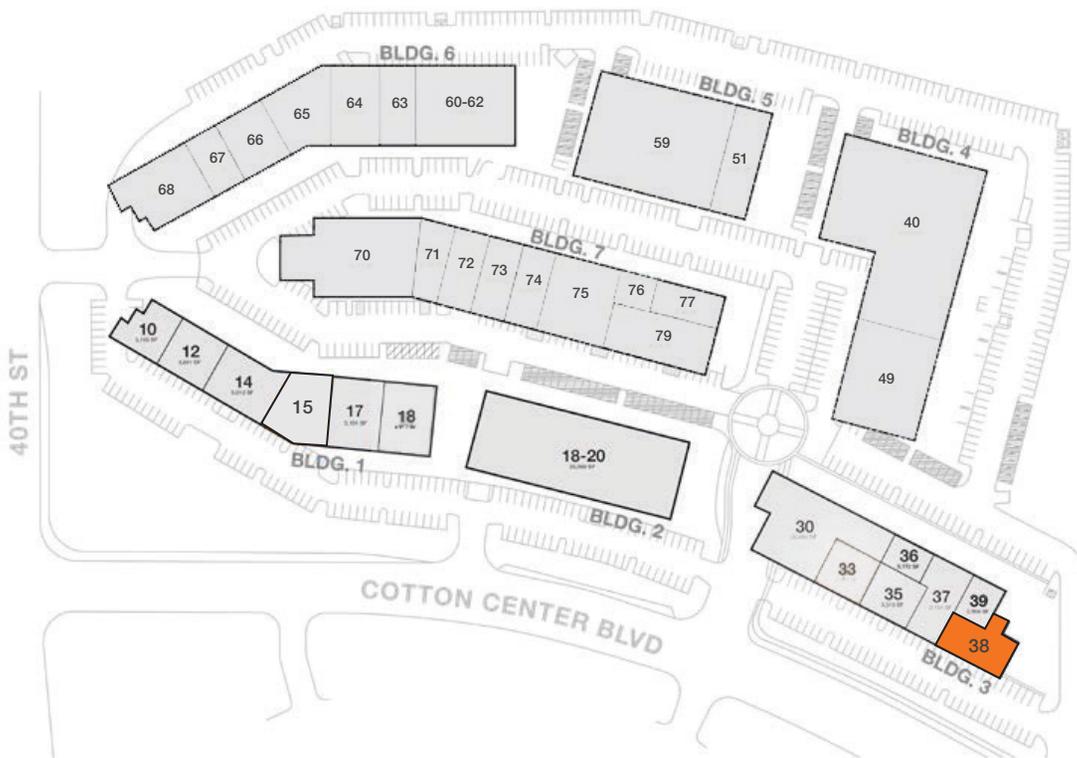


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■ AVAILABLE OFFICE
 ■ OCCUPIED



Availabilities

BUILDING	SUITE	SF	PRICE
BLDG 3	38	3,813 SF	\$18.00/SF MG



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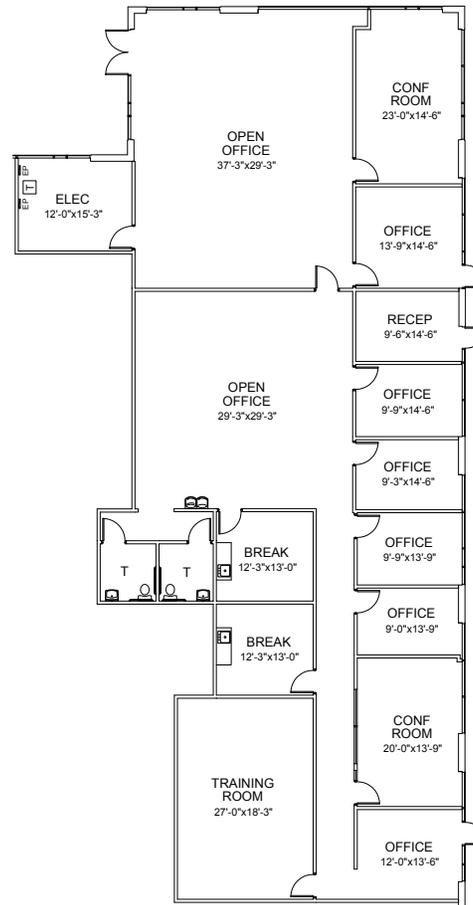
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Suite 38 – Floor Plan

BUILDING 3 - SUITE 38 | ±3,813 SF



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