



4645

Cotton Center Blvd

116,858 SF
CLASS A OFFICE BUILDING
AVAILABLE FOR LEASE



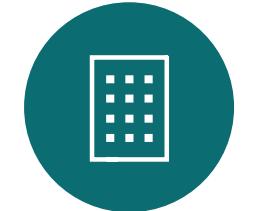


Flexible. Efficient. Modern.

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



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

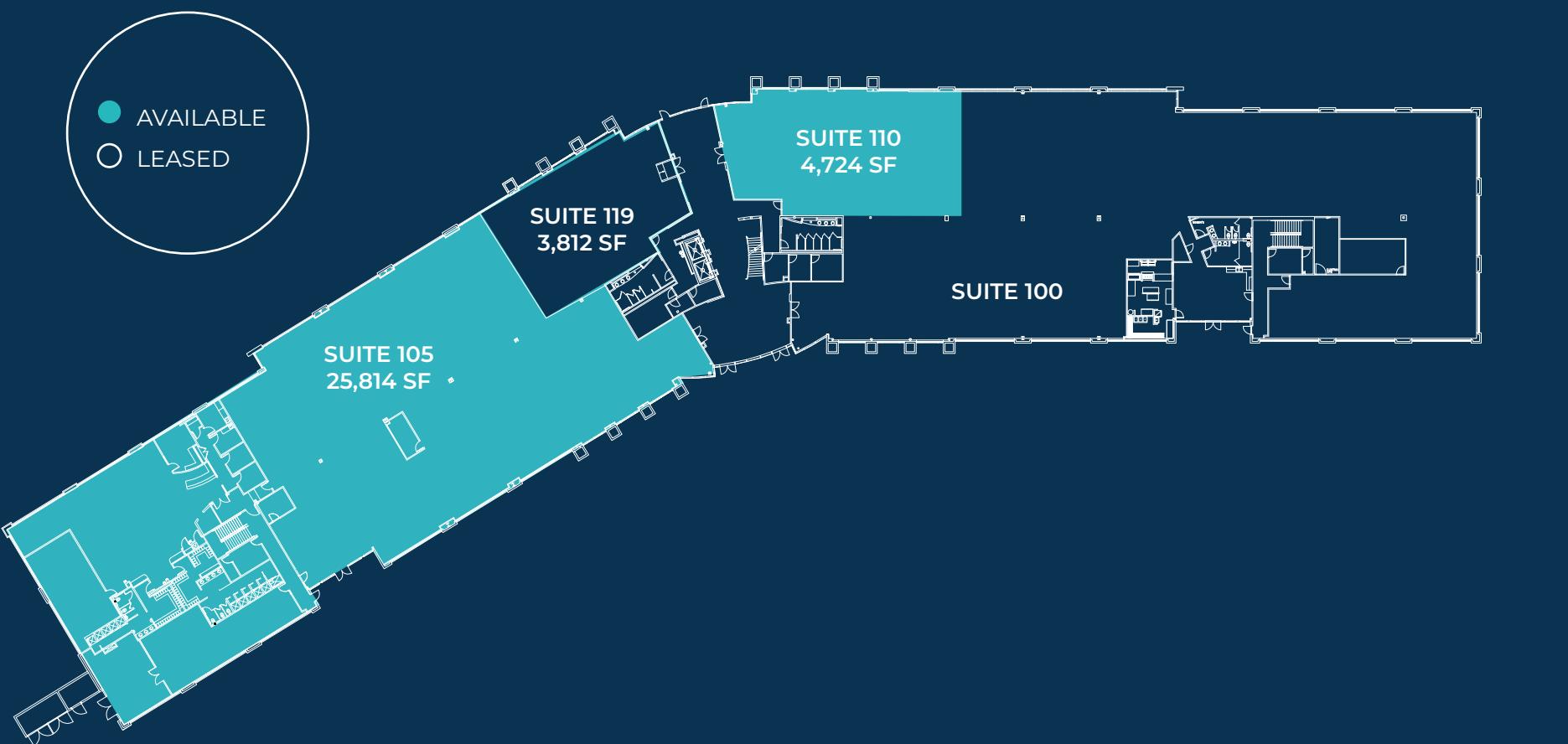
LANDLORD SPENT
ROUGHLY \$1.25M
TO SPECULATIVELY
IMPROVE THE BUILDING



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

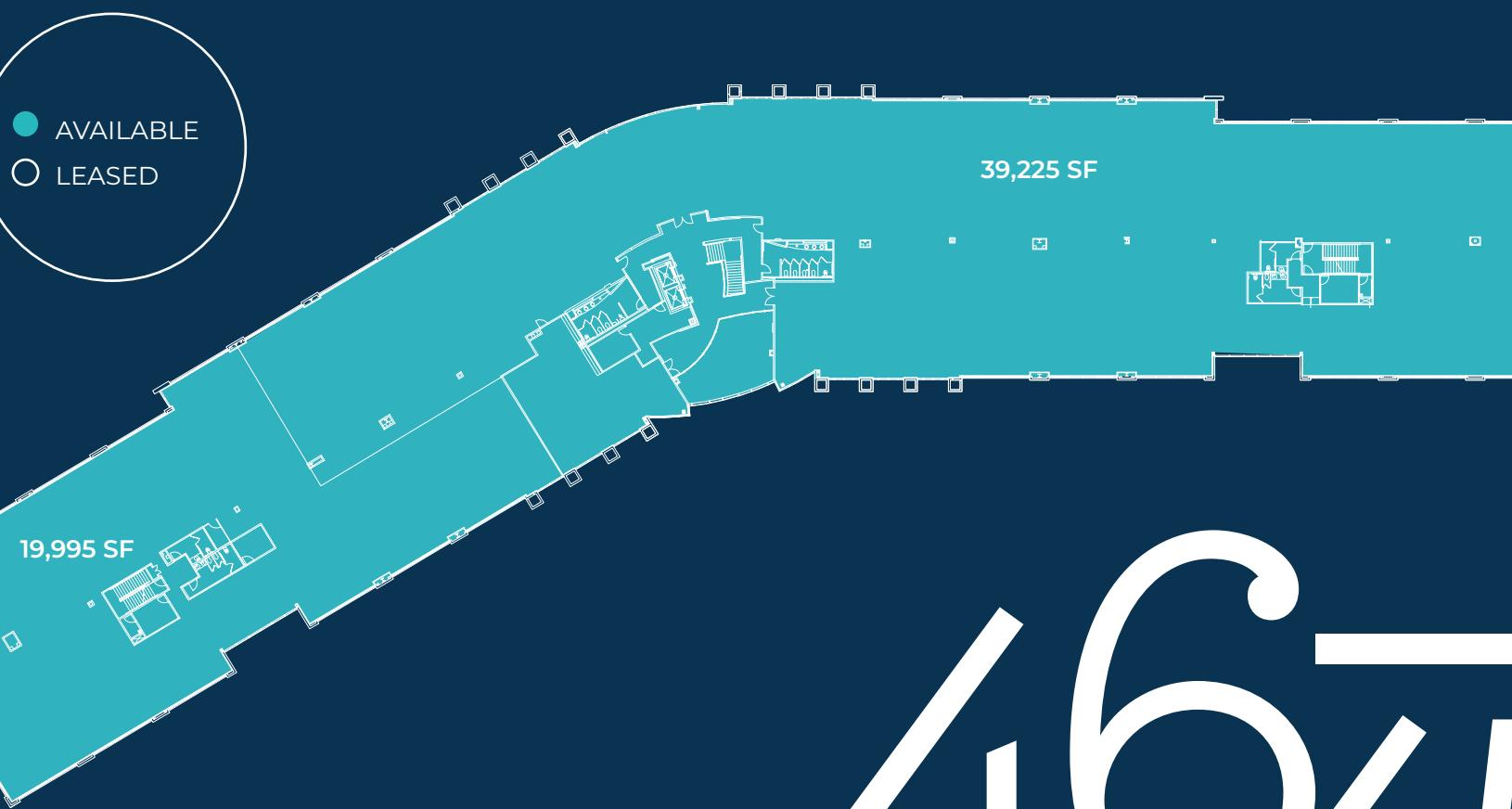
Floorplan 1

FIRST FLOOR:
34,350 SF AVAILABLE (DIVISIBLE)

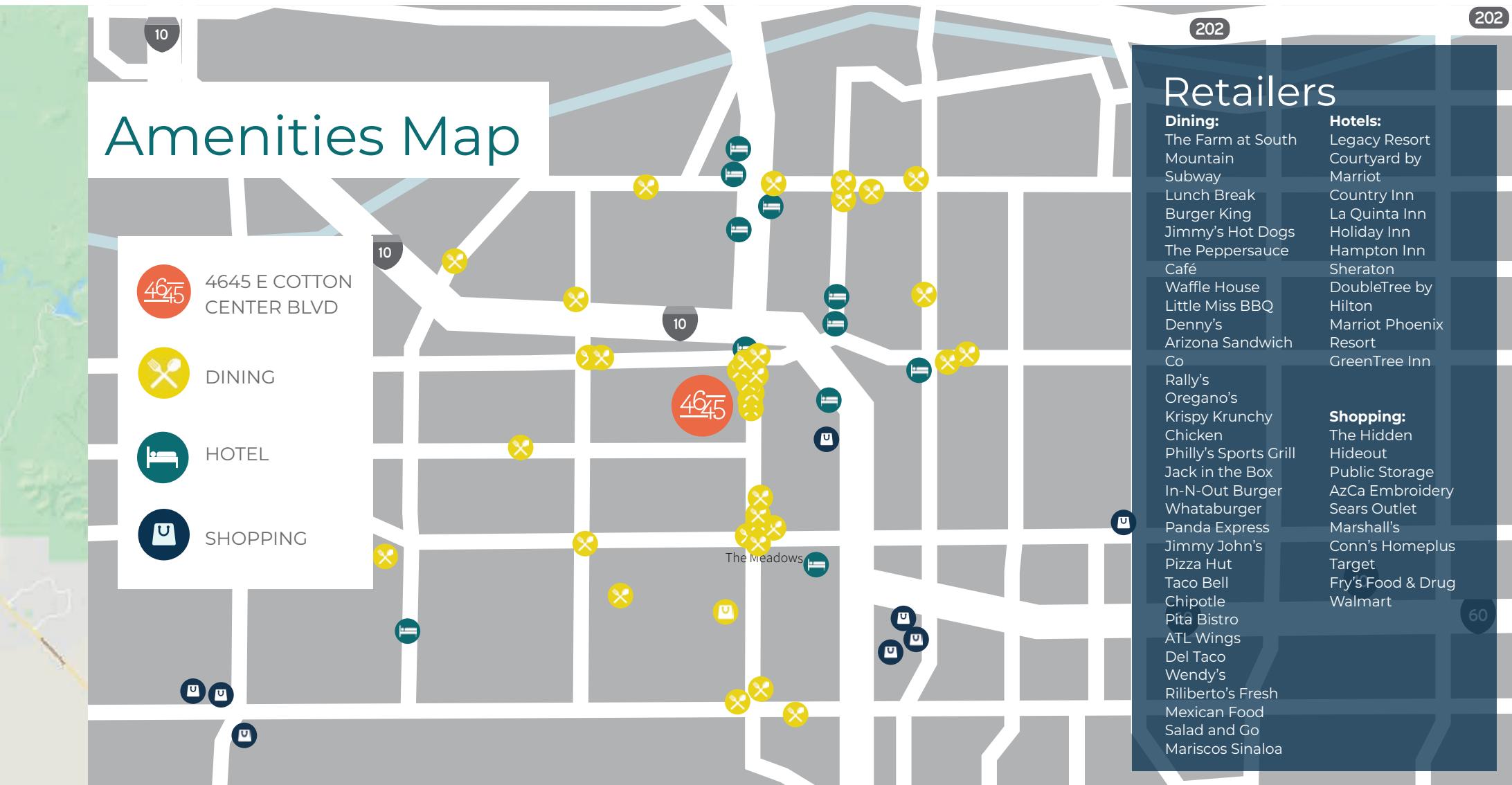
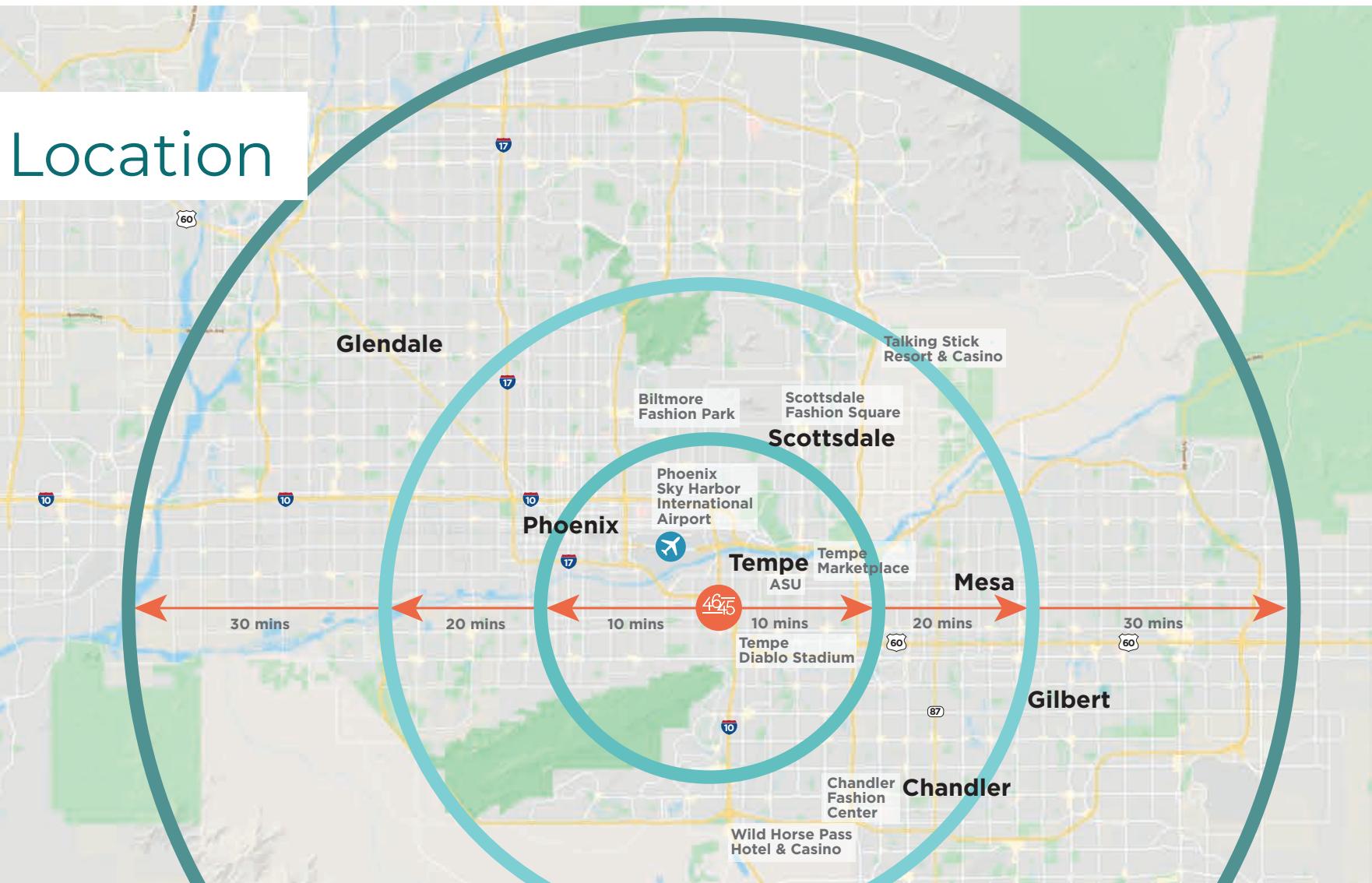


Floorplan 2

SECOND FLOOR:
59,220 SF AVAILABLE (DIVISIBLE)



46-
45





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