



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

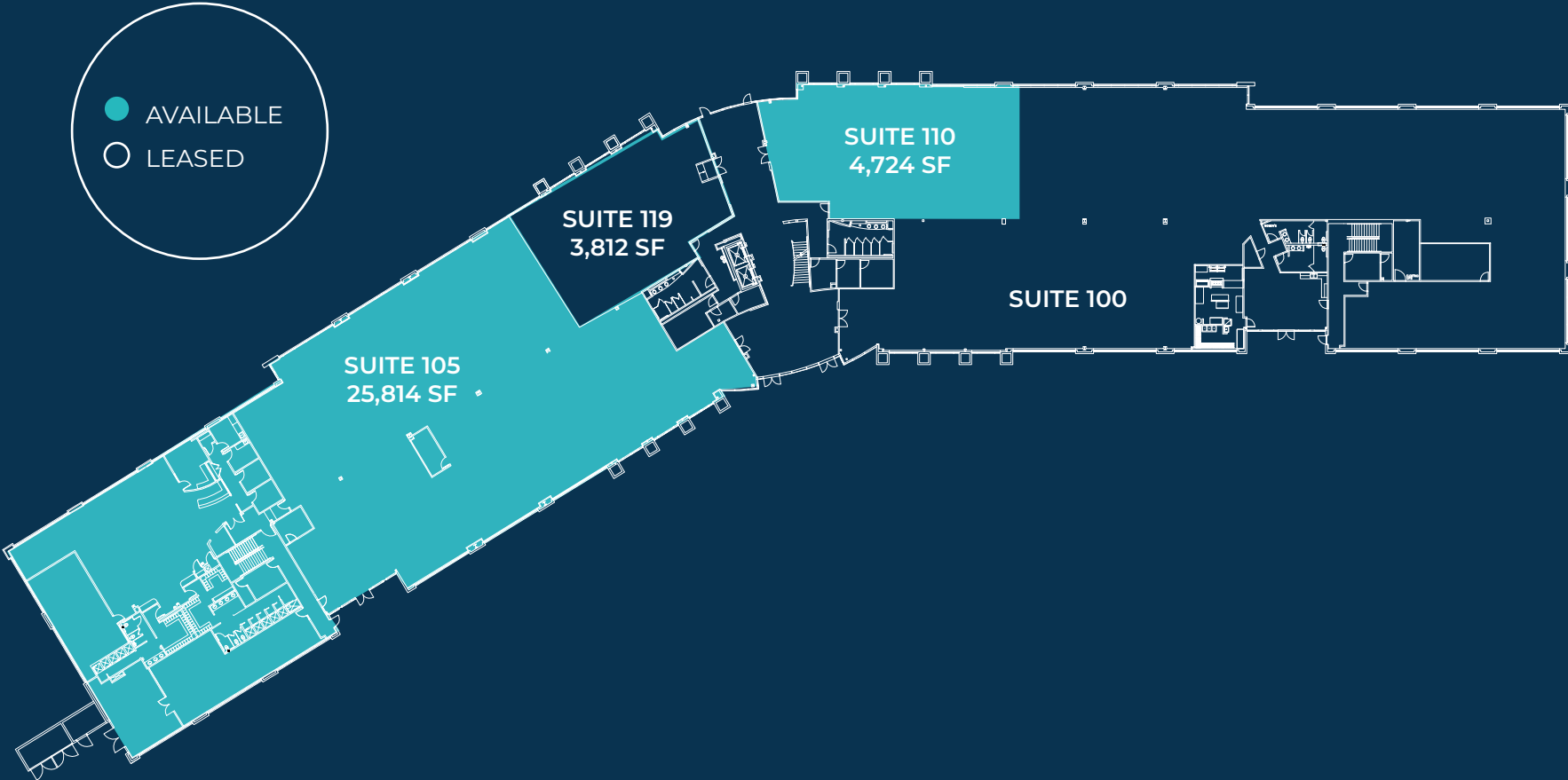
LANDLORD SPENT
ROUGHLY \$1.25M
TO SPECULATIVELY
IMPROVE THE BUILDING



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

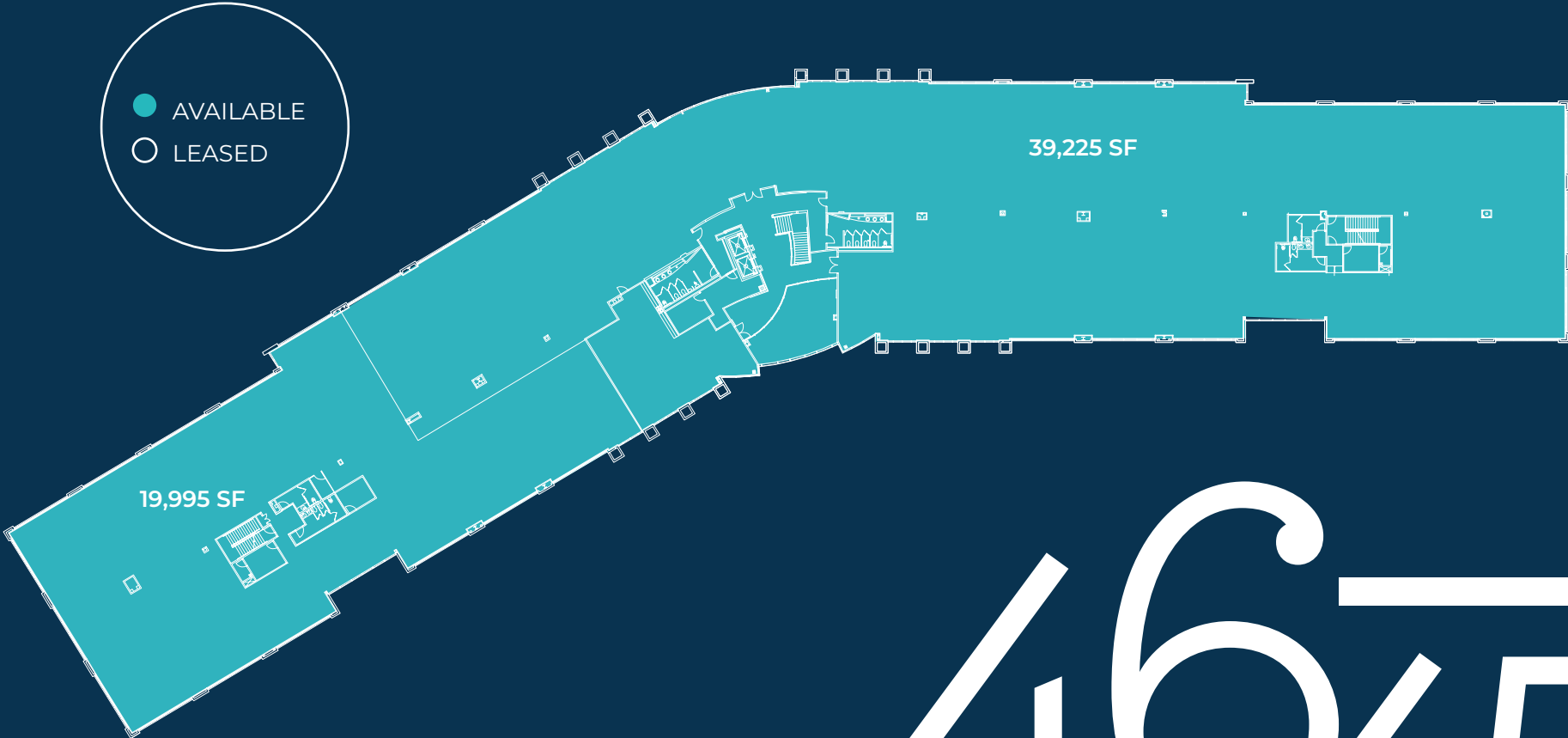
Floorplan 1

FIRST FLOOR:
34,350 SF AVAILABLE (DIVISIBLE)



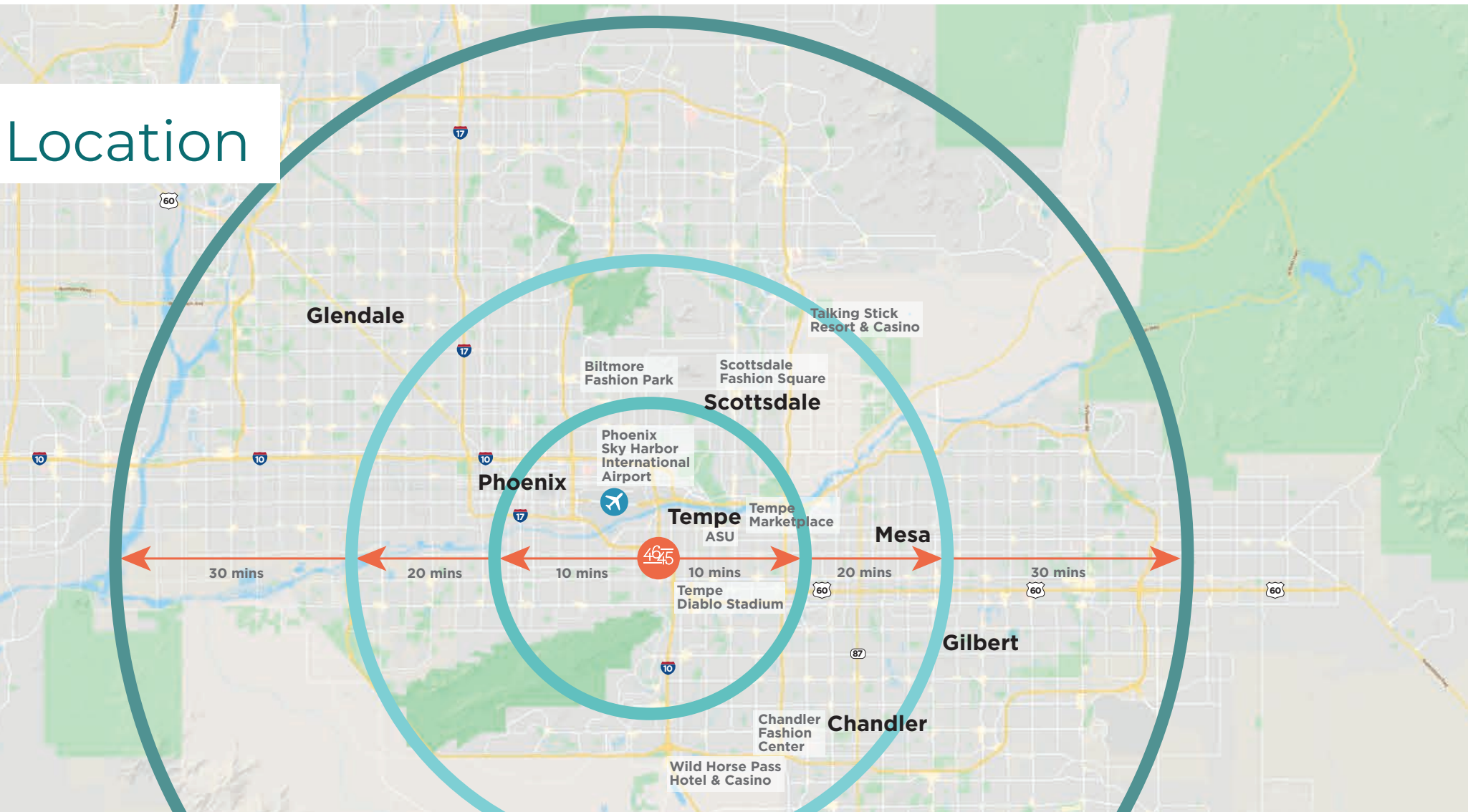
Floorplan 2

SECOND FLOOR:
59,220 SF AVAILABLE (DIVISIBLE)



464.5

Location



Demographics (within 30 minutes)



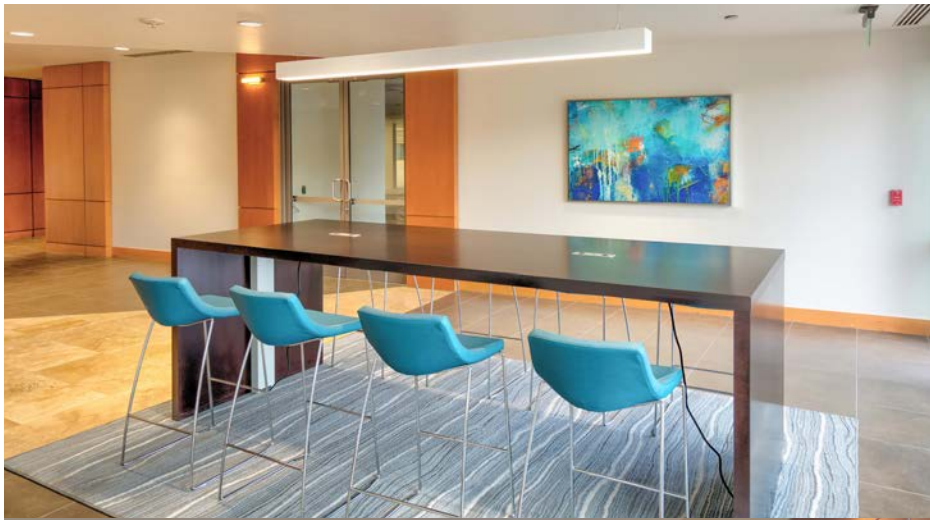
Amenities Map



4645

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.



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