



COTTON COMMERCE CENTER

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



DATA CENTER

AVAILABLE FOR LEASE
26,784 RSF (AVAILABLE JAN 1, 2018)

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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BUILDING DESCRIPTION

- Located within the master planned Cotton Center Business Park
- Single-story concrete slab on grade building
- Built in 2000
- Total Building Size: 73,804 SF

SUITE 167 DESCRIPTION

- Available 1/1/2018
- Currently occupied by Capgemini as a data center
- Total Size: 26,784 SF
- Two Data Centers currently in suite:
 - Data Center #1: Approx. 76' x 72' (5,472 RSF)
 - Data Center #2: Approx. 76' x 50' (3,800 RSF)
 - Underfloor area contains ladder rack for underfloor cabling and easy connection to electrical distribution units (PDU)

FIRE SUPPRESSION

- Data Centers are rated as a 2-hour fire rating (with fire shutters) with fire and heat control sensors
- Data Center #1: Dry pipe, pre action sprinkler system and a zoned FM200 system
- Data Center #2: Zoned VESDA fire system

BACKUP POWER

- Fully redundant power system supported by 6 Liebert UPS systems and attached battery cabinets containing 196 cells, with a 1,750 KW diesel generator backup

SECURITY

- 24/7 manned security
- Data Centers are controlled by Biometric (fingerprint) scanner access
- CCTV Cameras throughout the facility
- Wired for 3rd party alarm monitoring company

COOLING/AIR & HUMIDITY

- Data Center IT load cooled by 355 tons of Liebert CRAC (Computer Room Air Conditioning) cooling
- Twenty (20) Carrier rooftop AC units

POWER

- 2,500 Amps total power available to the building from the Salt River Project
 - 1,000 Amps from building service
 - 1,500 Amps from a separate transformer

NETWORK PROVIDERS

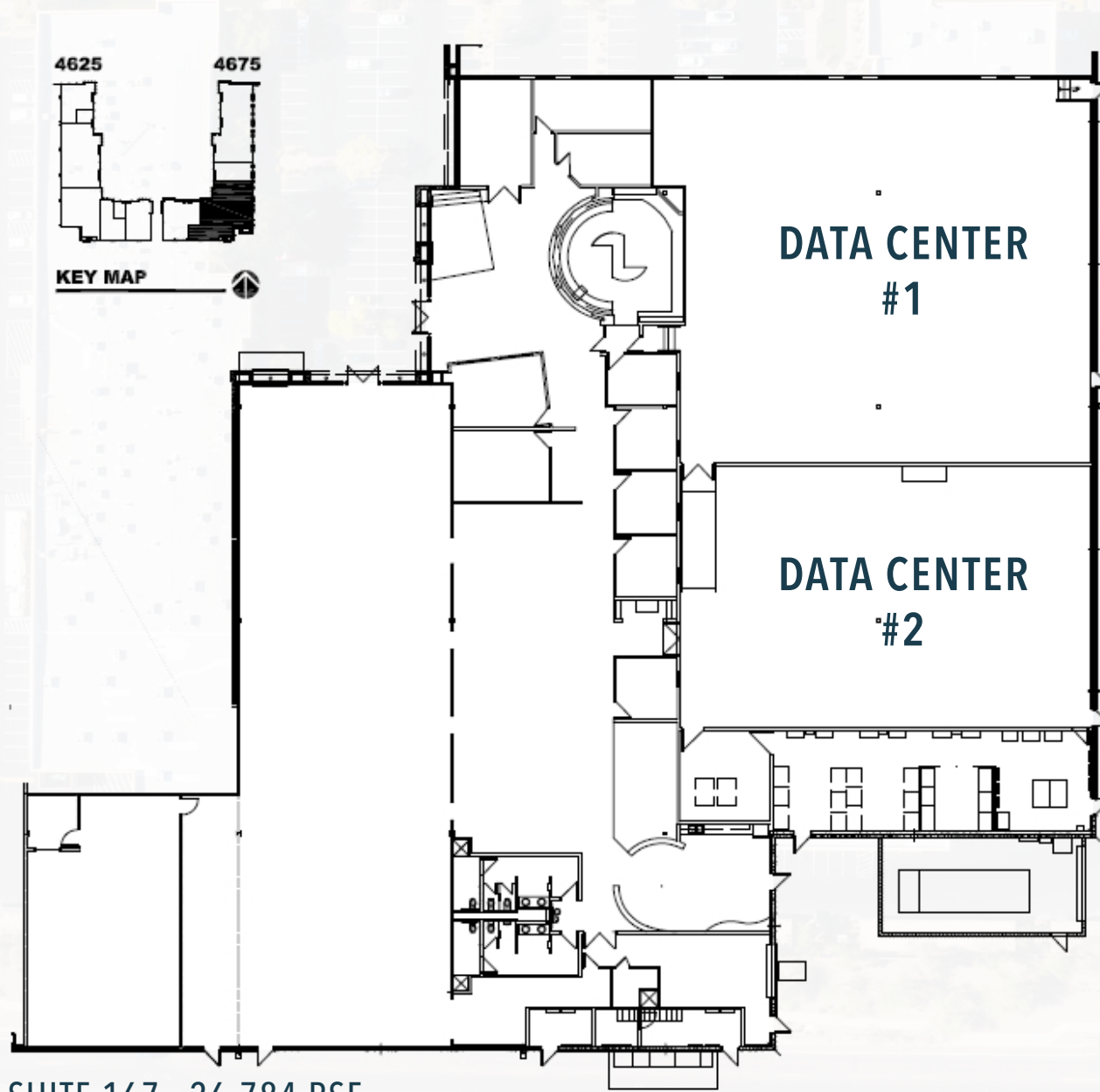
- Century Link / NetCarrier / XO (NN) / Nitel / Airespring / Global Capacity / Earthlink / Fusion / COX / Electric Lightwave

** Service providers who are underlined are already LIT in the building*



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SUITE 167 - 26,784 RSF



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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

PROJECT FEATURES:

- ±147,627 SF in 2 single-story flex/office buildings
- Year Built: 2000
- Parking: Up to 5.5/1,000 SF, Canopy-covered parking is available
- Zoning: CP / BP, City of Phoenix

AMENITIES:

- Homewood Suites & Marriott 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)
- High image insulated design-reflective glass
- 12' x 14' knock-out panels for overhead doors and additional glass lines
- Grade-level loading
- Fully Sprinklered



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