



COTTON COMMERCE CENTER

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



OFFICE



WAREHOUSE



DATA CENTER

Jeff Conrad
jconrad@leearizona.com
D 602.954.3743

Spencer Nast
snast@leearizona.com
D 602.912.3525

Allen Lowe, SIOR
alowe@leearizona.com
D 602.954.3747

John Cerchiai, SIOR
jcerchiai@leearizona.com
D 602.954.3763

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



COTTON COMMERCE CENTER

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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

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)

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





SUITE 183 - MOVE IN READY

- 17,343 RSF (100% Office)
- Reception, 7 Offices, 3 Conference Rooms, Training Room, Break Area, 6 Interview/Phone Rooms, Storage
- Open Space for ±74 Workstations
- Potential for Warehouse: 1,900 - 5,500 RSF



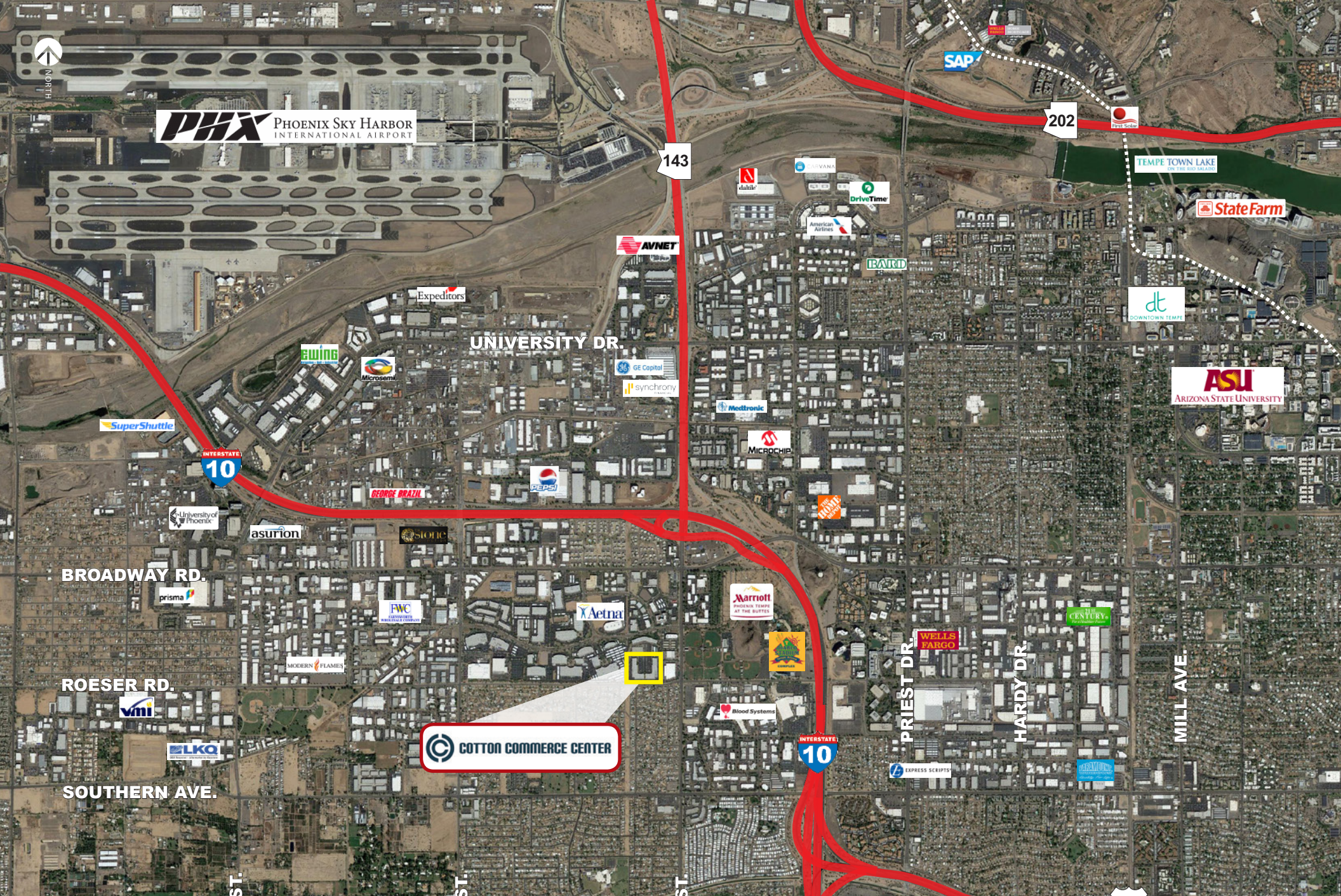
SUITE 177 - PROPOSED SPEC SUITE

- 9,790 RSF (75% Office | 25% Warehouse)
- Office: 7,342 RSF with 3 Sides of Glass
- Reception, 8 Offices, Conference Room, Training Room, Break Area, Open Space for ±24 Workstations
- Warehouse: 2,448 RSF - Grade Level Roll Up Door



SUITE 167 - DATA CENTER

- 26,784 RSF (Available January 1, 2018)
- 9,272 RSF of Raised Floor Data Center Space (5,472 SF & 3,800 SF)
- Fully redundant power system with diesel generator backup and a battery-backed UPS system



PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

143

202

UNIVERSITY DR.

INTERSTATE 10

ASU
ARIZONA STATE UNIVERSITY

BROADWAY RD.

C COTTON COMMERCE CENTER

ROESER RD.

PRIEST DR.

HARDY DR.

MILL AVE.

SOUTHERN AVE.

32ND ST.

40TH ST.

46TH ST.

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