

KOLL COTTON CENTER

4050 East Cotton Center Boulevard, Phoenix, AZ

SPEC 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	±4,610 SF
LEASE RATE	\$18.00/SF 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
2018 Population	6,928	297,370	1,123,935
2018 Households	2,026	107,604	429,338
Median HH Income	\$48,082	\$44,160	\$51,857



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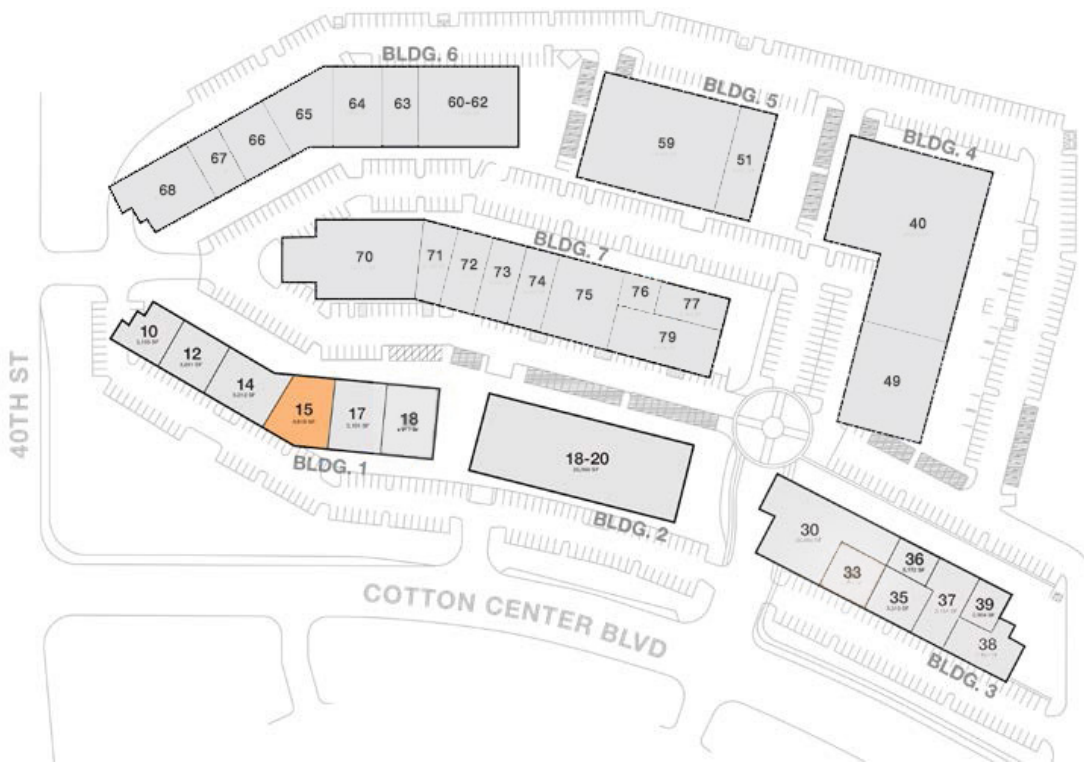


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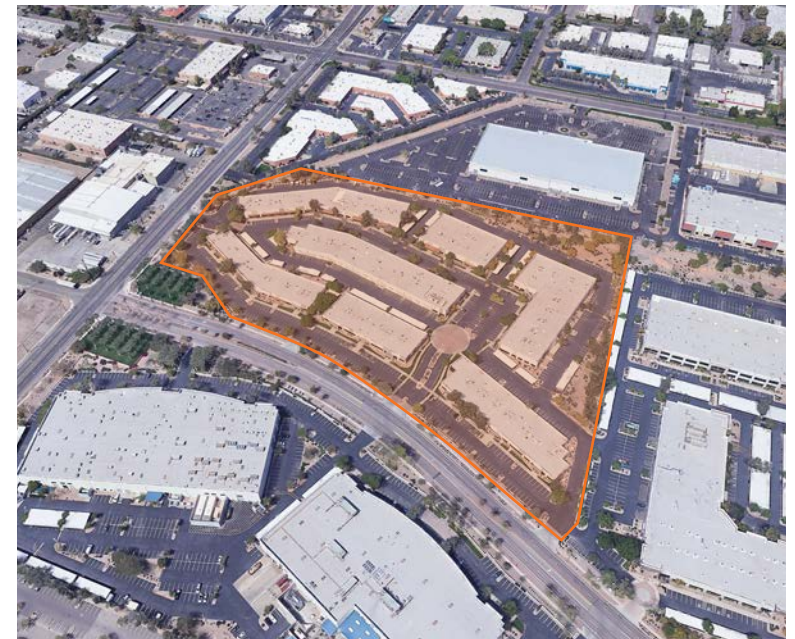
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■ AVAILABLE OFFICE
 ■ OCCUPIED



Availabilities

BUILDING	SUITE	SF	PRICE
BLDG 1	15	4,610 SF	\$18.00/SF MG (Net Electric)



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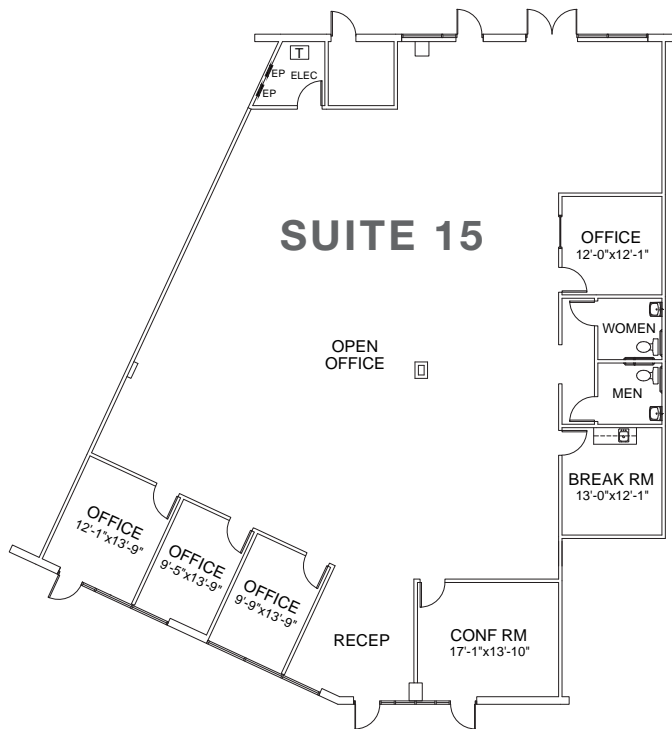
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Suite 15 – Floor Plan

BUILDING 1 - SUITE 15 | ±4,610 SF



SUITE 15 | FURNITURE CONCEPT



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