

4207
E COTTON
CENTER

±24,900 SF of Flex Space
For Sale or Lease in
The Cotton Center — *Phoenix's*
Premier Business Park

4207 E COTTON CENTER BLVD, PHOENIX, AZ

km Kidder
Mathews

Freestanding building available for sale or lease and ready for *immediate occupancy*



\$4,360,000

asking sales price



\$17.00 NNN

asking lease rate (negotiable TIs)



PROPERTY HIGHLIGHTS

Excellent freeway access

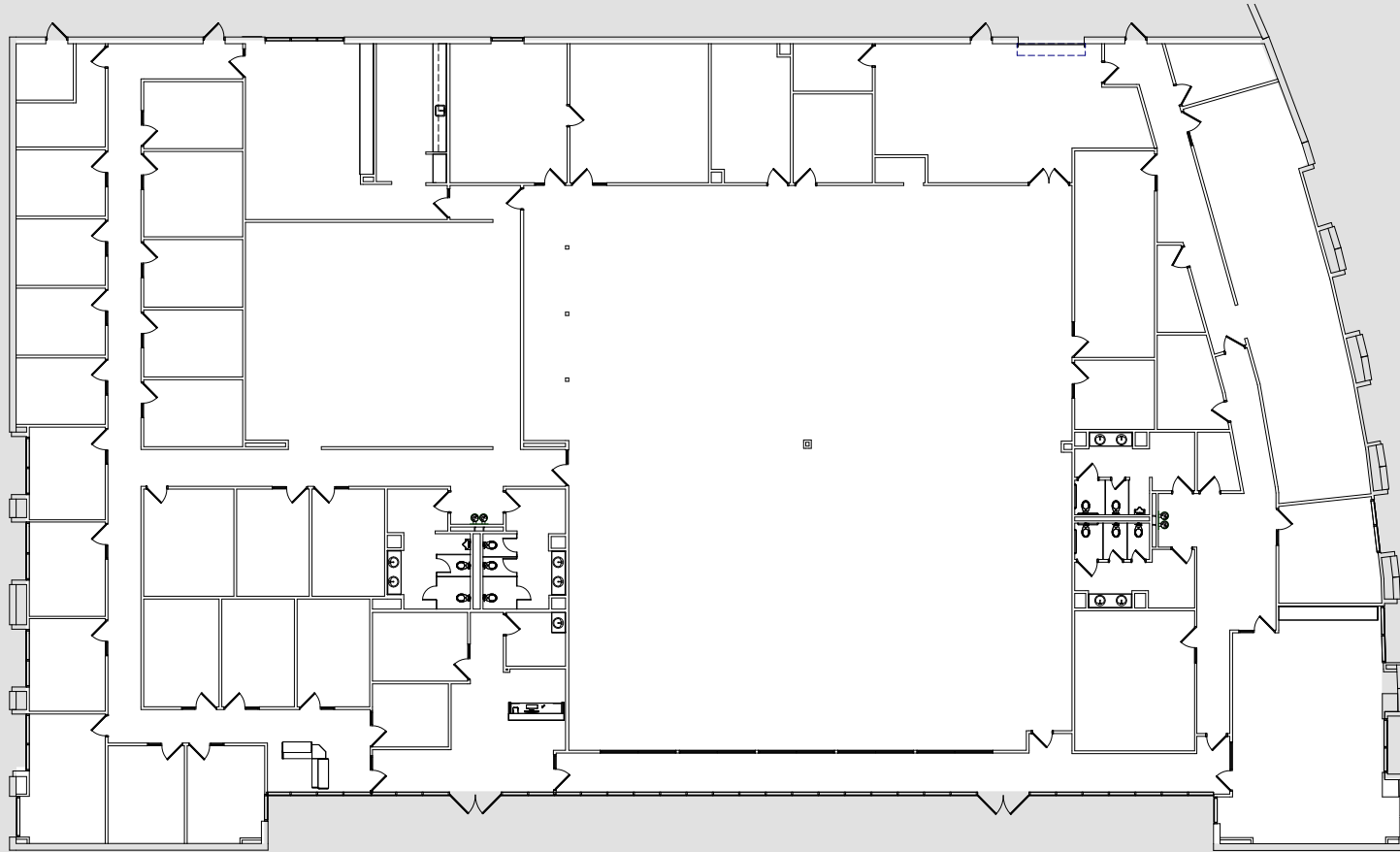
±5 minutes to Sky Harbor International Airport

PROPERTY OVERVIEW

Address	4207 E Cotton Center Blvd Phoenix, AZ 85040
Type	Flex
# of Stories	One
NRSF	24,900
Year Built	2006
Zoning	CP/BP
Occupancy	0%
Parking	4.0/1,000
Loading	One grade-level drive up
Utilities	Water - City of Phoenix Electricity - SRP Gas - N/A
APN	123-06-107B
Fire Suppression	Fully sprinklered with a wet-pipe system
Foundation	Concrete slab-on-grade
Superstructure	Tilt-up precast concrete panels with steel columns and beams
Electrical System	1200-amp, 277/480 volt, three phase, four wire AC
Roof System	Built-up bituminous membrane with mineralized cap sheet
HVAC System	Package units ranging from 3-5 tons

Full Building Availability

±24,900 SF
available space



Located in The Cotton Center — *Arizona's Largest Business Park*

 4207
E COTTON
CENTER

*Downtown
Phoenix*

*Sky Harbor
International Airport*

10

S 44TH PL

E COTTON CENTER BLVD

E ROESER BLVD



FOR LEASE • KIDDER MATHEWS

Fully Connected Within Metro Phoenix

5-min drive

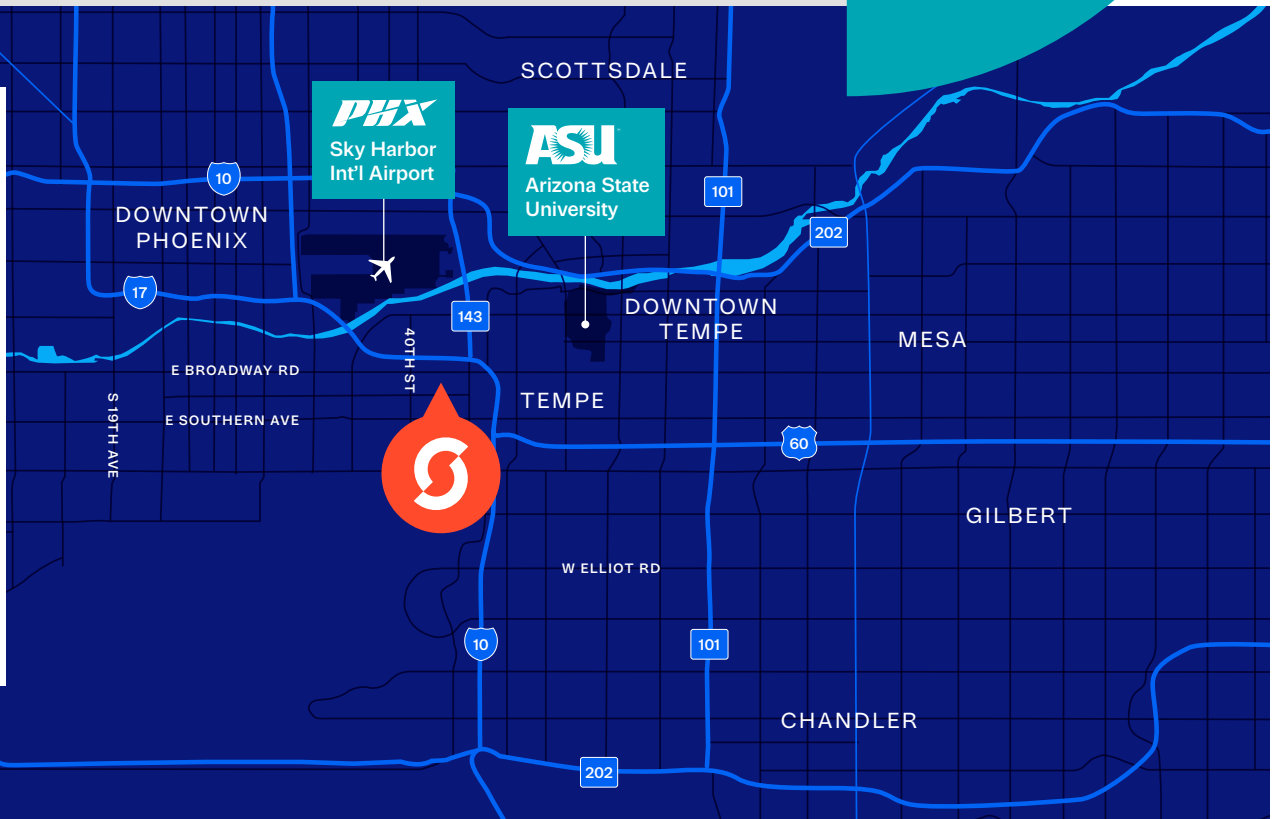
to Sky Harbor Int'l Airport

5-min drive

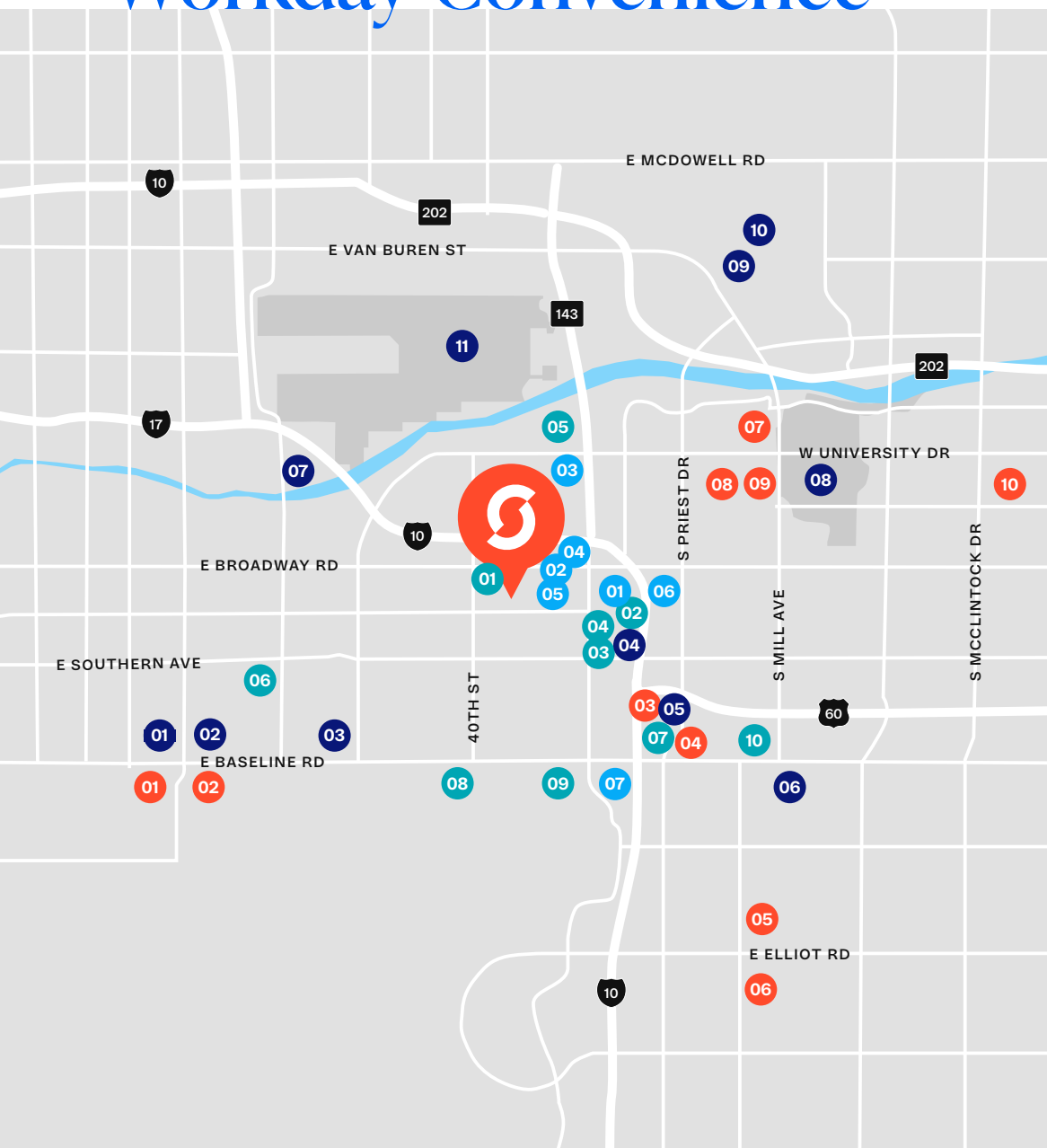
to major fwy & hwy connections

14-min drive

to Downtown Phoenix



Workday Convenience



SHOPPING

- | | |
|--------------------------------------|------------------------|
| 01 Target | 06 Costco Wholesale |
| 02 The Marketplace at South Mountain | 07 Mill Avenue Shops |
| 03 Arizona Mills | 08 Whole Foods |
| 04 The Home Depot | 09 Centerpoint on Mill |
| 05 Walmart Supercenter | 10 Trader Joes |

FOOD & DRINK

- | | |
|---------------------------|-------------------------|
| 01 Chipotle Mexican Grill | 06 The Farm Kitchen |
| 02 Top of the Rock | 07 Rainforest Cafe |
| 03 McDonald's | 08 Lin's Grand Buffet |
| 04 Salad and Go | 09 Aunt Chilada's Tempe |
| 05 Little Miss BBQ | 10 Starbucks Coffee |

HOTELS

- | | |
|--|---------------------------------------|
| 01 Marriott Phoenix Resort Tempe at The Buttes | 05 Homewood Suites by Hilton |
| 02 Home2 Suites by Hilton | 06 Fairfield by Marriott Inn & Suites |
| 03 Holiday Inn & Suites Phoenix Airport by IHG | 07 AZ Grand Resort & Spa |
| 04 GreenTree Inn & Suites | |

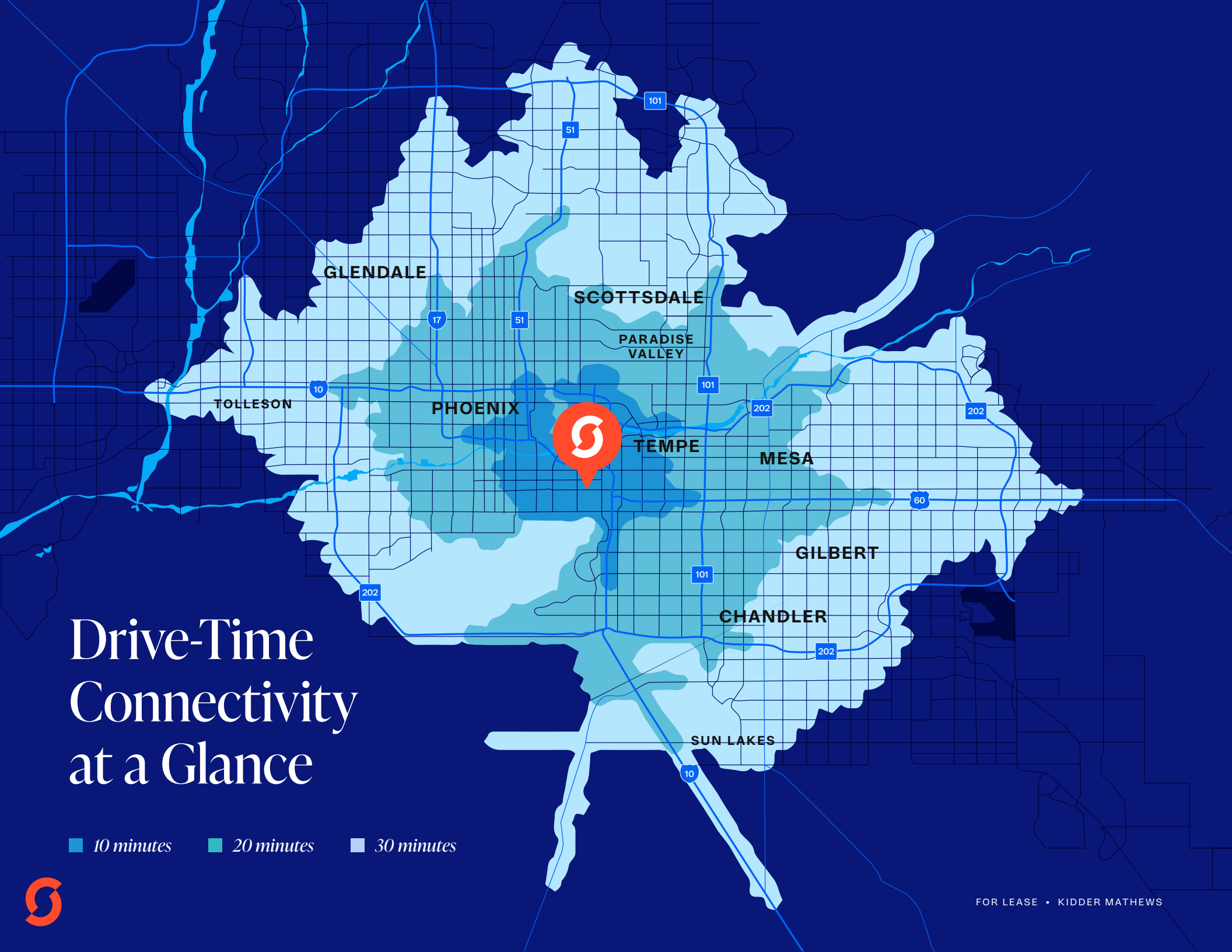
LIFESTYLE

- | | |
|-------------------------------------|---|
| 01 South Mountain Community College | 06 Kiwanis Park |
| 02 Legacy Golf Resort | 07 K1 Speed Phoenix |
| 03 Raven Golf Club | 08 Arizona State University |
| 04 Tempe Diablo Stadium | 09 Phoenix Zoo |
| 05 LEGOLAND Discovery Center | 10 Desert Botanical Garden |
| | 11 Phoenix Sky Harbor International Airport |



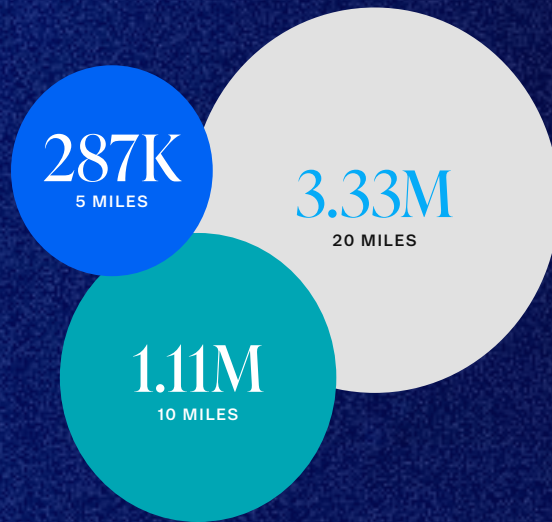
Drive-Time Connectivity at a Glance

■ 10 minutes ■ 20 minutes ■ 30 minutes

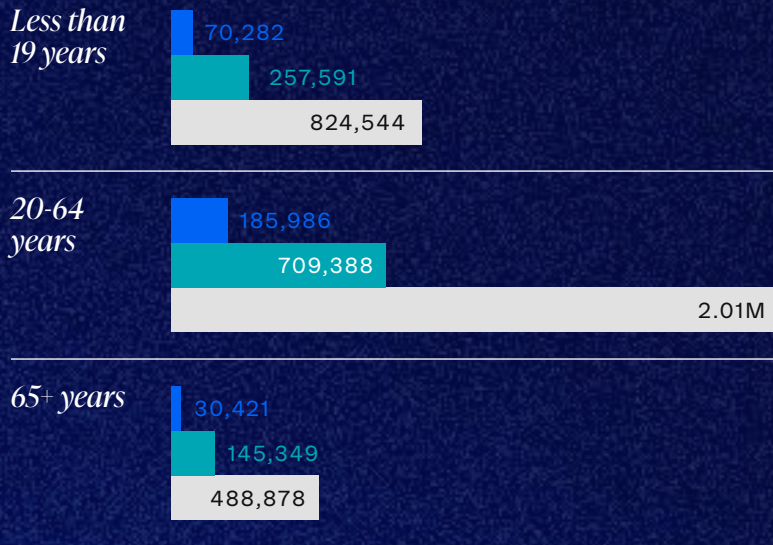


4207 E Cotton Center *By the Numbers*

ESTIMATED POPULATION



MEDIAN AGE



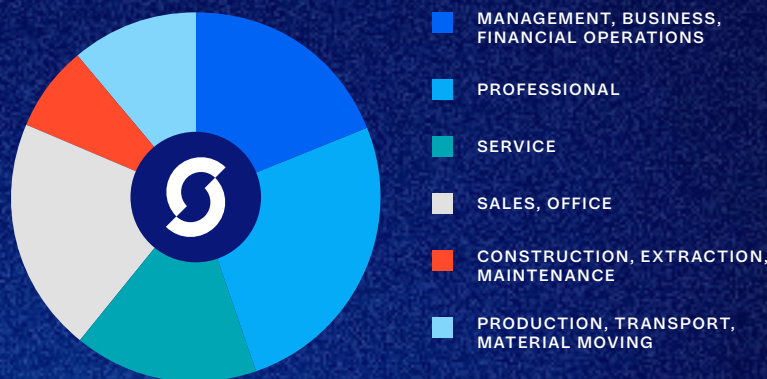
HOUSEHOLDS



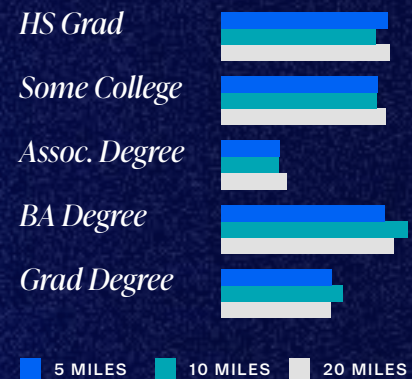
AVERAGE TRAVEL TIME TO WORK



OCCUPATION POPULATION



EDUCATION



Source: Sites USA 2026



KIDDER.COM

4207 E COTTON CENTER



For leasing information contact

CHRIS JANTZ

602.513.5153

chris.jantz@kidder.com

SCOTT ISACKSEN

602.513.5143

scott.isacksen@kidder.com

KURT KERNER

602.513.5171

kurt.kerner@kidder.com

For sale information contact

DAVE CARDER

602.513.5192

dave.carder@kidder.com

NATHAN THINNES

602.513.5164

nathan.thinnes@kidder.com

PETE BEAUCHAMP

949.557.5010

peter.beauchamp@kidder.com

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