

AVAILABLE FOR LEASE

KOLL COTTON CENTER

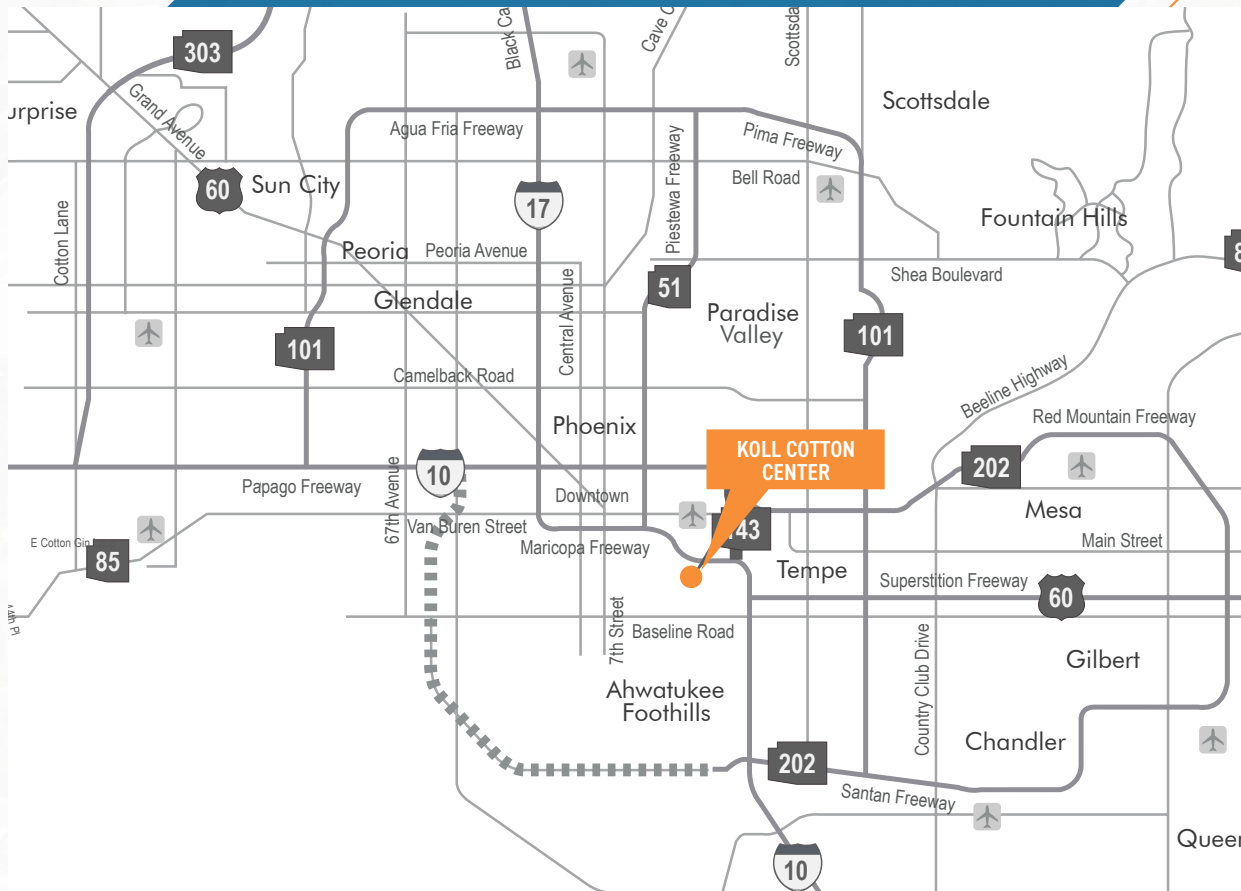
4050 E. COTTON CENTER BLVD
PHOENIX, AZ 85040



CBRE



±2,172 - ±10,386 SF AVAILABLE
OFFICE/FLEX/GENERAL INDUSTRIAL



PROPERTY INFO



OFFICE AND INDUSTRIAL SUITES AVAILABLE



PART OF A ±225,435 SF MULTI-TENANT PROJECT



ZONED CP/BP, CITY OF PHOENIX



GRADE LEVEL LOADING



FULLY SPRINKLERED

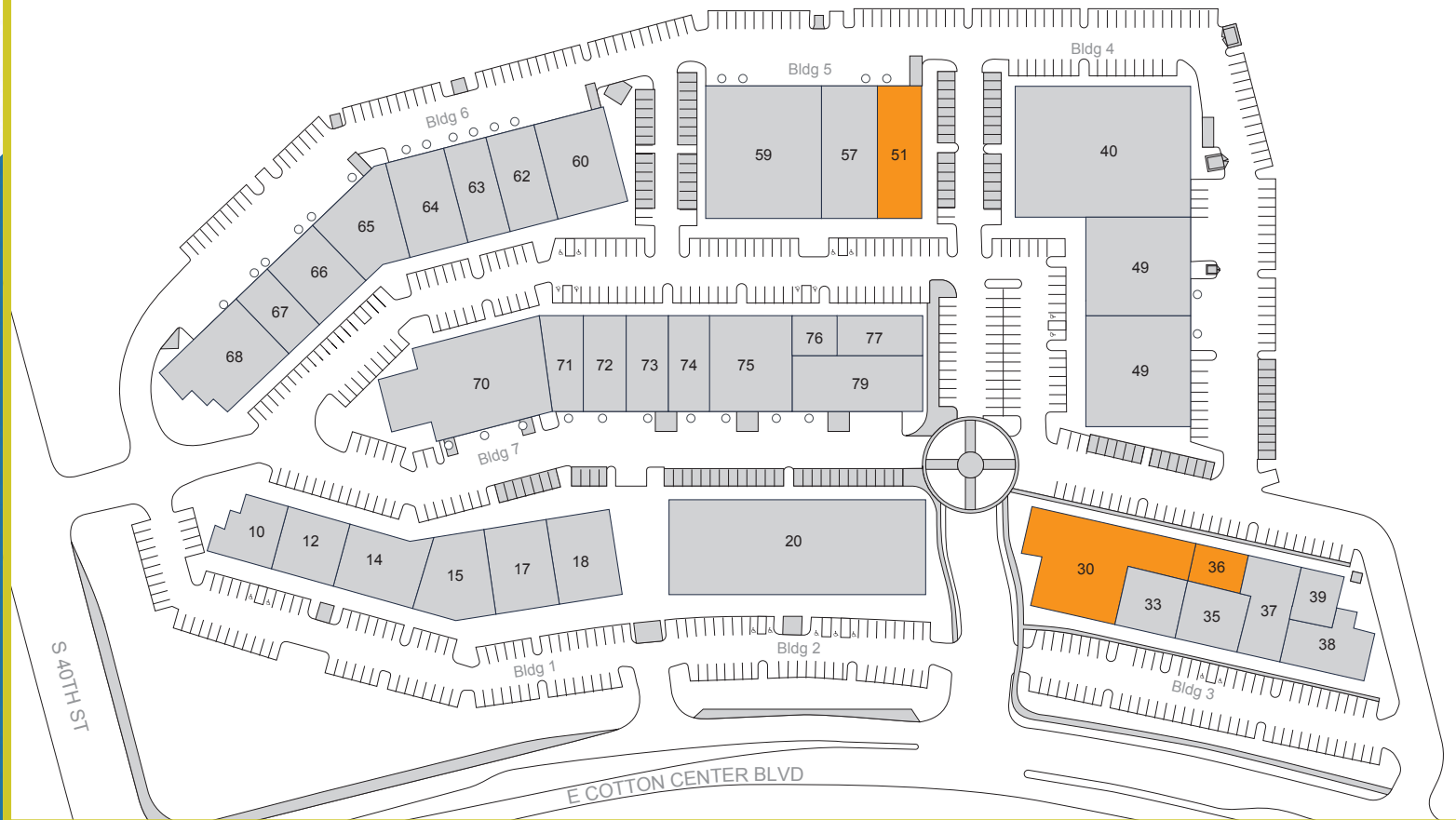


COVERED PARKING AVAILABLE



GREAT ACCESS TO SR-143 AND I-10 FREEWAYS

SITE PLAN



- OCCUPIED
- AVAILABLE
- GRADE LEVEL



SITE PLAN NOT TO SCALE

AVAILABILITIES

SUITE	TOTAL SF	OFFICE	COMMENTS
30	±10,386	100%	Private offices, conference room, training room, break room, open bullpen area
30	±10,386	50%	Proposed plan, 50% Warehouse, 3 grade level doors
36	±2,172	100%	Reception, 1 conference room, 2 offices, & open office area
51	±4,891	20%	HVAC in warehouse , 1 GL Door

KOLL COTTON CENTER

SUITE 30

±10,386 Total SF

100% Office

Private offices, conference room, training room, break room, open bullpen area

CBRE

FOR MORE INFORMATION, PLEASE CONTACT:

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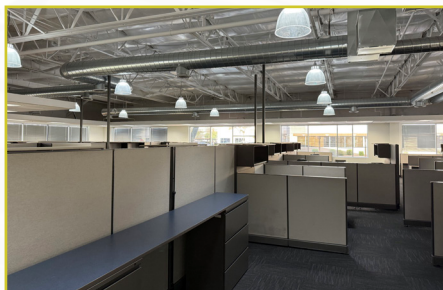
KENDALL SABA

Account Manager

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SUITE 30



Not to scale. All measurements are approximate.



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KOLL COTTON CENTER

SUITE 30

±10,386 Total SF

50% Office

3 Grade Level Doors

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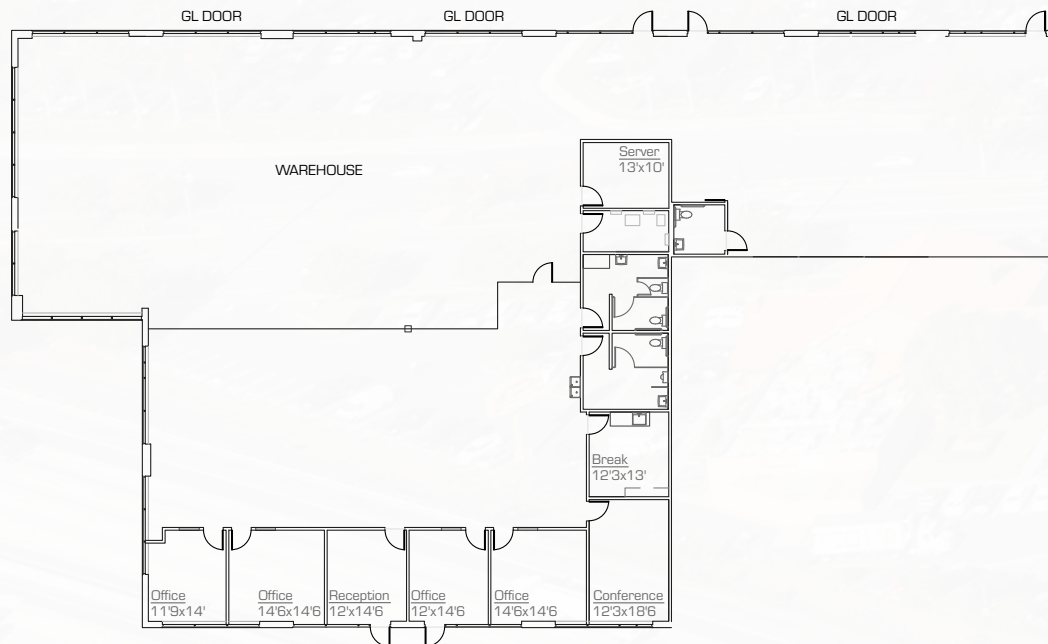
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SUITE 30 PROPOSED FLOORPLAN



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KOLL COTTON CENTER

SUITE 36

±2,172 Total SF

100% Office

Reception, 1 conference room, 2 offices,
& open office

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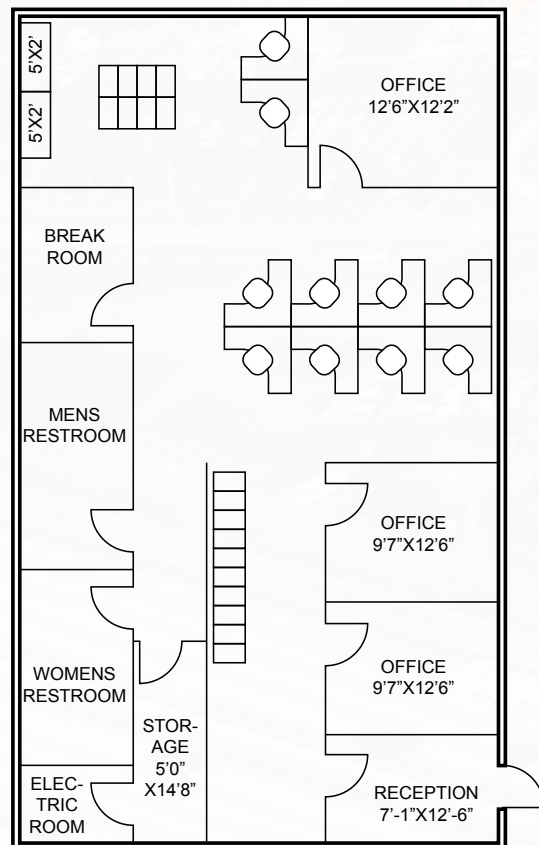
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SUITE 36



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KOLL COTTON CENTER

SUITE 51

±4,891 Total SF

20% Office

HVAC warehouse, 1 GL Door

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SUITE 51



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G. W. WILLIAMS CO.



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