

KOLL COTTON CENTER

4050 E COTTON CENTER BLVD, BLDG 3, STE 30 | PHOENIX, AZ

PLUG 'N' PLAY OFFICE SUITE AVAILABLE FOR SUBLEASE



**OFFICE SPACE
FOR SUBLEASE**

FULLY FURNISHED COLLABORATIVE OFFICE SPACE
Convenient Access To Multiple Freeways

MIKE GOLDWATER
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mgoldwater@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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AVAILABLE	Bldg 3, Suite 30
SIZE	±10,386 SF
SUBLEASE RATE	\$12.00 MG + \$1.80 CAM
BUILD OUT	Private offices; collaborative open environment
PARKING	Ratio of 5/1,000 SF

FEATURES

FULLY FURNISHED!

Easy access to I-17, SR-143, US 60, SR-51, and I-10

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2025 Population	6,576	77,097	298,750
2025 Households	1,956	29,710	115,003
Median HH Income	\$67,315	\$72,713	\$68,958



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 04.28.26

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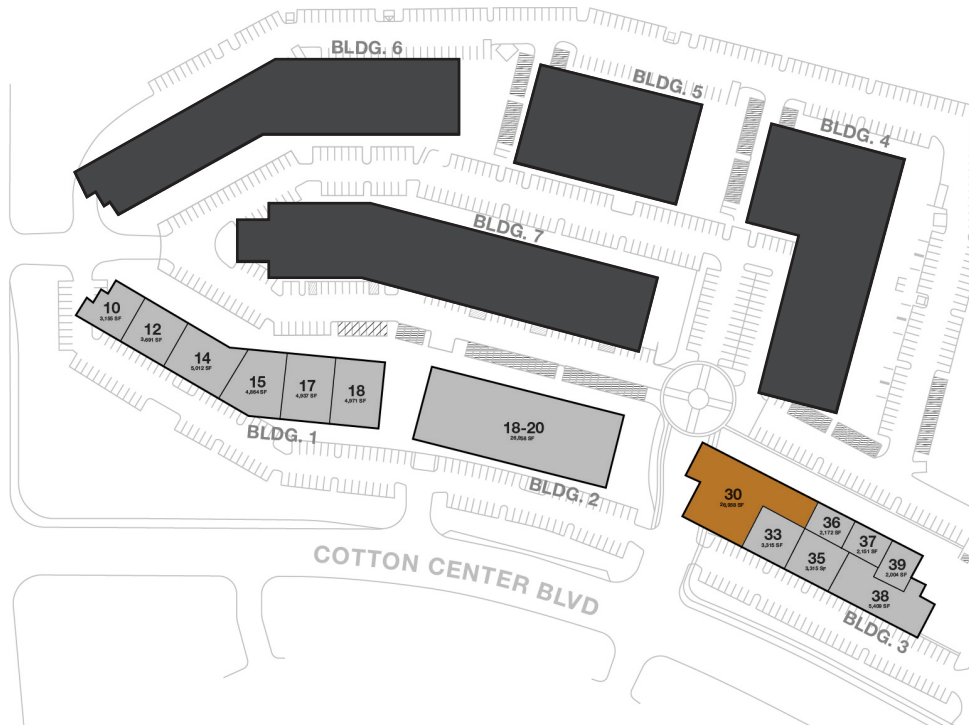
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AVAILABLE OFFICE
 OCCUPIED
 NOT A PART

FEATURES

BUILDING	SUITE	SIZE	RATE
BLDG 3	30	±10,386 SF	See Page 2



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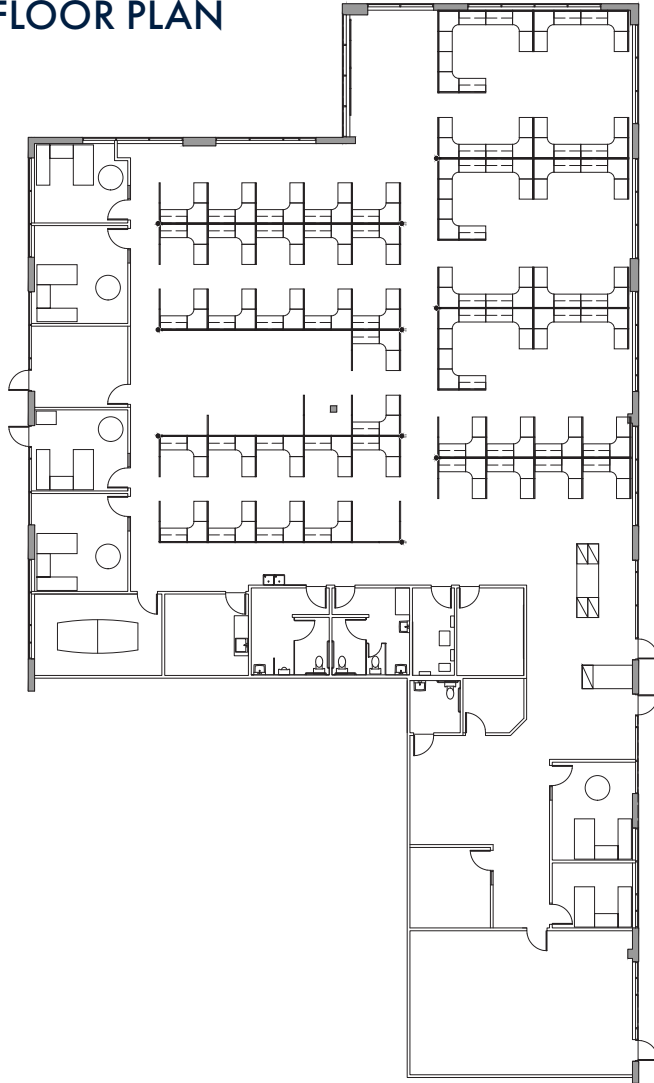

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SUITE 30 - FLOOR PLAN ±10,386 SF



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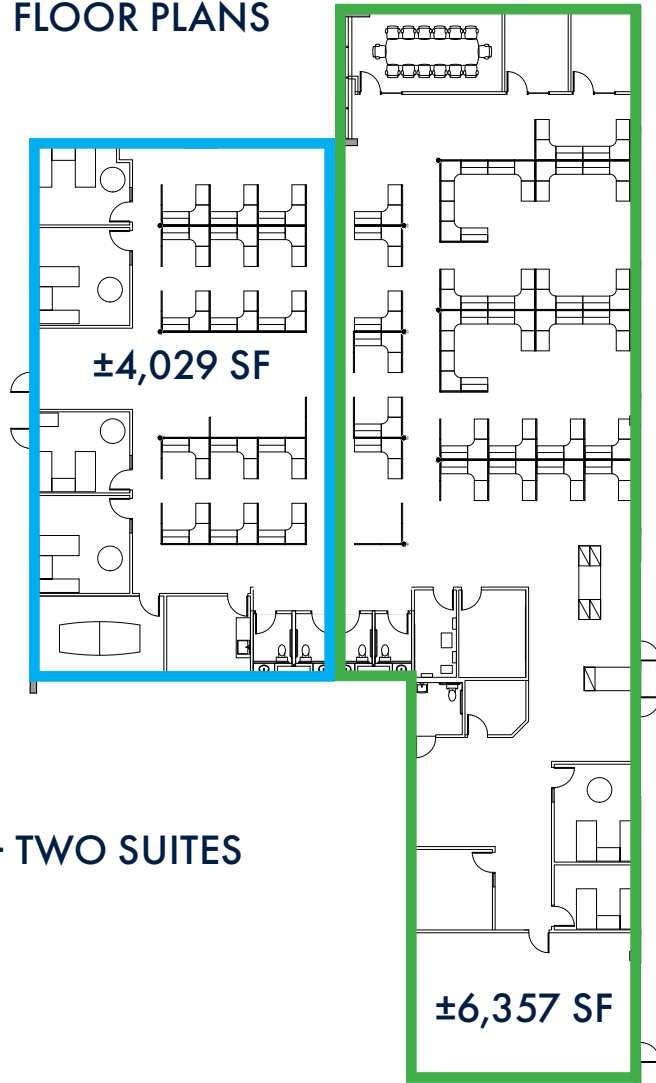
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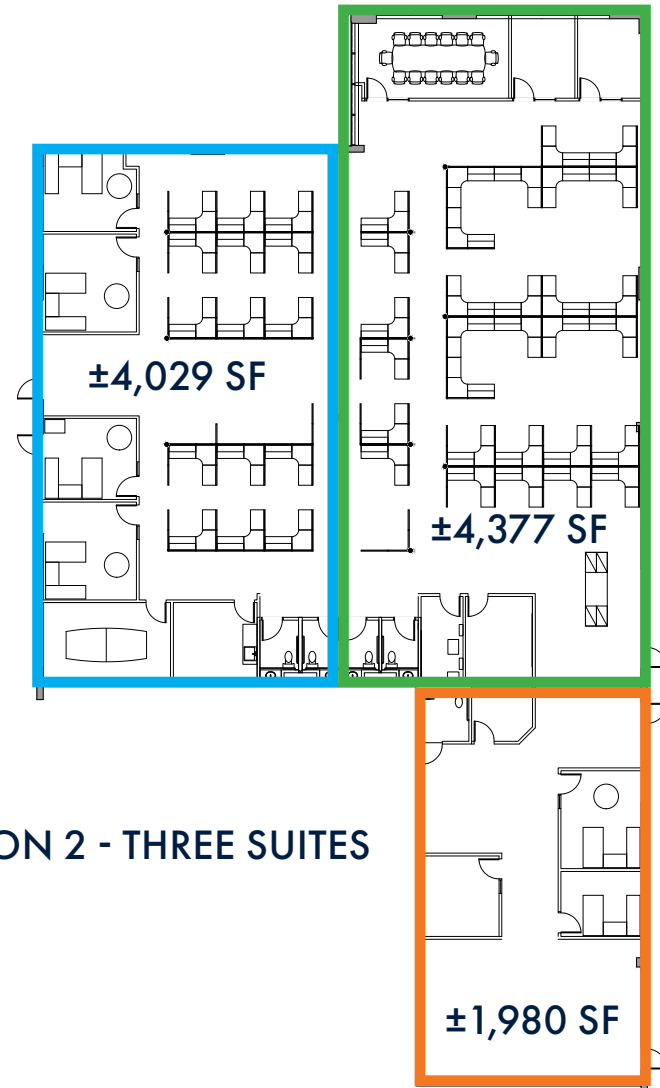
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ALTERNATE FLOOR PLANS



OPTION 1 - TWO SUITES



OPTION 2 - THREE SUITES

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