



FOR SUBLEASE

4320 E COTTON CENTER BOULEVARD #106

PHOENIX, AZ 85040

Sublease Offering



ASKING RATE:
\$12.00/SF NNN



OPERATING EXPENSES:
\$4.35/SF NNN Expenses
(Estimated)



LEASE EXPIRATION:
January 31, 2027



SIZE:
15,920 SF



PARKING:
6.00/1,000



COVERED PARKING:
14 covered, reserved



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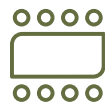


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OFFICES

18



CONFERENCE

2



LARGE TRAINING

1



BREAK AREA

1

Property Highlights



EXTERIOR DOUBLE DOORS

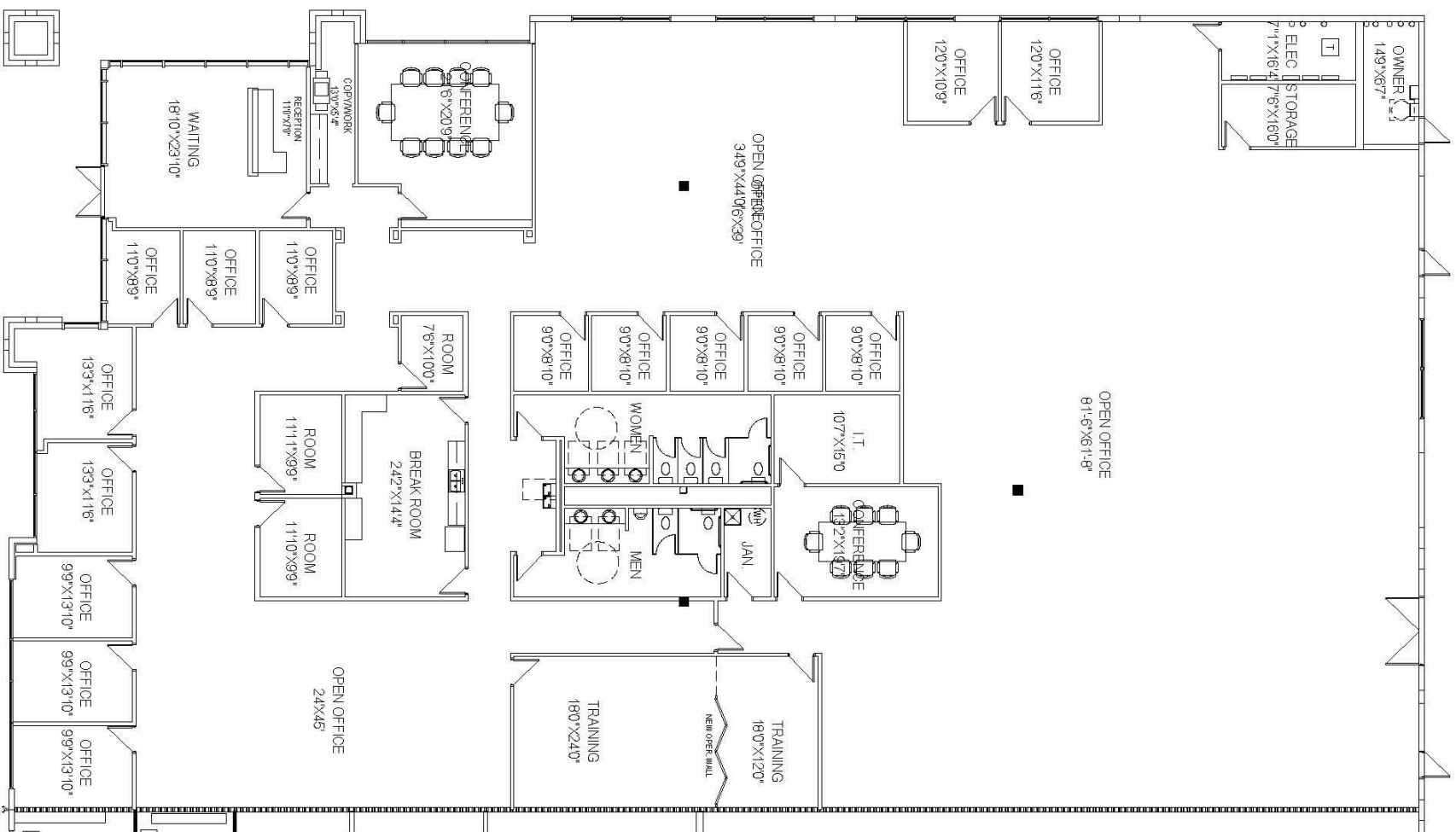


END CAP SPACE WITH
ENHANCED WINDOW LINE



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Floor Plan



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Thank you

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