

SUBLEASE

4640 EAST COTTON GIN LOOP, PHOENIX, AZ

CENTRALIZED CORPORATE HQ OPPORTUNITY



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES


FEATURES


 Approximately 22,000 SF

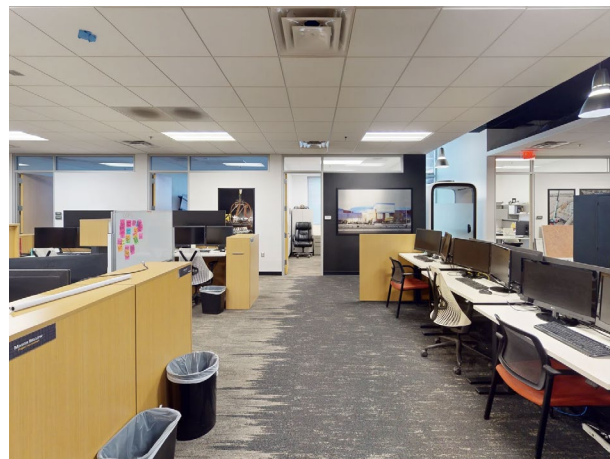
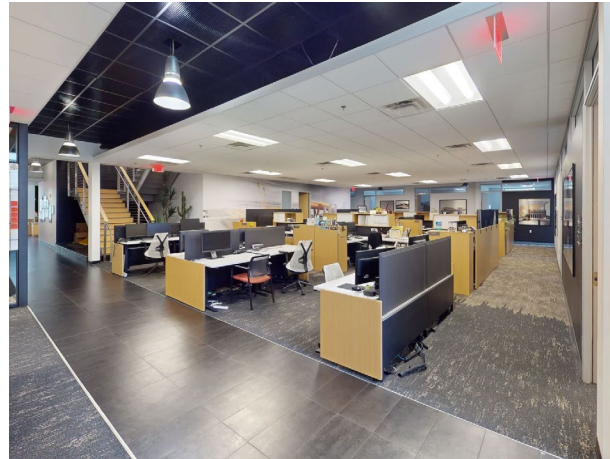
 Parking Ratio: 4.05/1,000
89 Total Stalls
31 Covered, Reserved

 Two-story, corporate HQ opportunity

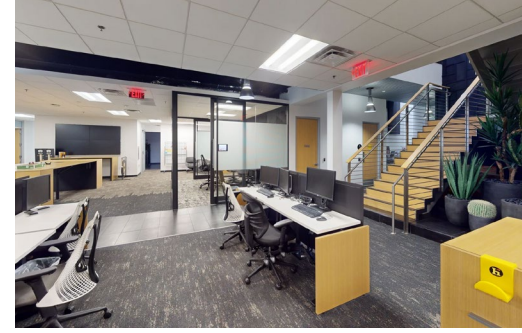
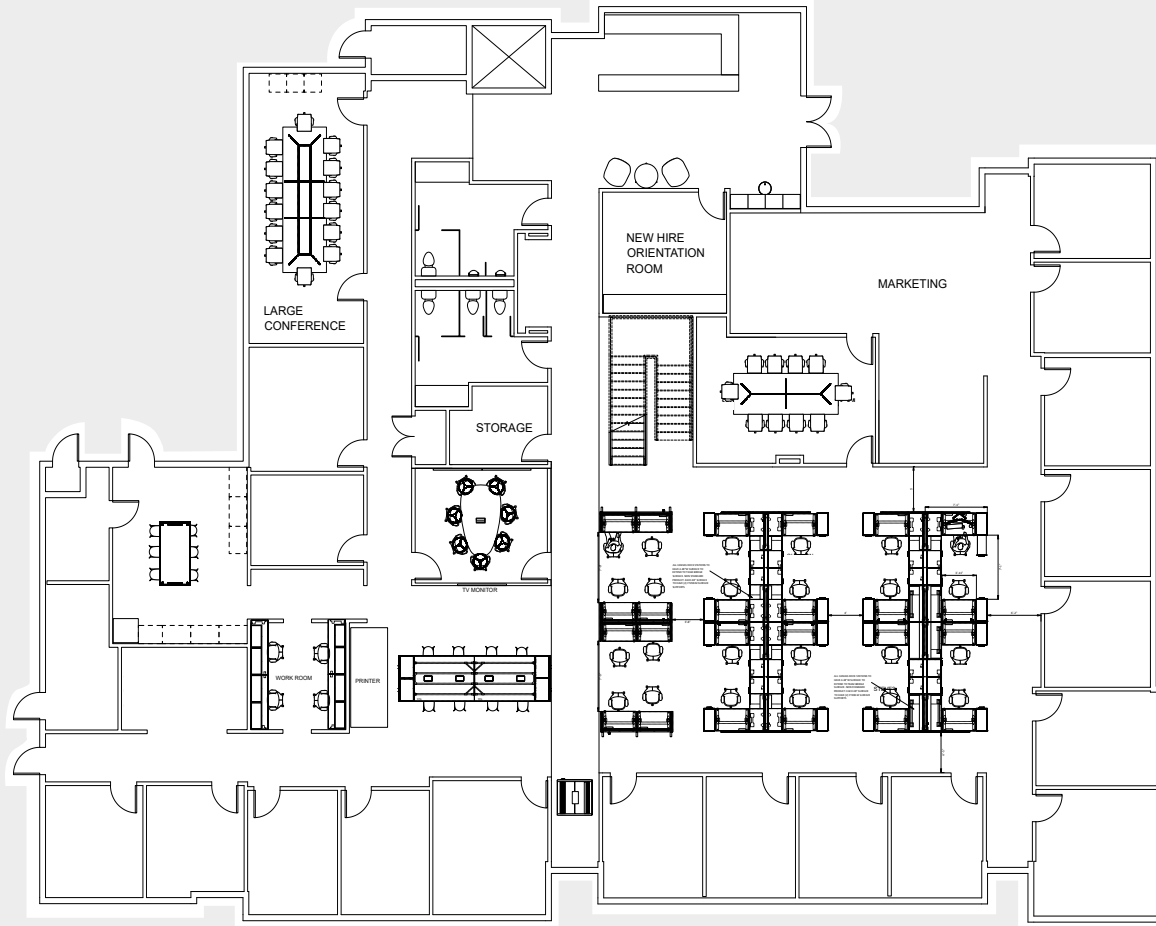
 Fully furnished with modern finishes

 Sublease Term Thru: 12/31/2033

 Available Q1/Q2 2026

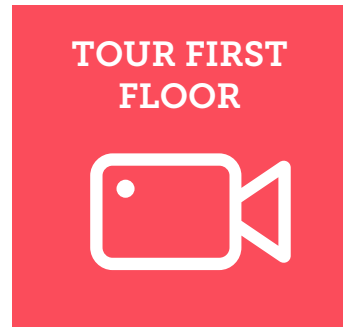


FIRST FLOOR



1st FLOOR FEATURES

- 15 Private Offices
- 3 Conference Rooms
- 1 Break Room
- 6 Huddle Rooms
- Bullpen Area

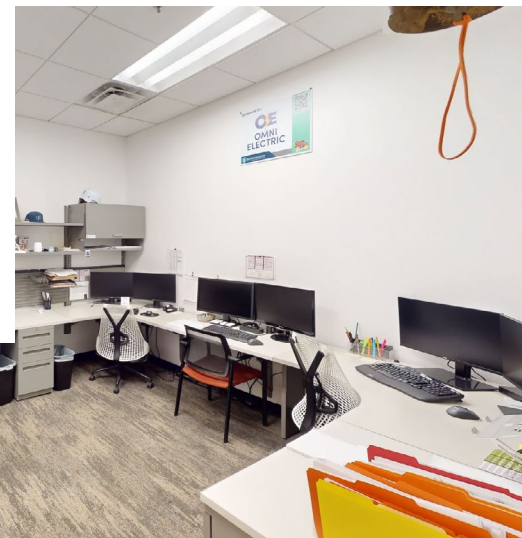
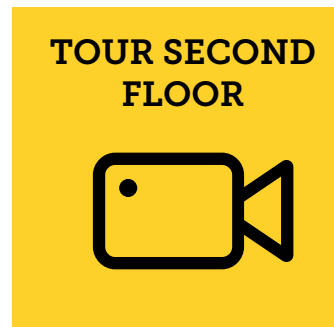


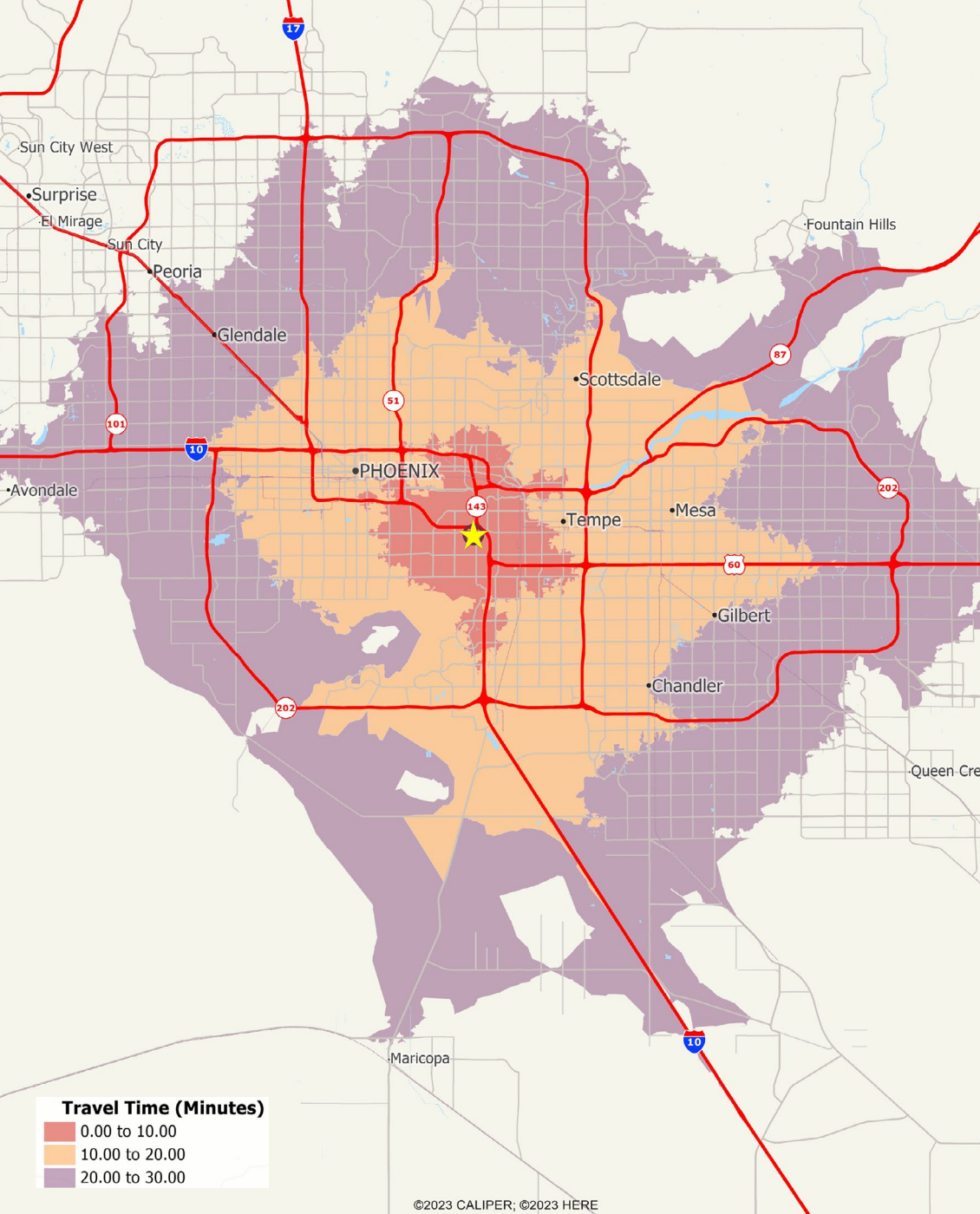
SECOND FLOOR



2nd FLOOR FEATURES

- 17 Private Offices
- 2 Conference Rooms
- 1 Break Room
- 4 Huddle Rooms
- Bullpen Area
- IT Server Room





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