

4025 EAST COTTON CENTER BOULEVARD, PHOENIX, AZ 85040

SIGNAGE

Cotton
enter I

Class A Office/Flex R & D Building
Centrally Located in Arizona's Largest Business Park
Large Block Space Opportunity



PROPERTY INCOME ADVISORS, INC.

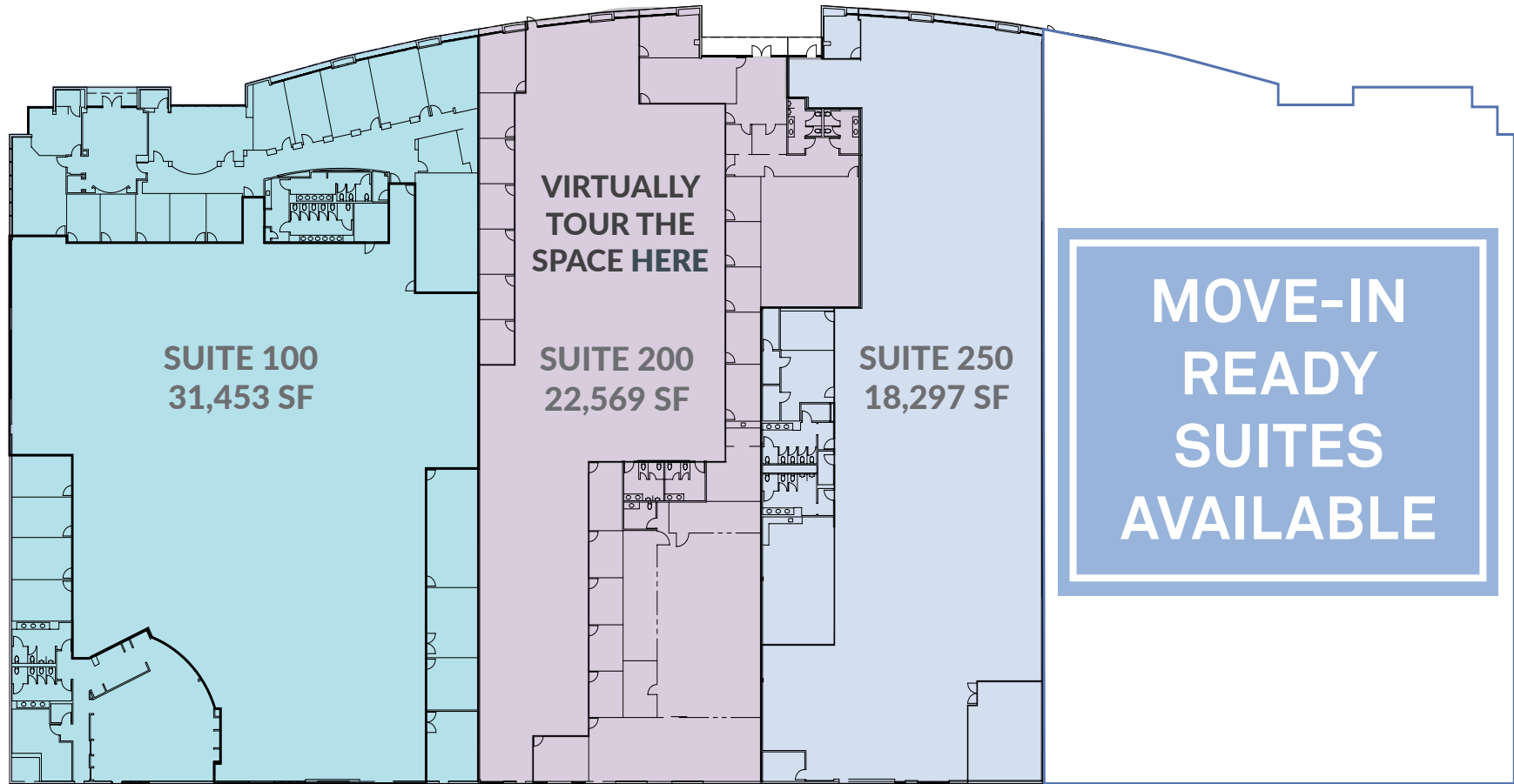
Advisory Services for the Investor in U.S. Real Estate



TRANSWESTERN REAL ESTATE SERVICES

COMPLETE CONTROL - SELF CONTAINED SUITES

- ✓ Private Entrance
- ✓ Rear Loading
- ✓ Open Floorplate with Increased Air Circulation
- ✓ Single Story Building with No Shared Common Areas
- ✓ Private Restrooms



Contiguous Space Up To **70,339 SF**



\$16.00 PSF
NNN



Estimated
\$3.68 PSF
NNN



3.70/1,000
Parking Ratio



3000 AMP, 277/480
Volt, 3 Phase, four wire,
alternating current



Fiber Optic
Service



Skylights



High, Open
Ceilings



Roll-Up
Doors



Close Proximity to
Arizona
State University



Immediate Access to
I-10, AZ-143, & US-60



Phoenix Sky Harbor
Airport Nearby

115,176 SF BUILDING



DISTANCE

1-mi

3-mi

5-mi



RESTAURANTS

19

218

804

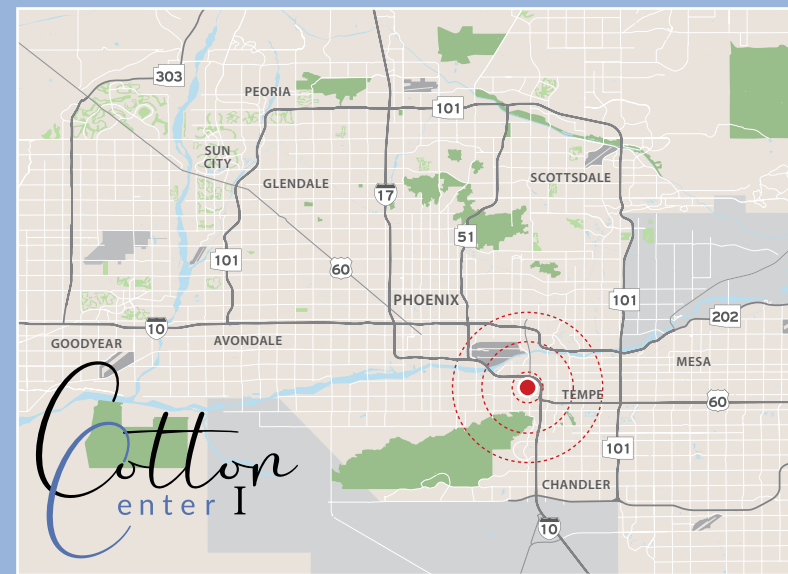


HOTELS

3

46

109





Large Block Space Opportunity



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FOR LEASING INFORMATION PLEASE CONTACT

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