

COTTON CORPORATE CENTER

4720 East Cotton Gin Loop, Phoenix, Arizona



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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FEATURES:

- Class "A" - 43,000 SF 2-Story Complex
- LEED Silver Certified Office Building
- Abundant Covered Parking
- Parking Ratio of 4.3:1000
- Restrooms with Private Showers
- Outdoor Amenity Area with Putting Green



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LOCATION

- Located at the entry to the Cotton Center Business Park
- Minutes from Downtown Tempe & Arizona State University
- Easy access to SR-143, I-10, US-60 and Loop 202 Freeway
- Close proximity to Sky Harbor Airport



CONNECTIVITY

Telecom Provided By:

- Cox Communications
- Century Link
- XO Communications
- Multiple Fiber Providers Available



AMENITIES

- Homewood Suites Adjacent | 10 Hotels within 1 Mile
- On-Site Retail Center
- Walking Distance to Los Angeles Angels of Anaheim Tempe Diablo Stadium
- 2.8 Miles to Arizona Mills Mall (1.2 Million SF of Retail, Restaurants, Activities)



AVAILABLE SUITE

- Lobby Exposure
- Abundant Glass Line
- Herculite Suite Entry Doors with HID Card Readers
- Glass Wall Conference Room
- Break Room



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PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

143

CENTENE
OPERATIONS

CARVANA

First Solar

202

TEMPE TOWN LAKE
ON THE RIO SALADO

TEMPE
CITY OF

RIO SALADO PKWY.

AVNET

dt
DOWNTOWN TEMPE

American Airlines

3.6 MILES

UNIVERSITY DR.

synchrony
FINANCIAL

ASU
ARIZONA STATE UNIVERSITY

MICROCHIP

Rio Salado
College

THE
HOTEL
PHOENIX

3.7 MILES

INTERSTATE
10

SUBJECT
PROPERTY

BROADWAY RD.

THE COTTON CENTER

Marriott
CONFERENCE CENTER
AT THE BUTTES

ANGELS

ROESER RD.

MOTOROLA

xerox

PRIEST DR.

HARDY DR.

MILL AVE.

RURAL RD.

MCCLINTOCK DR.

SOUTHERN AVE.

40TH ST.

48TH ST.

INTERSTATE
10

**ARIZONA
MILLS**

MESA, CHANDLER, GILBERT
➔

60

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FOR MORE INFORMATION, PLEASE CONTACT:

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