



FOR
LEASE

*Flexible Spaces for Lease in a Leading Edge Building
Located Near the Broadway Curve in the Prominent
Cotton Center Business Park*

4025 E COTTON CENTER BLVD, PHOENIX, AZ

4025 E COTTON CENTER BLVD

DATA CENTER, FLEX OFFICE & INDUSTRIAL SPACE IN COTTON CENTER BUSINESS PARK



AVAILABILITY

SUITE 300	±42,215 SF
SUITE 250	±18,297 SF (available 4/1/2027)
TOTAL BLDG AREA	±115,176 SF
YEAR BUILT	2000
LOADING	Grade Level
COVERED PARKING	Negotiable
PARKING RATIO	4.3/1,000 parking

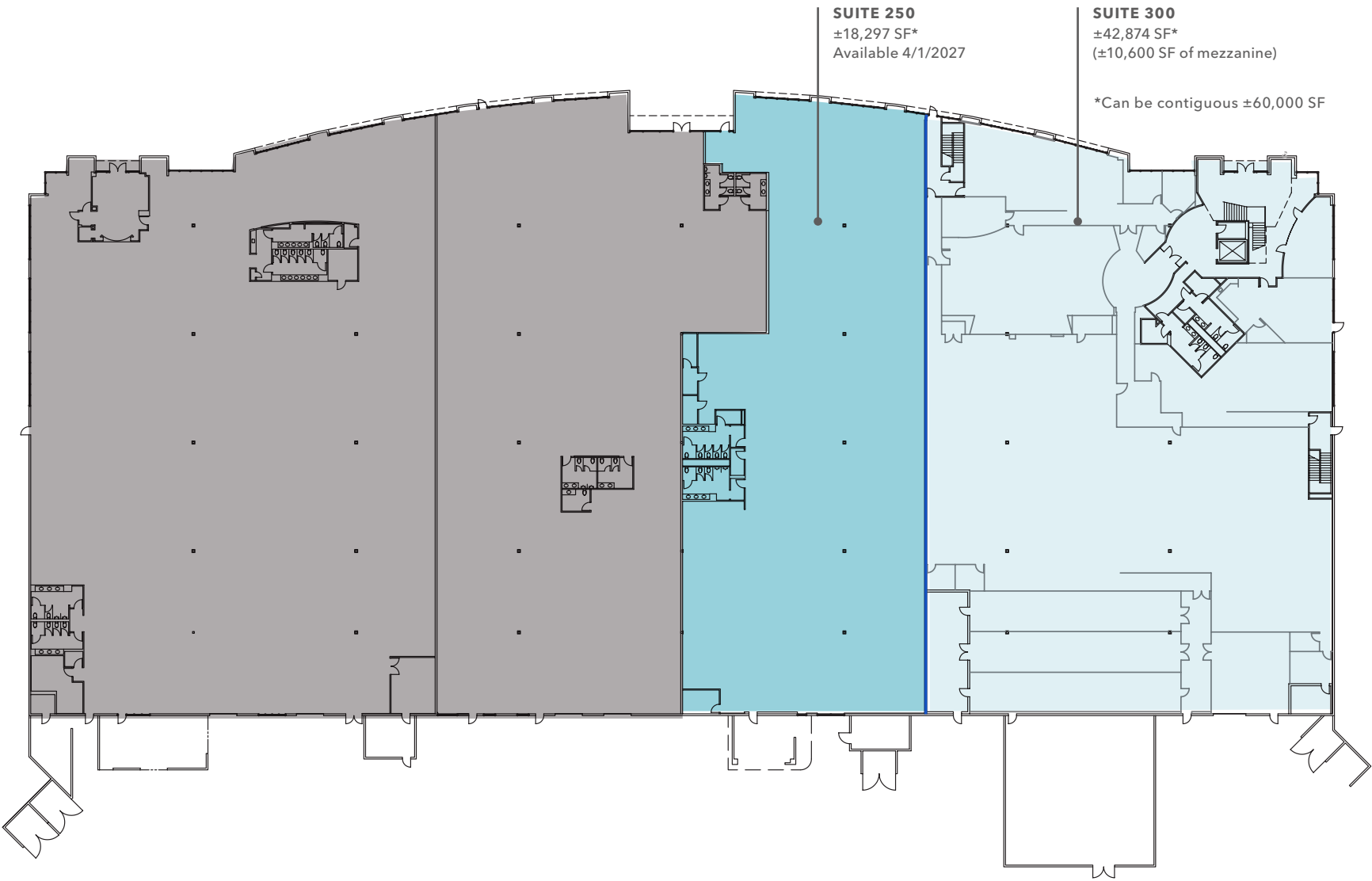
±5 MIN

DRIVE TO SKY HARBOR AIRPORT

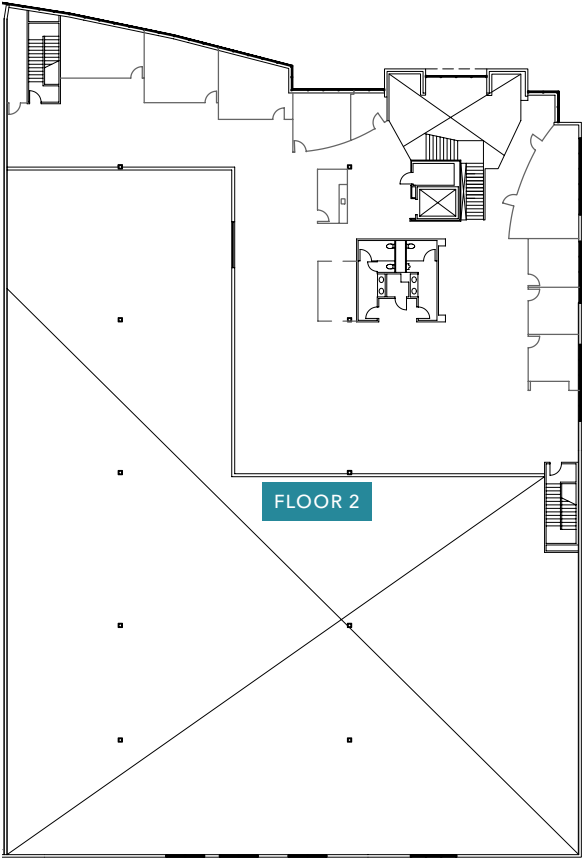
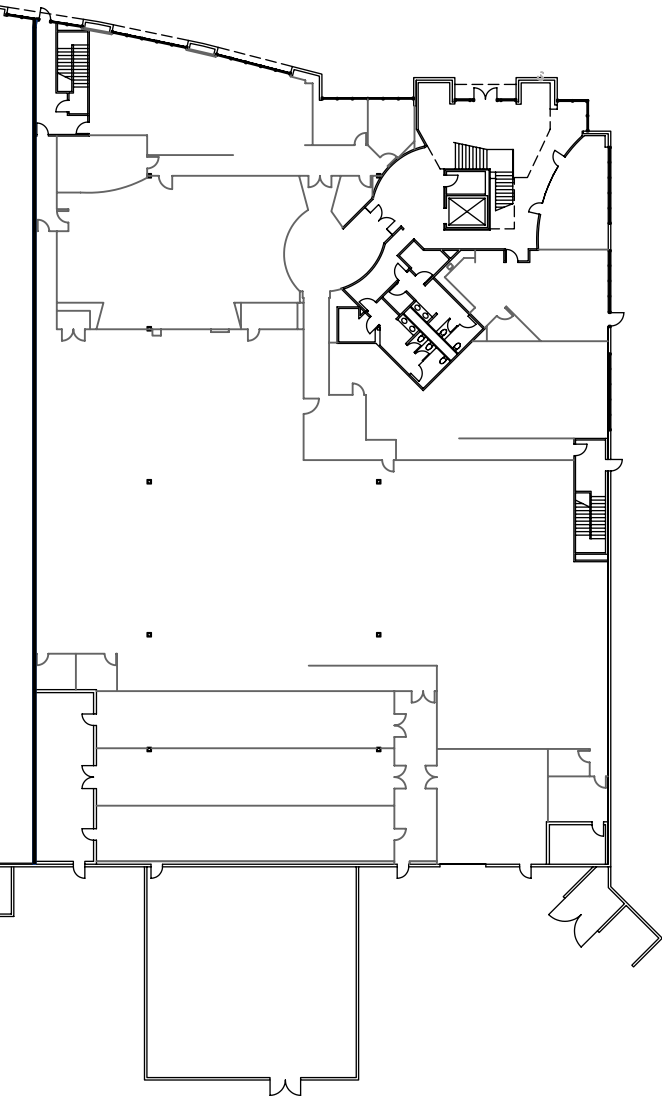
±25 MIN

DRIVE TO TAIWAN SEMICONDUCTOR
AND INTEL

FLOOR PLAN



SUITE 300



± 42,215 SF

FULL SUITE SF

NEGOTIABLE

LEASE RATE (SF/YR)

Q2 2026

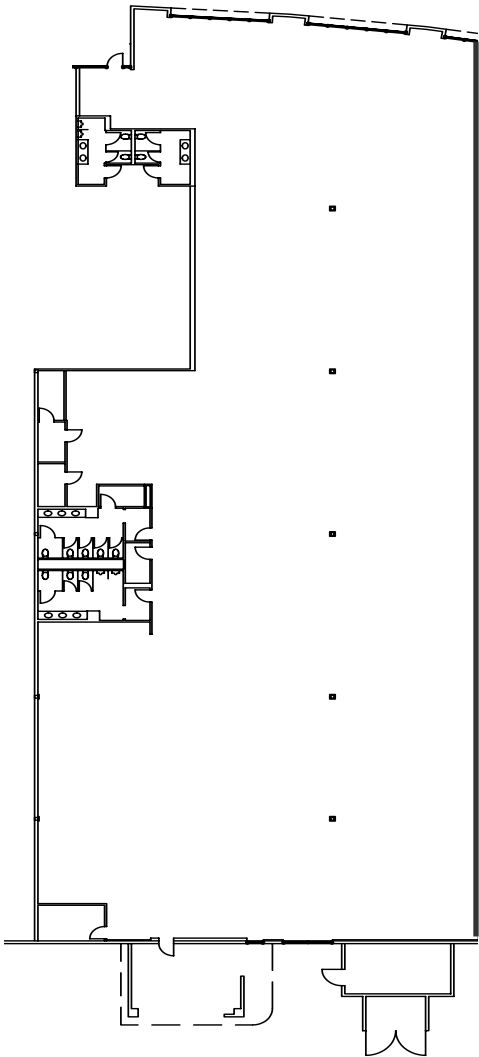
AVAILABLE

Back Up Generators

Existing Heavy Power

Former CVS Data Center

SUITE 250



±18,297 SF

FULL SUITE SF

NEGOTIABLE

LEASE RATE (SF/YR)

Q1 2027

AVAILABLE

HIGHLY- ACCESSIBLE LOCATION

Data Center capable (Suite 300)

Heavy power availability

Great signage and branding opportunities

Prime location near the Broadway curve

Strong property ownership and professional management

Secure keycard access and 24/7 building availability

Proximity to hotels, dining, all major freeways, Sky Harbor Airport, and Arizona State University





For more information, contact

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