

An aerial photograph of a large, modern, white industrial or office building with a flat roof and numerous air conditioning units. The building is situated in a commercial area with parking lots and other industrial structures. In the background, a dense residential neighborhood with many small houses is visible, followed by a range of mountains under a clear blue sky.

4217 E COTTON CENTER

±88,140 SF of Office/Flex Space
For Sale or ±27,376 SF For Lease
in The Cotton Center — *Phoenix's
Premier Business Park*

4217 E COTTON CENTER BLVD, PHOENIX, AZ

 **Kidder
Mathews**

Plug & play office space available
for sale or lease and ready for
immediate occupancy



\$15,640,000

asking sales price



\$17.00 NNN

asking lease rate

PROPERTY HIGHLIGHTS

Number of Tenants/Suites: 2/3

WALT: 4.3 Years

Existing tenancy is high tech

±7/1,000 RSF parking ratio

Built in 2006

Negotiable TIs

3,600 amps, 277/480 volt, three phase, four wire AC

Excellent freeway access

±5 minutes to Sky Harbor International Airport



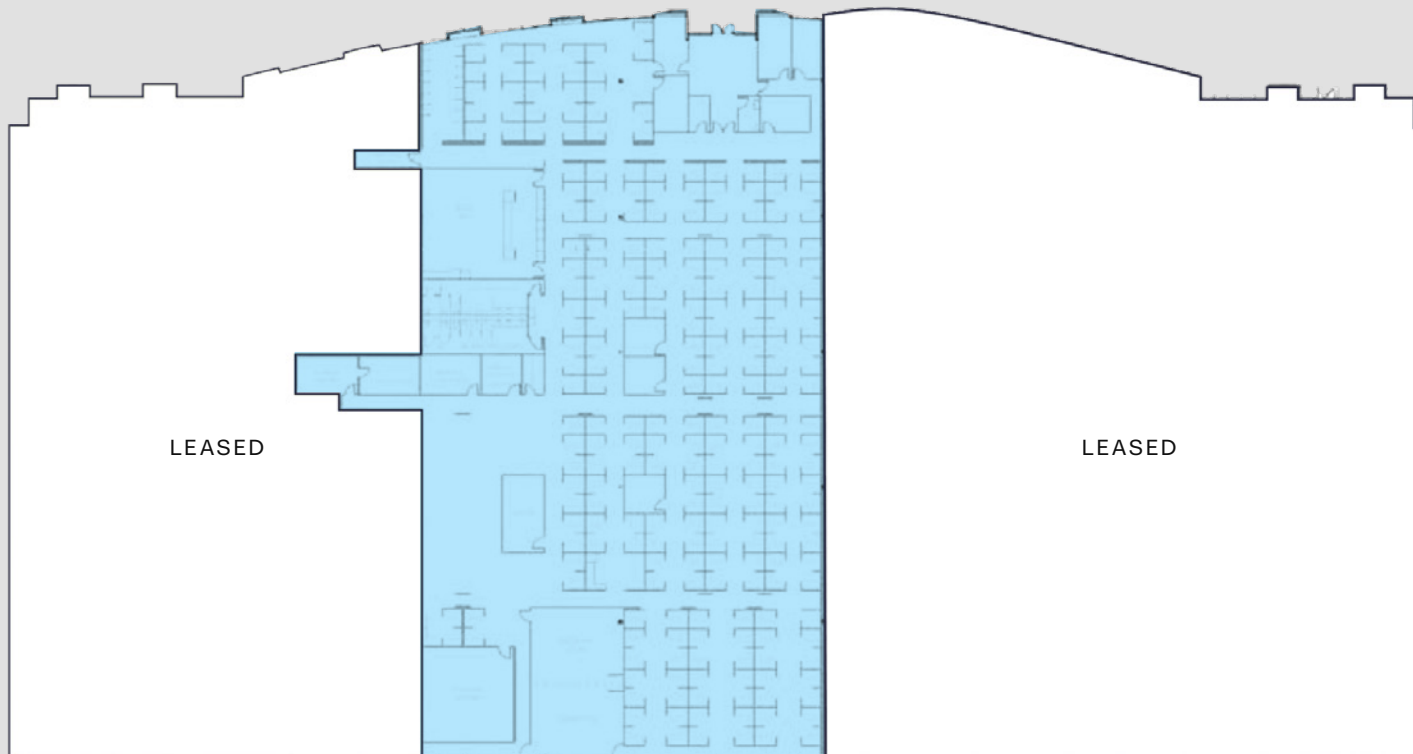
Suite 150

±88,140 SF
total size for sale

±27,376 SF
available for lease

±235 SF
workstations

EXISTING OFFICE FLOORPLAN



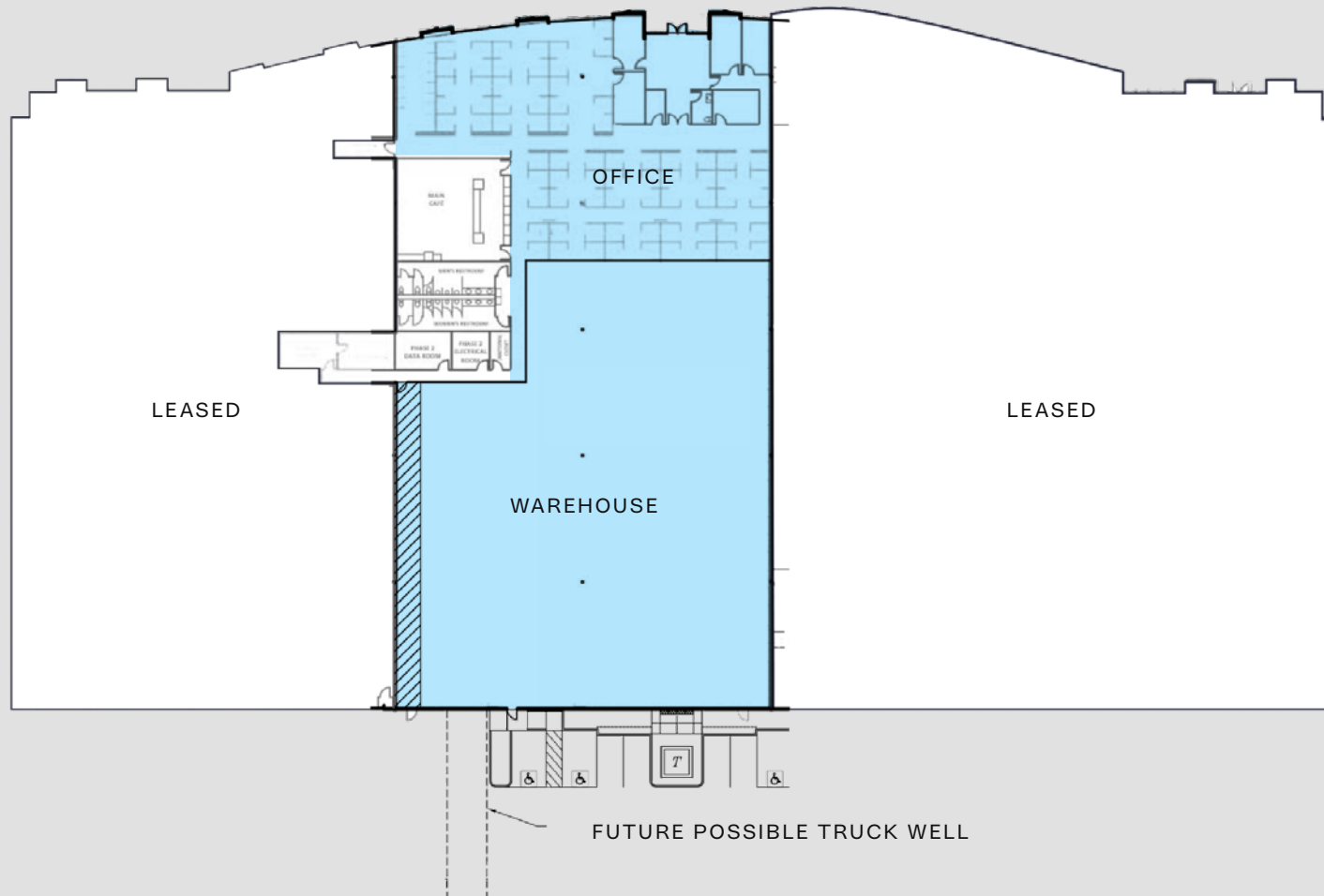
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CONCEPTUAL INDUSTRIAL FLOORPLAN



Located in The Cotton Center — *Arizona's Largest Business Park*

*Downtown
Phoenix*

*Sky Harbor
International Airport*

 **4217
E COTTON
CENTER**

10

S 44TH PL

E COTTON CENTER BLVD

E ROESER BLVD



FOR SALE OR LEASE • KIDDER MATHEWS

Fully Connected Within Metro Phoenix

5-min drive

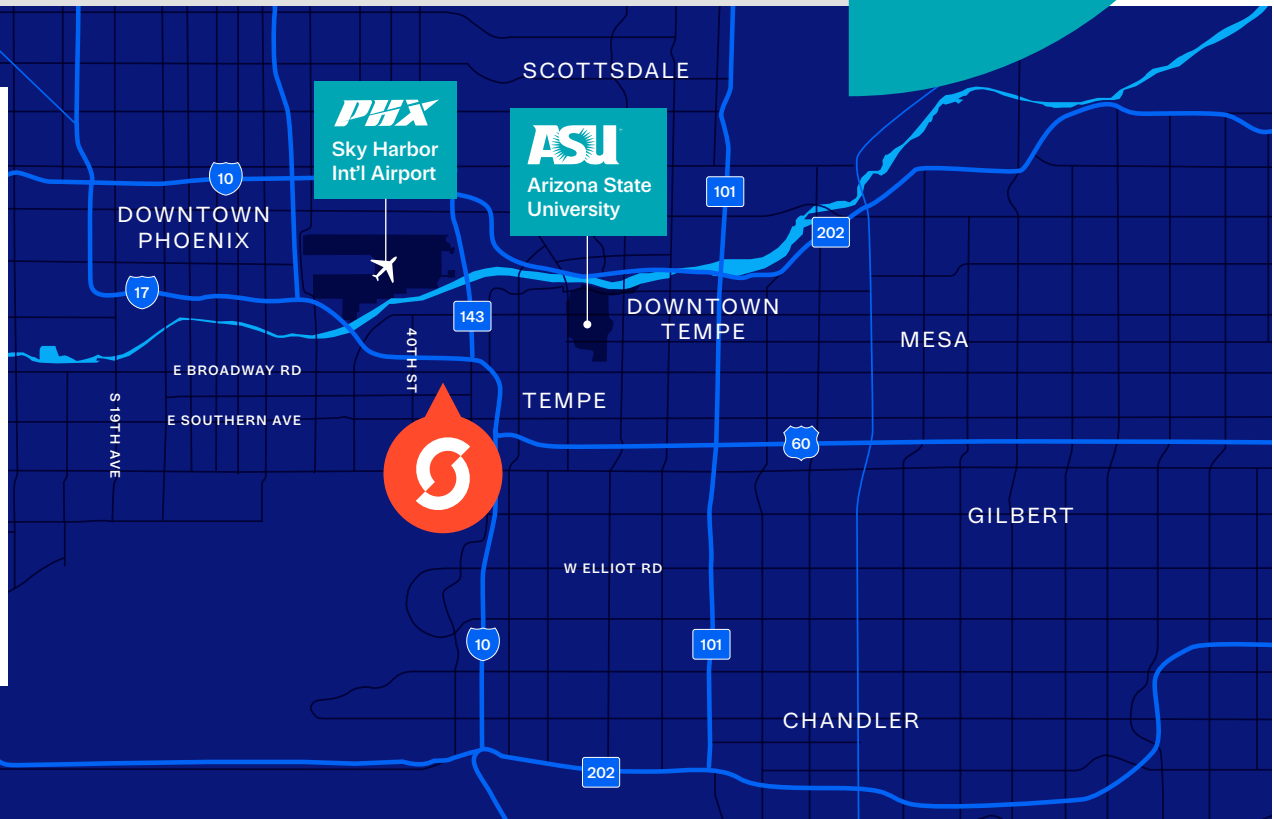
to Sky Harbor Int'l Airport

5-min drive

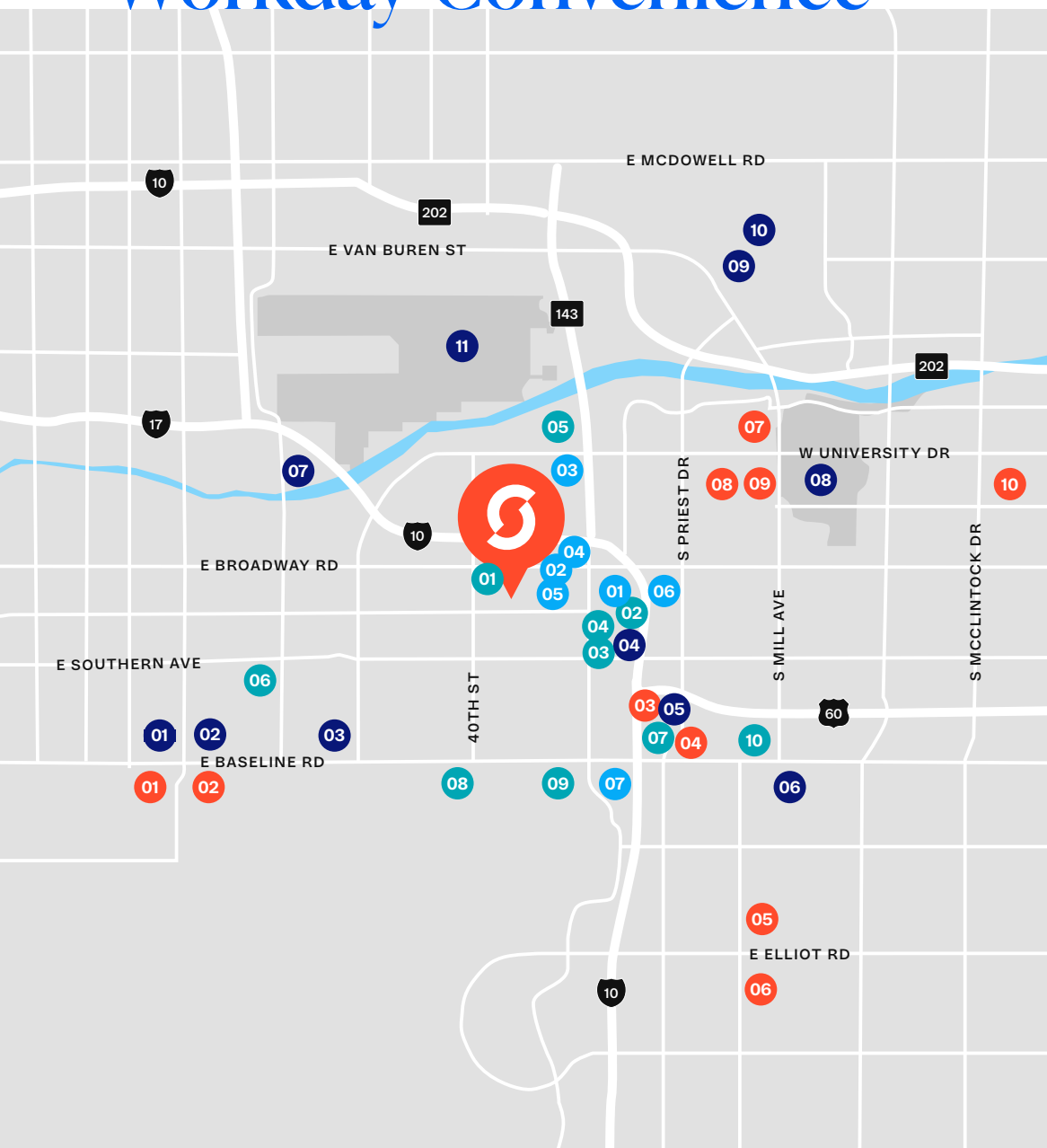
to major fwy & hwy connections

14-min drive

to Downtown Phoenix



Workday Convenience



SHOPPING

- | | |
|--------------------------------------|------------------------|
| 01 Target | 06 Costco Wholesale |
| 02 The Marketplace at South Mountain | 07 Mill Avenue Shops |
| 03 Arizona Mills | 08 Whole Foods |
| 04 The Home Depot | 09 Centerpoint on Mill |
| 05 Walmart Supercenter | 10 Trader Joes |

FOOD & DRINK

- | | |
|---------------------------|-------------------------|
| 01 Chipotle Mexican Grill | 06 The Farm Kitchen |
| 02 Top of the Rock | 07 Rainforest Cafe |
| 03 McDonald's | 08 Lin's Grand Buffet |
| 04 Salad and Go | 09 Aunt Chilada's Tempe |
| 05 Little Miss BBQ | 10 Starbucks Coffee |

HOTELS

- | | |
|--|---------------------------------------|
| 01 Marriott Phoenix Resort Tempe at The Buttes | 05 Homewood Suites by Hilton |
| 02 Home2 Suites by Hilton | 06 Fairfield by Marriott Inn & Suites |
| 03 Holiday Inn & Suites Phoenix Airport by IHG | 07 AZ Grand Resort & Spa |
| 04 GreenTree Inn & Suites | |

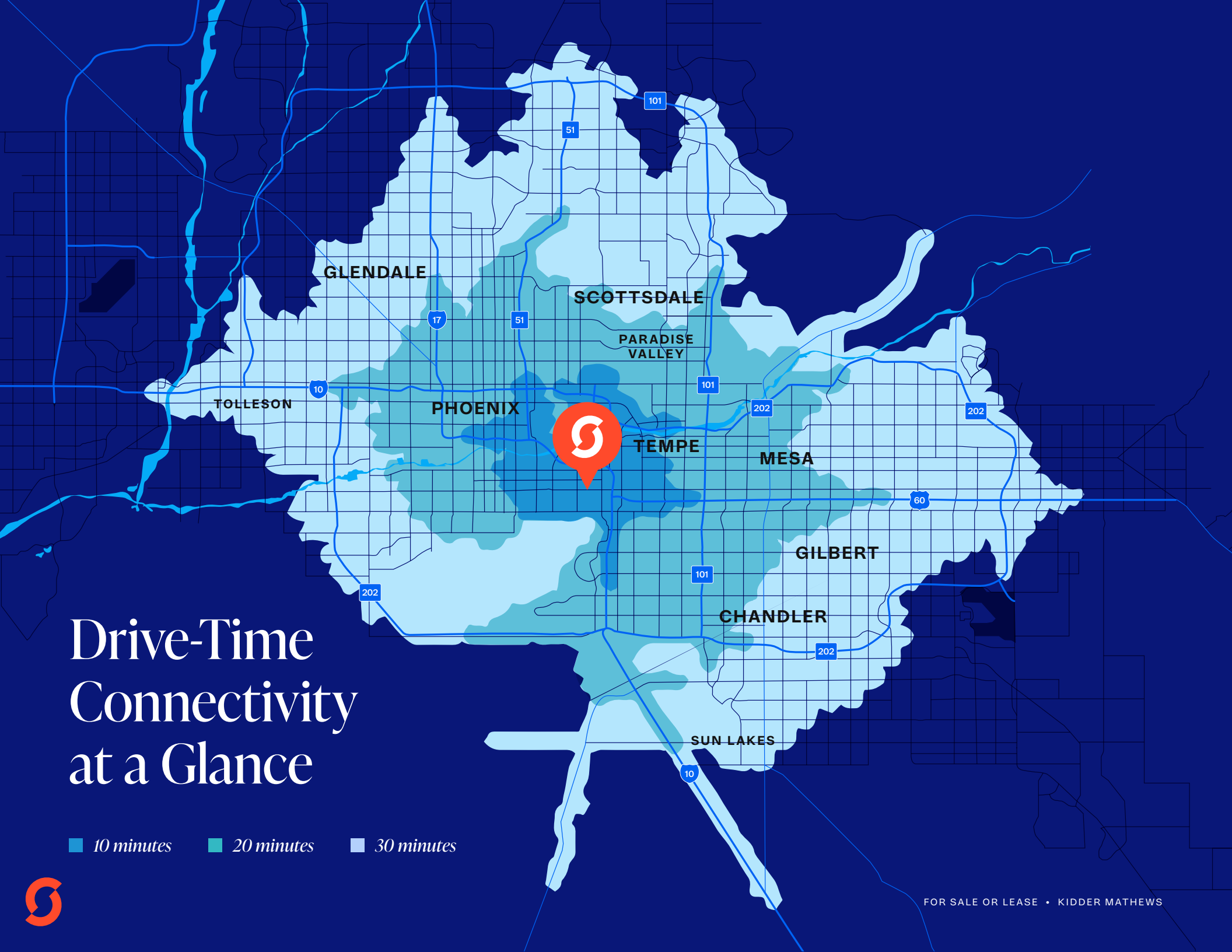
LIFESTYLE

- | | |
|-------------------------------------|---|
| 01 South Mountain Community College | 06 Kiwanis Park |
| 02 Legacy Golf Resort | 07 K1 Speed Phoenix |
| 03 Raven Golf Club | 08 Arizona State University |
| 04 Tempe Diablo Stadium | 09 Phoenix Zoo |
| 05 LEGOLAND Discovery Center | 10 Desert Botanical Garden |
| | 11 Phoenix Sky Harbor International Airport |



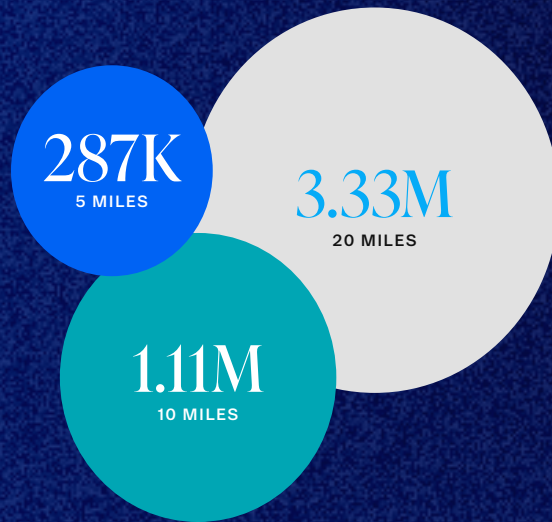
Drive-Time Connectivity at a Glance

■ 10 minutes ■ 20 minutes ■ 30 minutes

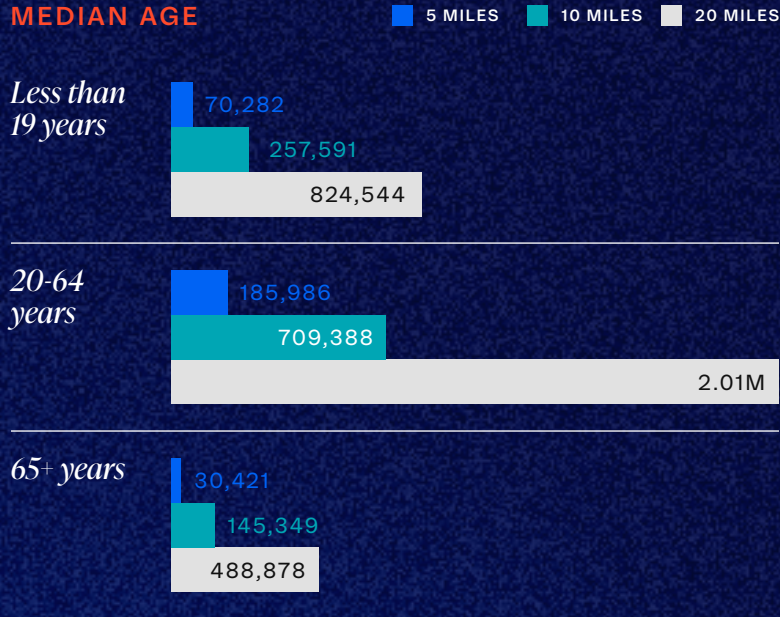


4217 E Cotton Center *By the Numbers*

ESTIMATED POPULATION



MEDIAN AGE



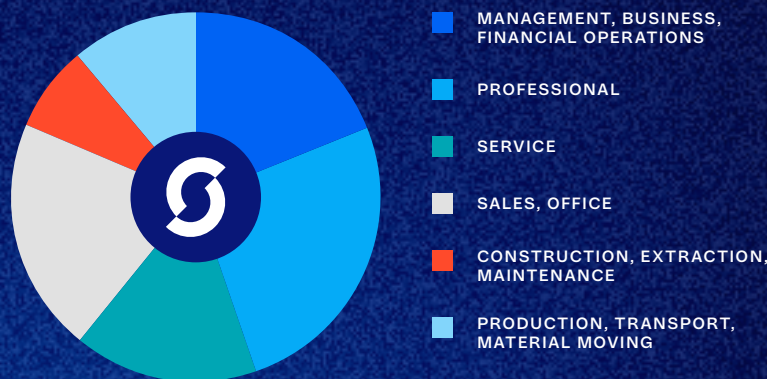
HOUSEHOLDS



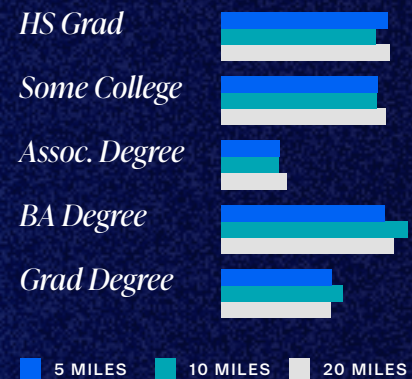
AVERAGE TRAVEL TIME TO WORK



OCCUPATION POPULATION



EDUCATION



Source: Sites USA 2026





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