4425 E COTTON CENTER

±165,000 SF of Office Space Available Immediately in The Cotton Center — *Phoenix's Premier Business Park*



4425 E COTTON CENTER BLVD, PHOENIX, AZ

Kidder Mathews

Freestanding building available for lease and ready for *immediate occupancy*

±165,000 SF
available space

$17.00 NNN
asking lease rate

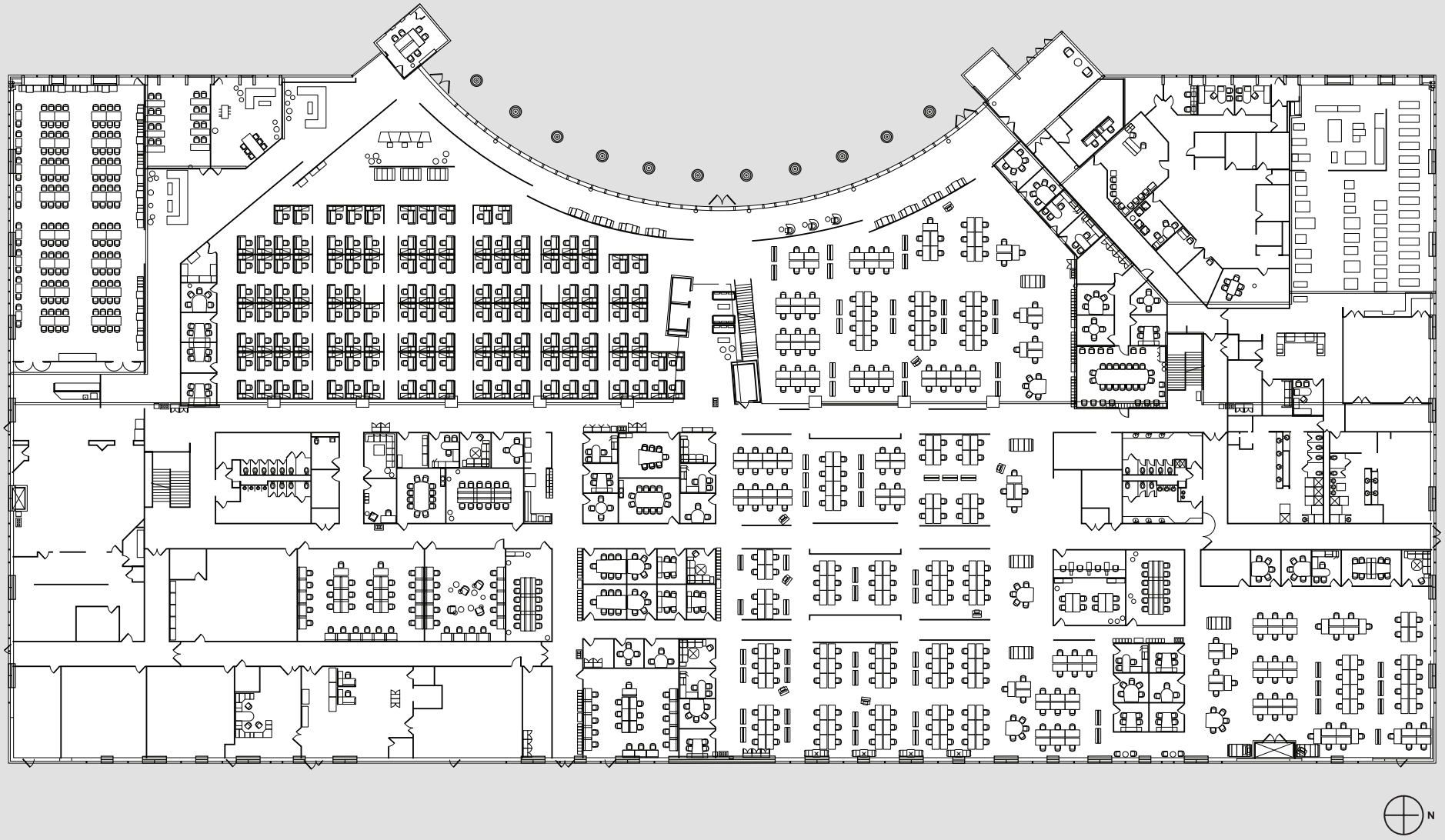


PROPERTY HIGHLIGHTS

- ±5.45/1,000 RSF parking ratio, including 750 covered reserved spaces
- Built in 2001
- Multiple configurations
- Fully furnished with ±1,000 cubes
- Excellent freeway access
- ±5 minutes to Sky Harbor International Airport

Floor 1

±108,000 SF *available space* | **418** *cubes* | **50** *offices*

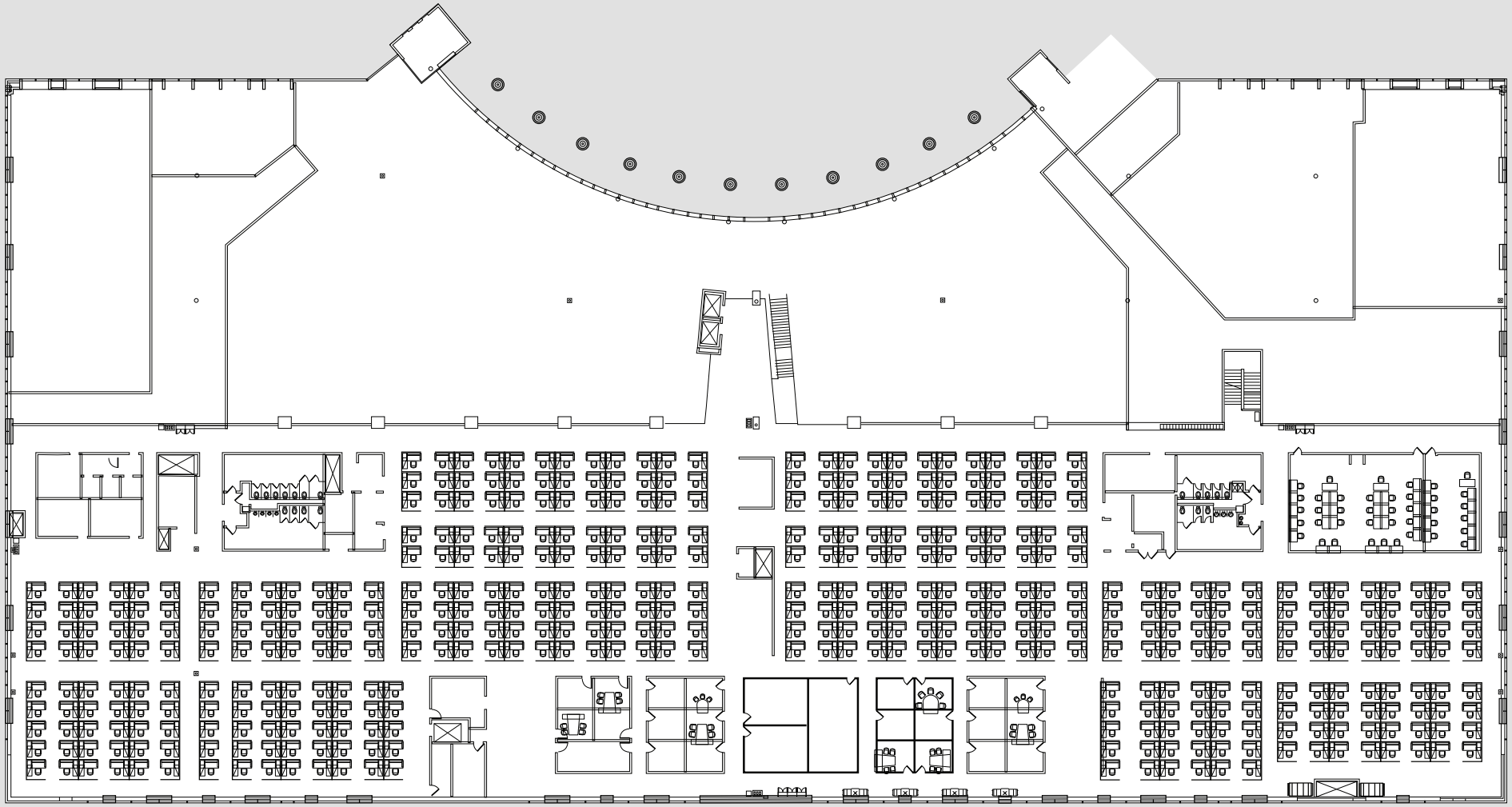


Floor 2

±57,000 SF
available space

480
cubes

23
offices





Abundant parking included with *750 covered reserved spaces*












CHEF





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

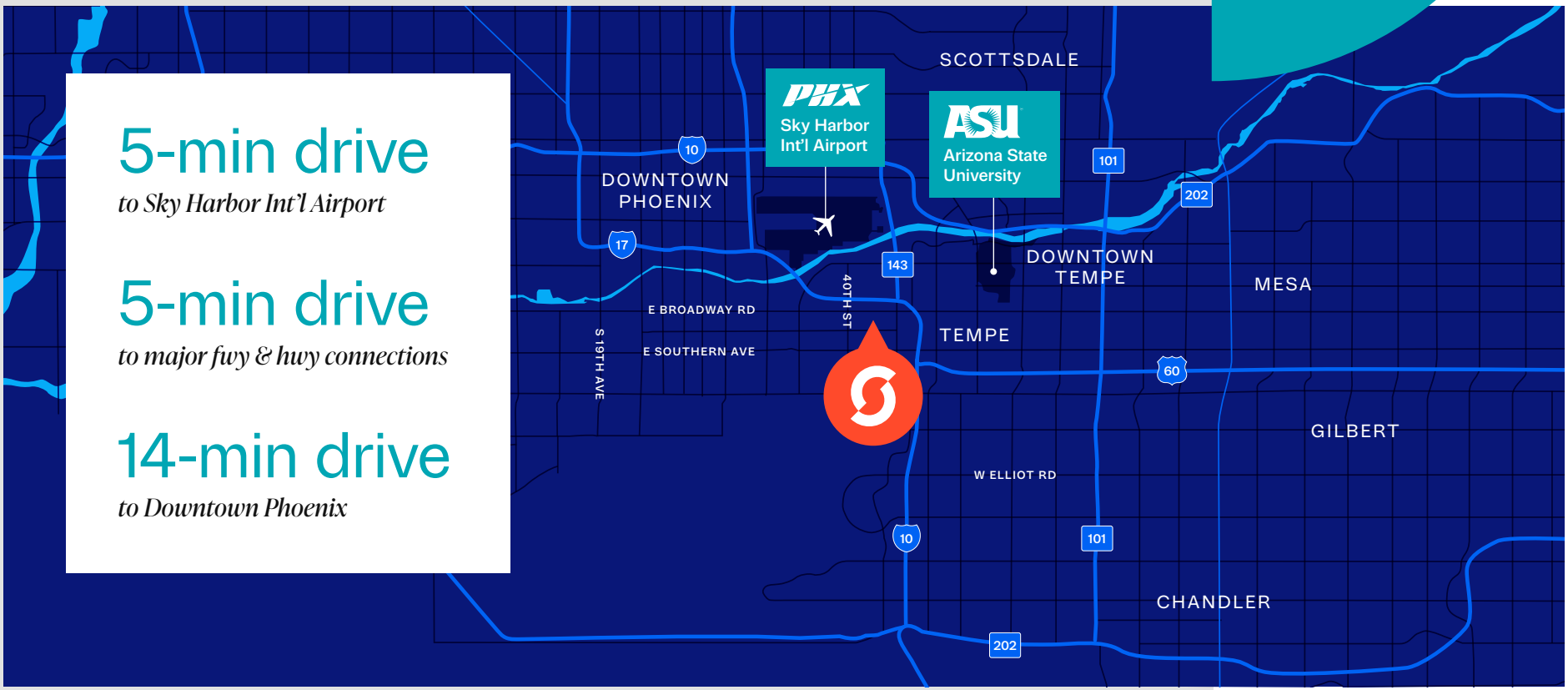


Fully Connected Within Metro Phoenix

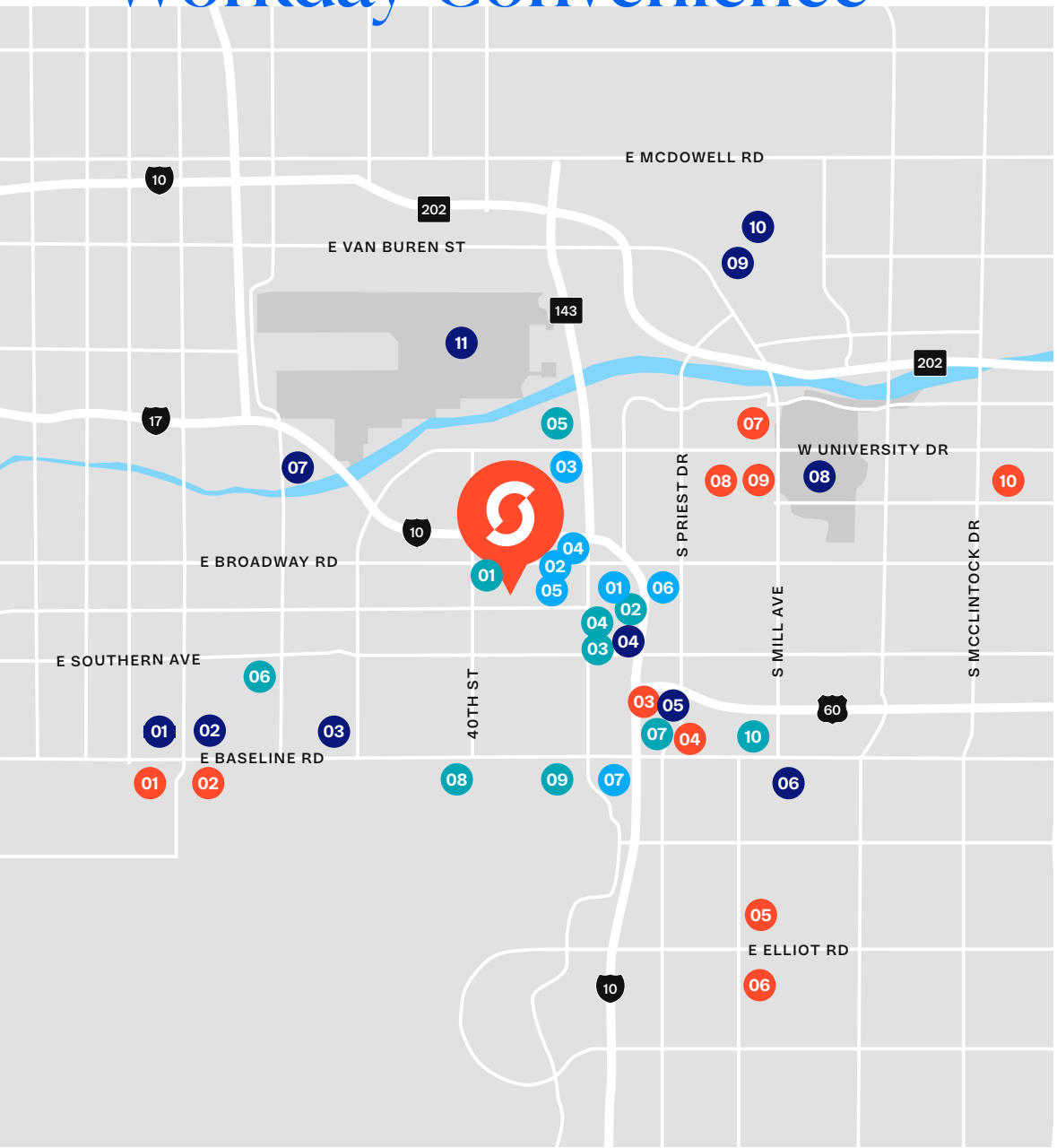
5-min drive
to Sky Harbor Int'l Airport

5-min drive
to major fwy & hwy connections

14-min drive
to Downtown Phoenix



Workday Convenience



SHOPPING

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

FOOD & DRINK

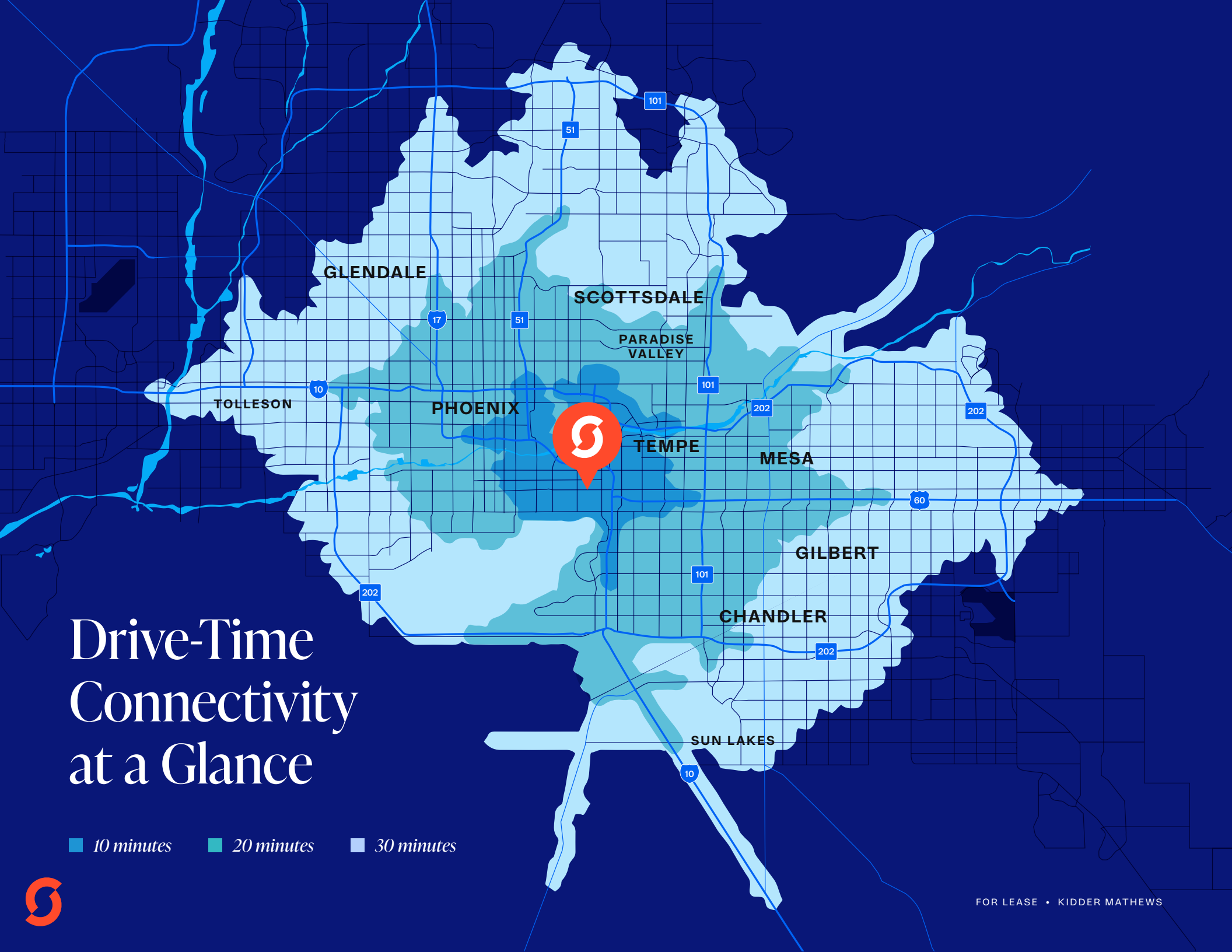
01 Chipotle Mexican Grill
02 Top of the Rock
03 McDonald's
04 Salad and Go
05 Little Miss BBQ
06 The Farm Kitchen
07 Rainforest Cafe
08 Lin's Grand Buffet
09 Aunt Chilada's Tempe
10 Starbucks Coffee

HOTELS

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

LIFESTYLE

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

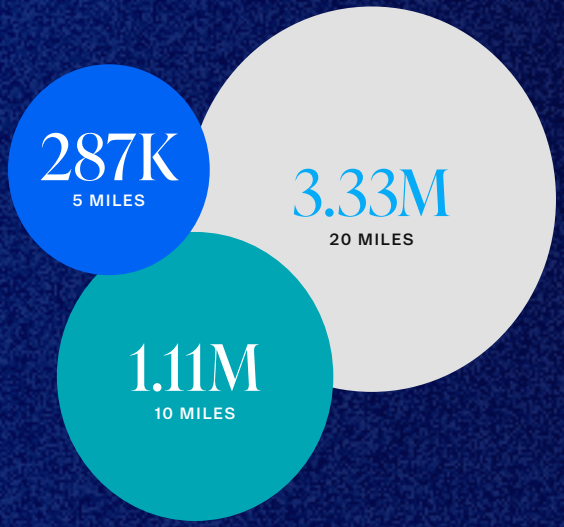


Drive-Time Connectivity at a Glance

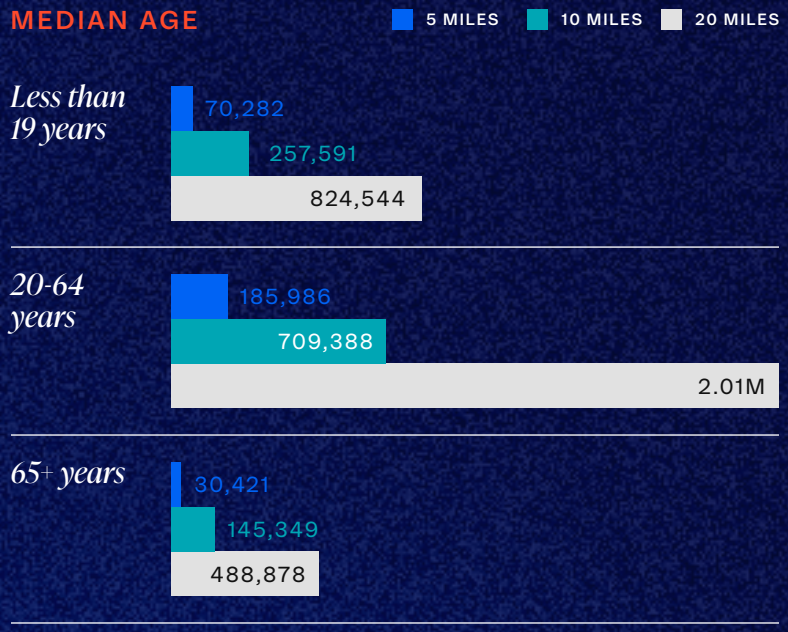
10 minutes *20 minutes* *30 minutes*

4425 E Cotton Center *By the Numbers*

ESTIMATED POPULATION



MEDIAN AGE



HOUSEHOLDS

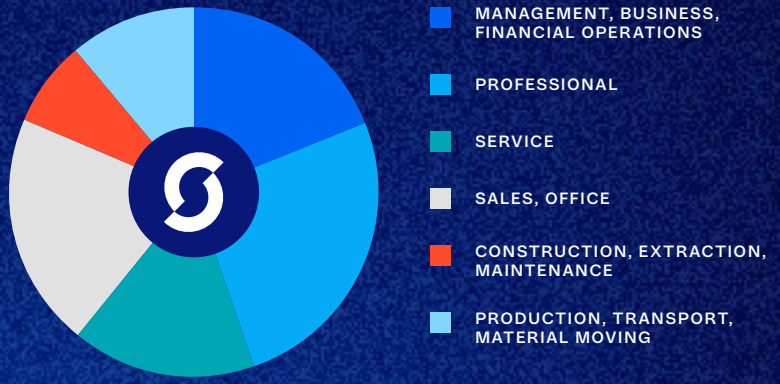


AVERAGE TRAVEL TIME TO WORK

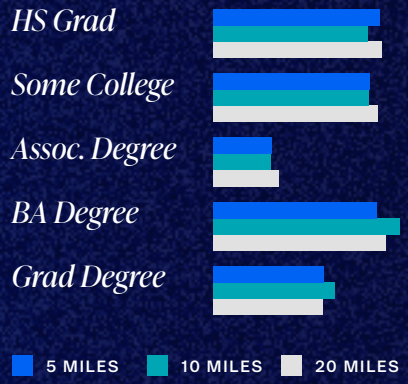
20.7 min	*5 mi radius*
21.3 min	*10 mi radius*
23.0 min	*20 mi radius*

Source: Sites USA 2026

OCCUPATION POPULATION



EDUCATION





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