4500 E COTTON CENTER

±138,588 SF of Office Space For Sale or Lease in The Cotton Center — *Phoenix's Premier Business Park*



4500 E COTTON CENTER BLVD, PHOENIX, AZ

Kidder Mathews

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

$13,665,000
asking sales price

$17.00 NNN
asking lease rate (negotiable TIs)



PROPERTY HIGHLIGHTS

- Fully furnished with ±1,030 existing cubes
- 810 kw generator
- Excellent freeway access
- ±5 minutes to Sky Harbor International Airport

PROPERTY OVERVIEW

Address	4500 E Cotton Center Blvd Phoenix, AZ 85040
Type	Office
# of Stories	Two
NRSF	138,588
Year Built	2013
Zoning	CP/GCP
Occupancy	0%
Parking	6.5/1,000
Site Area	12.03 Acres
Utilities	Water - City of Phoenix, Electricity - SRP, Gas - N/A
APN	123-06-004D
Fire Suppression	Fully sprinklered with a wet-pipe system
Foundation	Concrete slab-on-grade
Superstructure	Tilt-up precast concrete panels with steel columns
Electrical System	4,200 amps, 277/480 volt, three phase, four wire AC
Roof System	Built-up bituminous membrane with mineralized cap sheet
HVAC System	Combination of packaged units, heat pumps and split systems 10-50 tons

Fully Furnished with *±1,030 Existing Cubes*



Floor 1

±78,615 SF
available space

533
cubes



Floor 2

±59,973 SF
available space

499
cubes








LEED









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

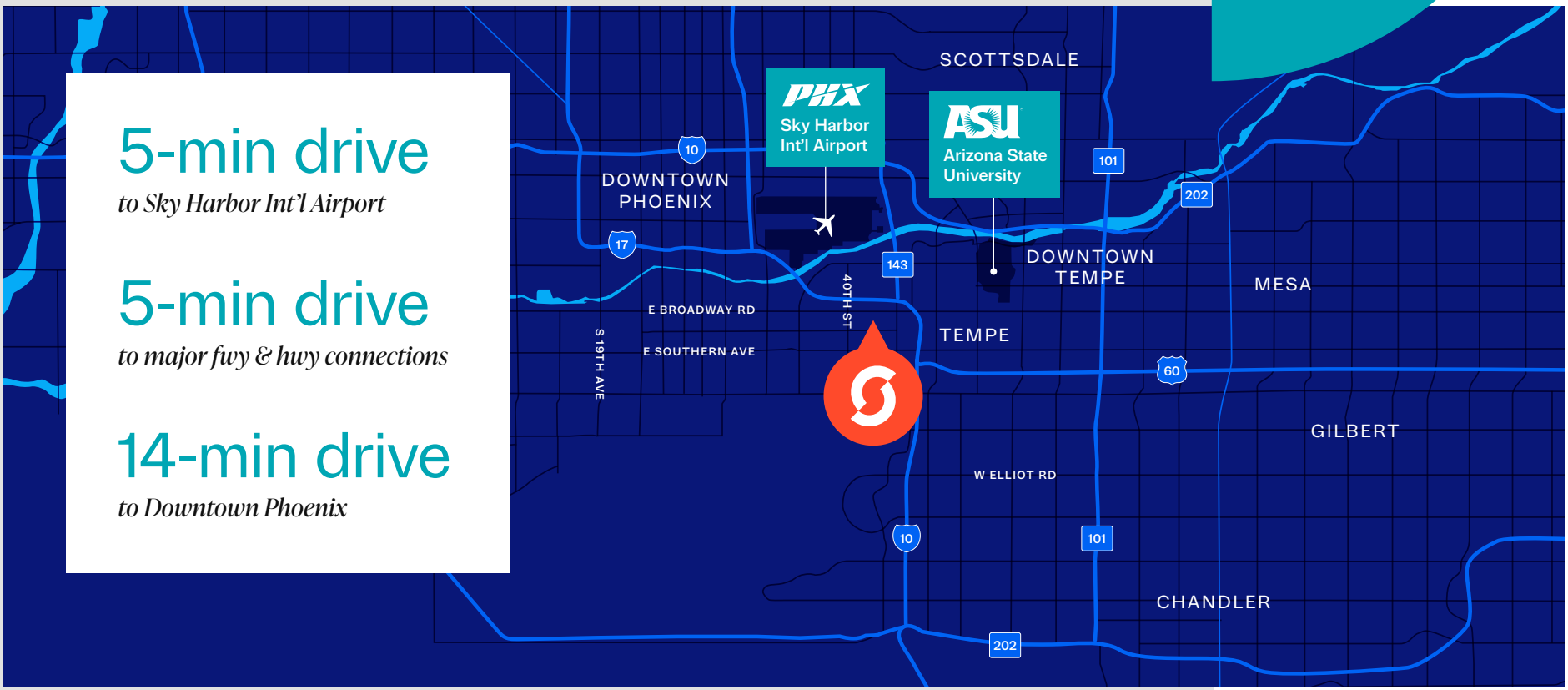


Fully Connected Within Metro Phoenix

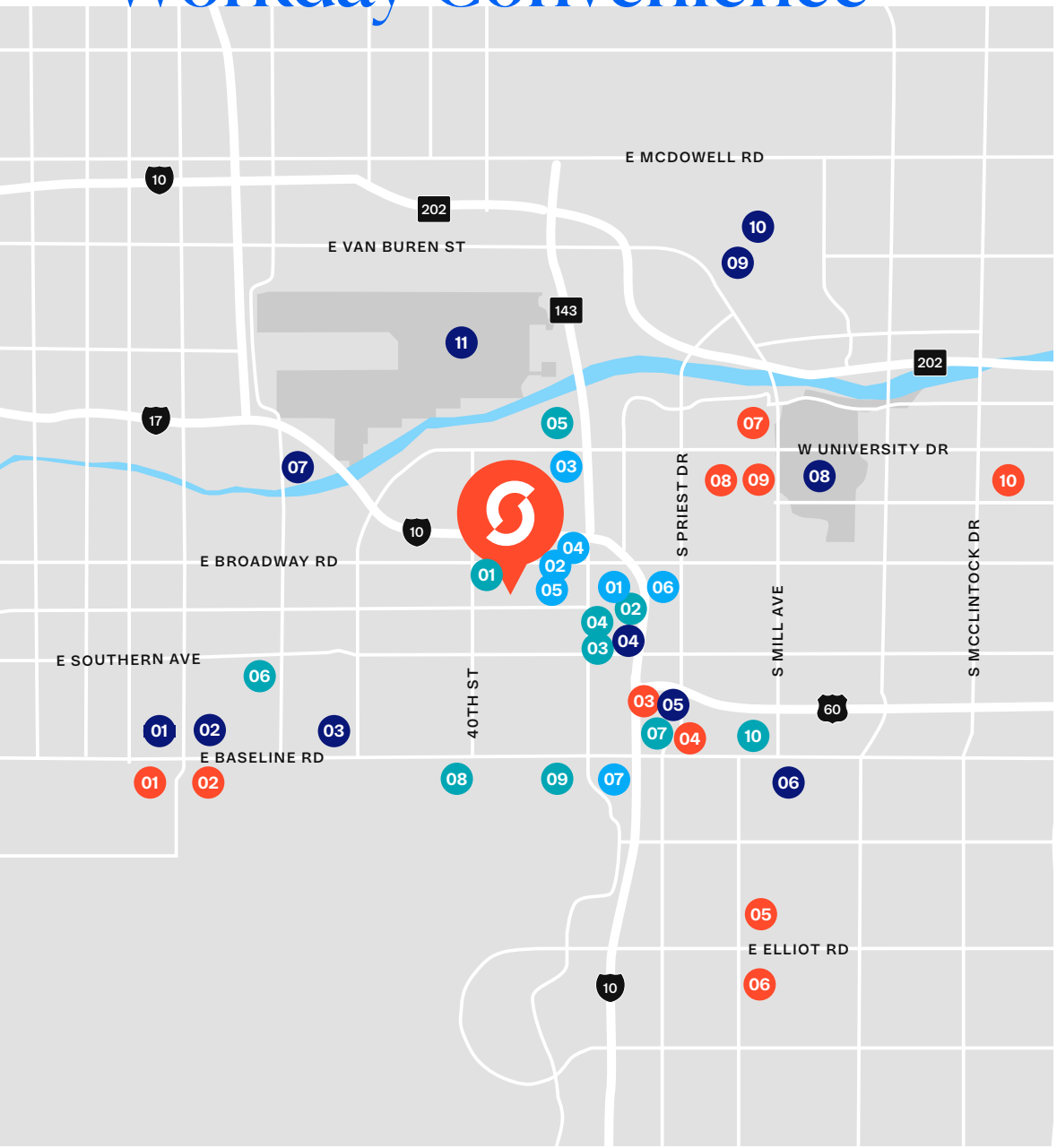
5-min drive
to Sky Harbor Int'l Airport

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

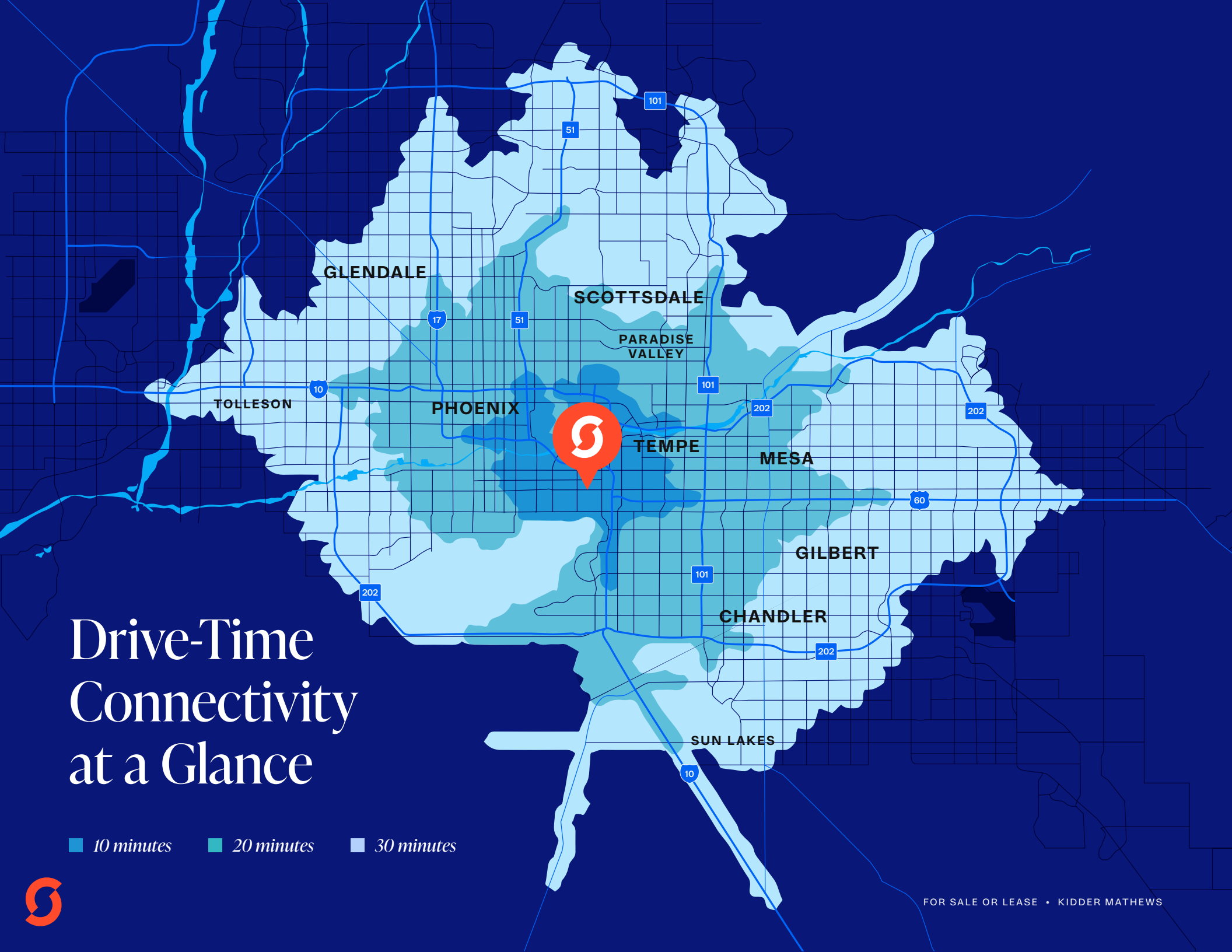
01 Chipotle Mexican Grill
02 Top of the Rock
03 McDonald's
04 Salad and Go
05 Little Miss BBQ
06 The Farm Kitchen
07 Rainforest Cafe
08 Lin's Grand Buffet
09 Aunt Chilada's Tempe
10 Starbucks Coffee

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

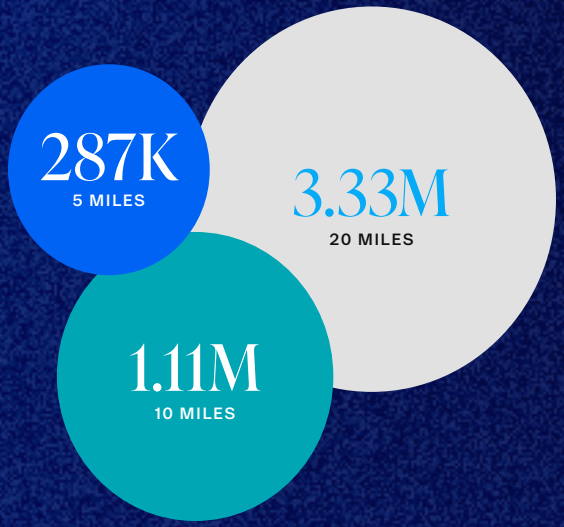


Drive-Time Connectivity at a Glance

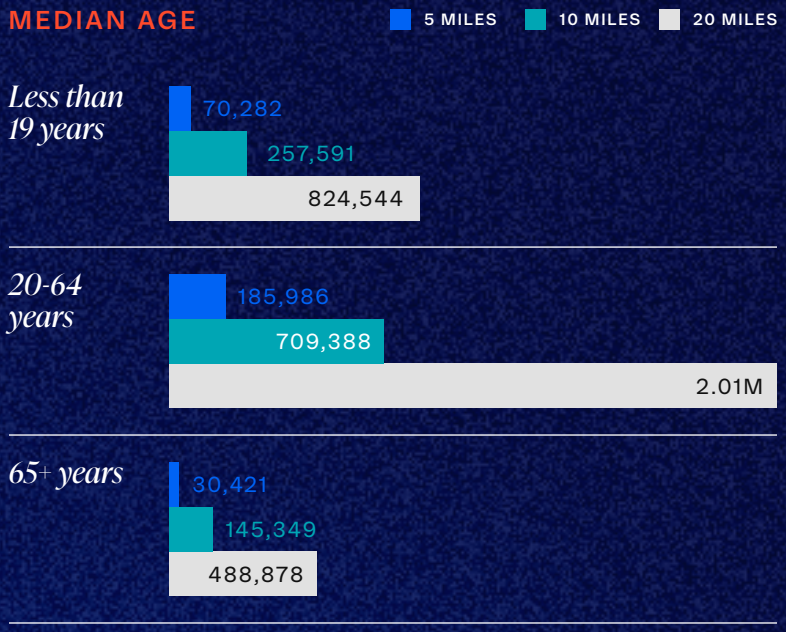
10 minutes *20 minutes* *30 minutes*

4500 E Cotton Center *By the Numbers*

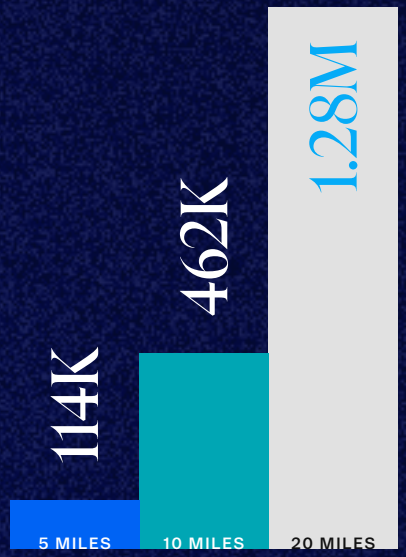
ESTIMATED POPULATION



MEDIAN AGE



HOUSEHOLDS

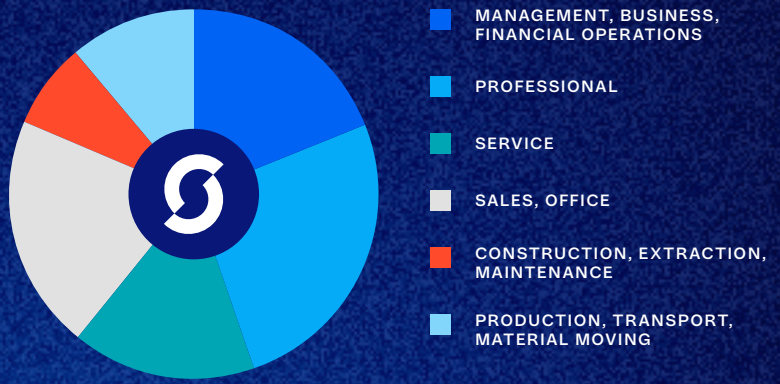


AVERAGE TRAVEL TIME TO WORK

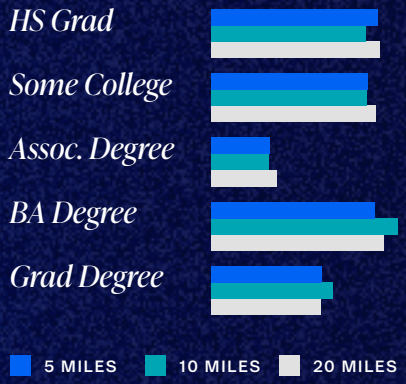
20.7 min	*5 mi radius*
21.3 min	*10 mi radius*
23.0 min	*20 mi radius*

Source: Sites USA 2026

OCCUPATION POPULATION



EDUCATION





For leasing information contact

CHRIS JANTZ
602.513.5153
chris.jantz@kidder.com

SCOTT ISACKSEN
602.513.5143
scott.isacksen@kidder.com

KURT KERNER
602.513.5171
kurt.kerner@kidder.com

For sale information contact

DAVE CARDER
602.513.5192
dave.carder@kidder.com

NATHAN THINNES
602.513.5164
nathan.thinnes@kidder.com

PETE BEAUCHAMP
949.557.5010
peter.beauchamp@kidder.com

KIDDER.COM

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