



4310, 4320, 4340 & 4350 East Cotton Center Boulevard, Phoenix, Arizona

» OFFICE/FLEX SPACE AVAILABLE FOR LEASE

# Cotton Center IV

## SITE & LOCATION FEATURES

- Located within Cotton Center, a 280-acre master planned business park
- 1/2-mile access to I-10 Freeway via full-diamond interchanges at 40th and 48th Streets
- Five minutes to Sky Harbor International Airport
- Numerous food amenities in the area
- Numerous business hotels including the Buttes Resort Hotel

## BUILDING FEATURES

### Phase I

- **4310 Building**  
67,600 Square Feet  
5/1,000 Parking Ratio  
16 Foot Clear Height  
3600 Amps
- **4320 Building**  
56,700 Square Feet  
5/1,000 Parking Ratio  
24 Foot Clear Height  
3600 Amps

### Phase II

- **4340 Building**  
82,900 Square Feet  
5/1,000 Parking Ratio  
16 Foot Clear Height  
3600 Amps
- **4350 Building**  
56,700 Square Feet  
5/1,000 Parking Ratio  
24 Foot Clear Height  
3600 Amps

FOR MORE INFORMATION,  
PLEASE CONTACT:

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MANAGED BY:

**CARLSON**  
REAL ESTATE  
COMPANY

 **CUSHMAN &  
WAKEFIELD**  
Global Real Estate Solutions<sup>SM</sup>



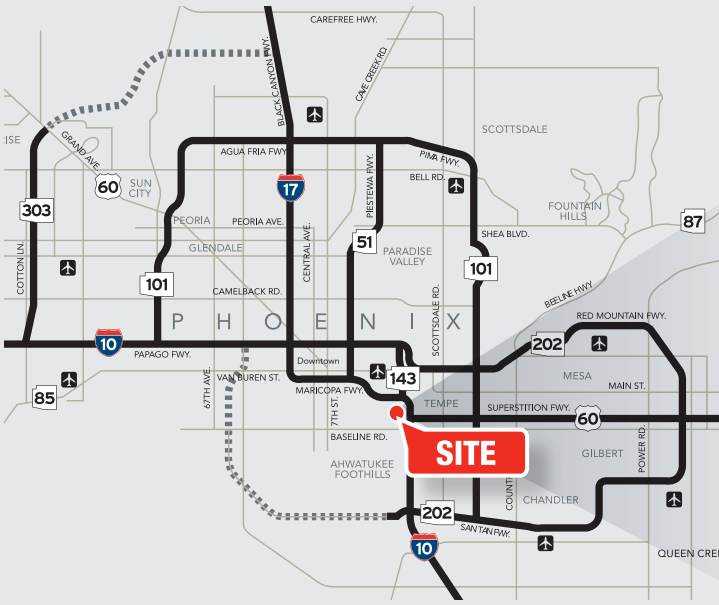
- CORPORATE NEIGHBORS INCLUDE:**
- General Electric
  - Progressive Insurance
  - Shaller Anderson
  - CareMark
  - Clarke American
  - Adtron
  - Pacific Automation
  - Siemens
  - TDK
  - Lazy Boy



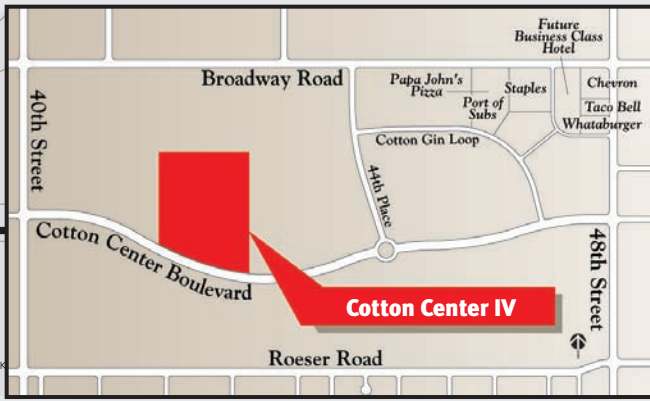
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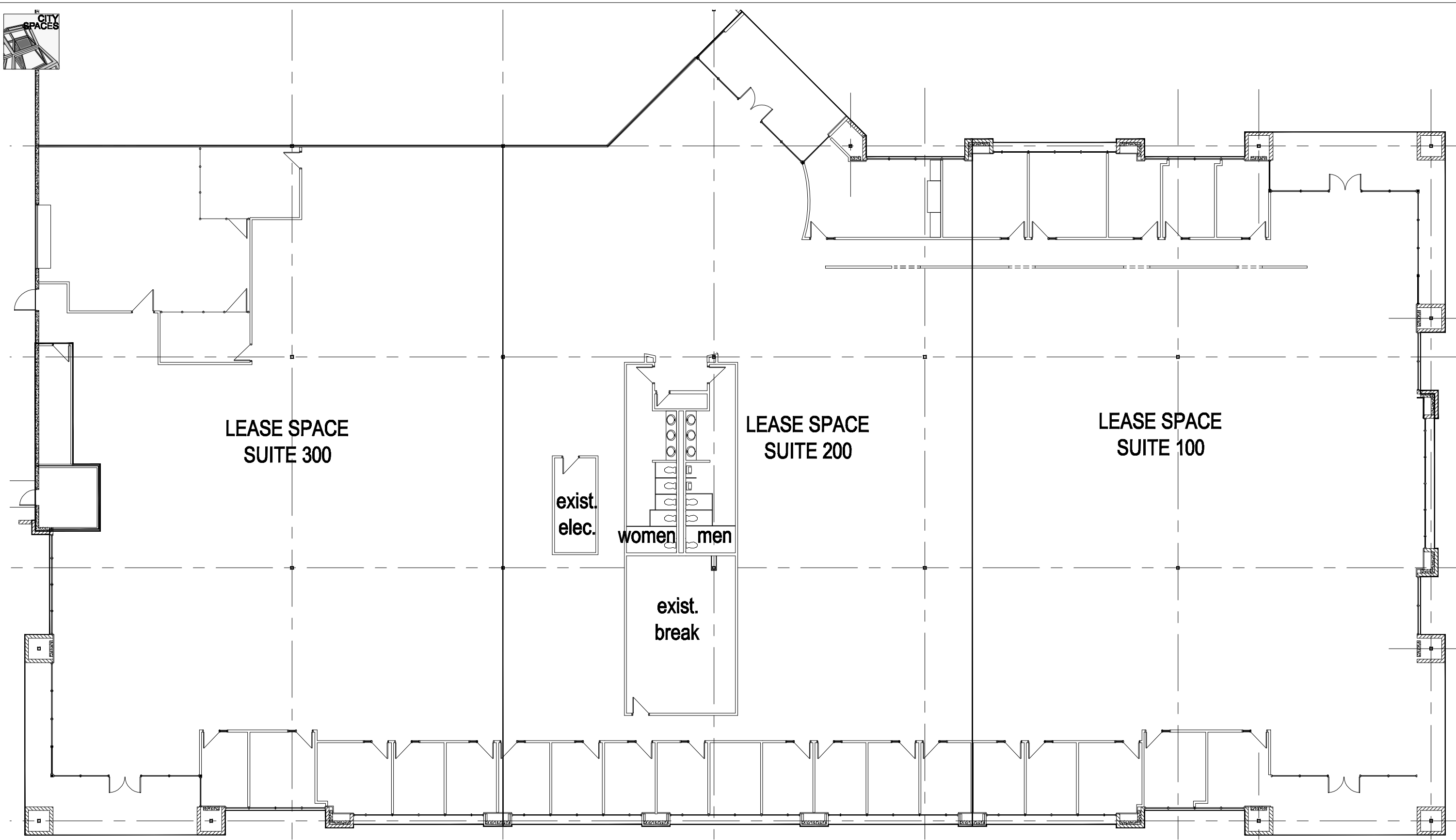
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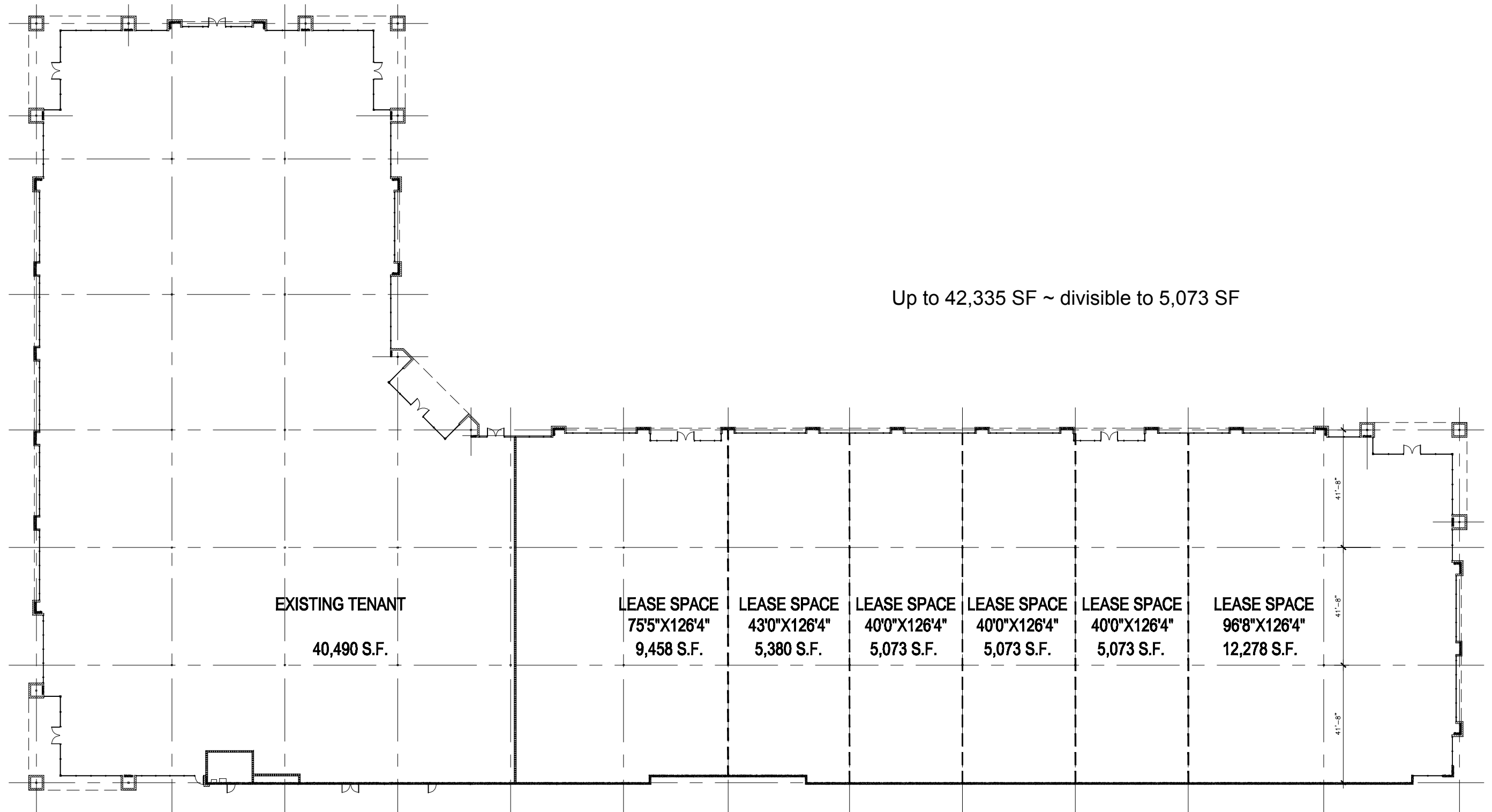
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**CARLSON REAL ESTATE COMPANY**



**4310 E. Cotton Center Blvd.**  
 Leasable Square Footage: 34,950 total s.f.

SUITE 100	11,517 Leasable
SUITE 200	12,096 Leasable
SUITE 300	11,337 Leasable

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**4340 E. Cotton Center Blvd.**

Leasable Square Footage: 42,335 s.f.

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