

4025 EAST COTTON CENTER BOULEVARD, PHOENIX, AZ 85040

SIGNAGE

Cotton
enter, I

Class A Office/Flex R & D Building
Centrally Located in Arizona's Largest Business Park



PROPERTY INCOME ADVISORS, INC.
Advisory Services for the Investor in U.S. Real Estate



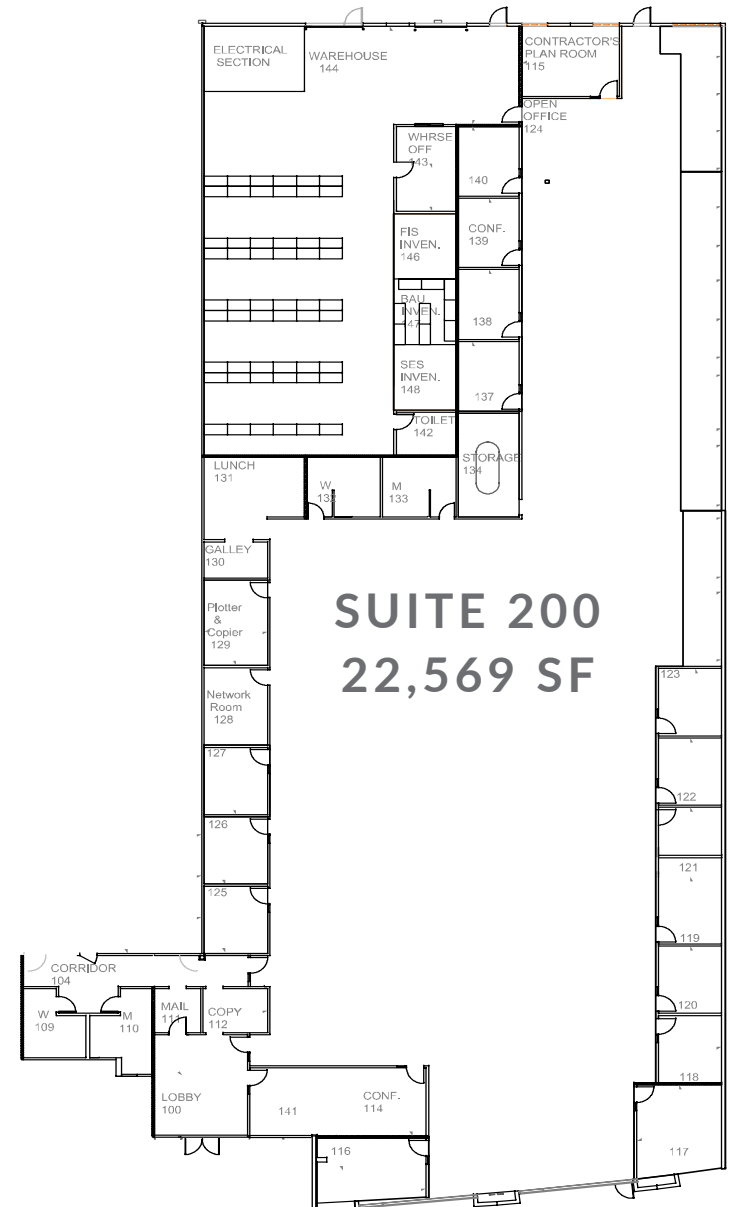
TRANSWESTERN®



4025 EAST COTTON CENTER BOULEVARD,
PHOENIX, AZ 85040



Cotton Center I is a class "A" corporate Office / Flex building located in the highly prominent Cotton Center Business Park, a 280-acre master-planned business park. Located minutes from Sky Harbor International Airport with easy access to SR-143, I-10, US 60 and the Loop 202 Highway systems, Cotton Center I offers an unparalleled opportunity for employers to attract top talent from all parts of metropolitan Phoenix area. Cotton Center I is located minutes away from both Downtown Phoenix and Downtown Tempe.



\$16.00 PSF
NNN



Estimated
\$3.68 PSF
NNN



3.70/1,000
Parking Ratio



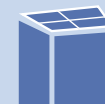
3000 AMP, 277/480
Volt, 3 Phase, four wire,
alternating current



Fiber Optic
Service



Skylights



High, Open
Ceilings



Roll-Up
Doors



Close Proximity to
Arizona
State University



Immediate Access to
I-10, AZ-143, & US-60



Phoenix Sky Harbor
Airport Nearby

115,176 SF BUILDING



DISTANCE

1-mi

3-mi

5-mi



RESTAURANTS

19

218

804

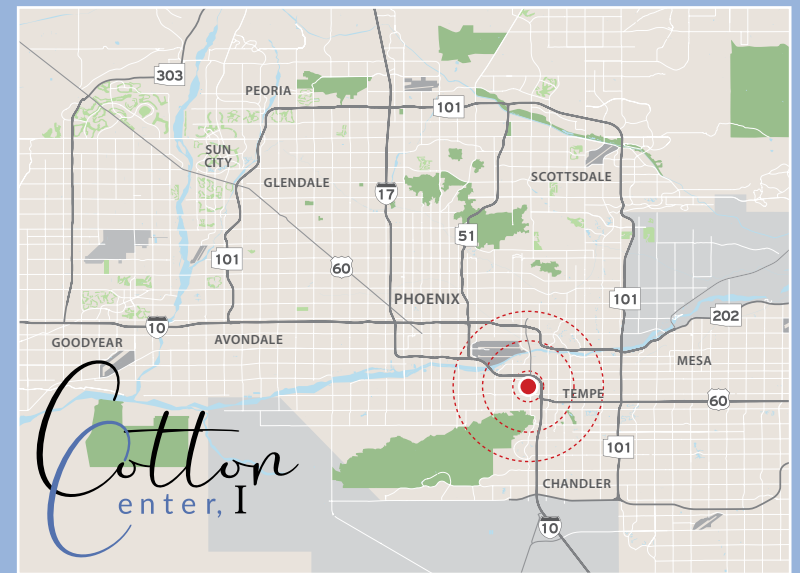


HOTELS

3

46

109





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FOR LEASING INFORMATION PLEASE CONTACT

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