

# FORTY6 FORTY5




FORTY6 FORTY5

±116,858 SF  
Class “A” office building  
available for lease

4645 EAST COTTON CENTER BLVD | PHOENIX, AZ





Flexible.  
Efficient.  
Move-in ready.

## Building Summary

- › Two-story, Class “A”, ±116,858 RSF office building
- › Built in 2001 / Renovated in 2017
- › Building and monument signage opportunities
- › Newly remodeled common areas
- › Excellent parking ratio of 7/1,000 of which 188 stalls are located under the newly constructed parking deck.
- › Full size, on-site gym
- › Expansive glassline
- › Flexible, efficient floorplates
- › Centrally located

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## Location Highlights

**Forty6Forty5** is a Class "A" corporate office building located within the prestigious master-planned Cotton Center Business Park. Located minutes from Sky Harbor International Airport, the property provides users with easy access to SR-143, I-10, US 60 and the Loop 202 Freeway and is readily accessible to a large and diverse labor pool. In fact, 3.9 million people, more than eighty-five percent of the metropolitan Phoenix area, live within a 40-minute drive of **Forty6Forty5**. This highly desirable, infill location is only minutes away from amenities in both downtown Phoenix and downtown Tempe. Corporate neighbors include: Wells Fargo Bank, BAE Systems, Avnet, Inc. UnitedHealth Group Incorporated, Aetna, Mutual of Omaha, Xerox, DHL, and Freeport-McMoRan among others.



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## LEASING INFORMATION

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