

FORTY6 FORTY5

Fact Sheet

Building Summary

- › Two-story, Class "A" office building
- › Built in 2001 / Renovated in 2017
- › Building & monument signage opportunities
- › Newly remodeled common areas
 - › Full size, on-site gym
 - › Expansive glassline
- › Flexible, efficient floorplates
- › Centrally located

Parking

- › Excellent parking ratio of 7/1,000 of which 188 stalls are located under the newly constructed parking deck. An additional canopy-covered 99 stalls can be made available

Location

4645 E. Cotton Center Blvd. Phoenix, AZ

Building Size

±116,858 RSF

Available Space

±116,858 RSF

Each floor is divisible to ±20,000 SF

Rental Rate

\$17.50 - \$18.50 NNN

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