



**±6,283 SF FREESTANDING FLEX BUILDING AVAILABLE  
LOCATED IN COTTON CENTER**  
4535 E. Broadway Rd.  
Phoenix, AZ

**FOR LEASE**

**\$0.72/SF NNN**

±6,283 SF

80% Office

Proposed 50% Office  
Floor Plan

16' Clear Height

Grade Level Door (12'x14')

Broadway Rd Frontage

Zoned CP/BP, City of Phoenix

Proximity to I-10, SR-143  
& US-60



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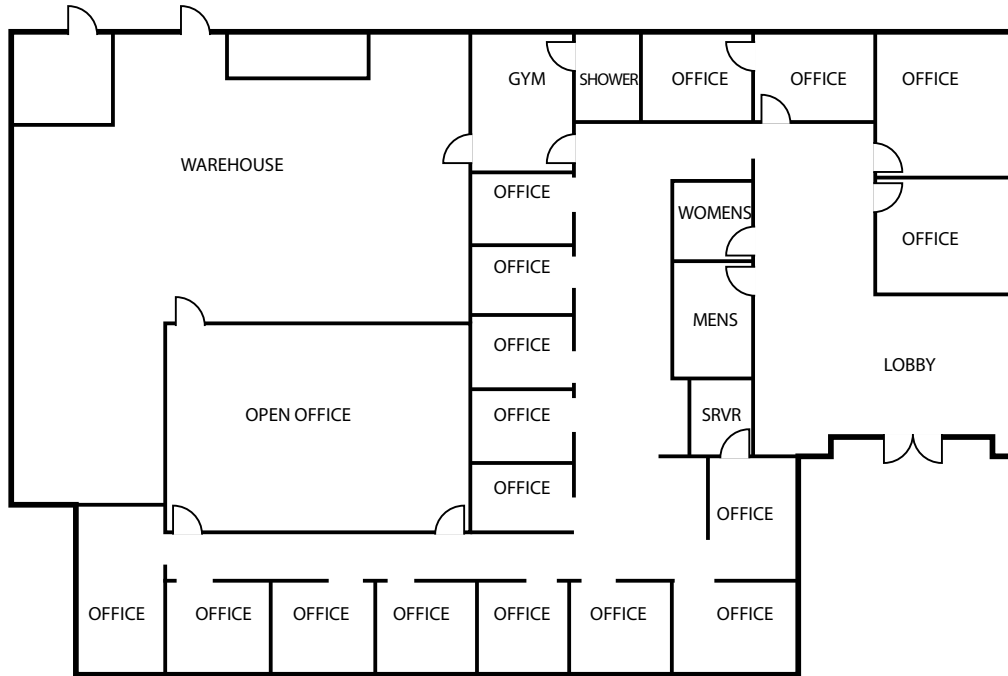
Proposed Floor Plan of  
 50% Warehouse

14 Private Offices

Reception, Break Room,  
 3 Rest Rooms (One with  
 Shower)

Covered Parking

±400 Amps, 277/480V



The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



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