



REAL ESTATE SERVICES

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VOIT REPRESENTS PRIVATE INVESTOR IN \$10M PHOENIX OFFICE ACQUISITION

Phoenix, Ariz. (July 30, 2025) — Voit Real Estate Services is pleased to announce that Mike Bench, Senior Vice President and Partner in the firm's San Diego office, represented PRH XXXXV, LLC, a private investor, in the \$10,050,000 acquisition of 4645 E. Cotton Center Boulevard, a 116,858-square-foot institutional-quality multi-tenant office building in Phoenix, Arizona. Chris Toci, Eric Wichterman, and Mike Coover of the Cushman & Wakefield Phoenix office represented the seller.

Situated within the prestigious Cotton Corporate Center, the property was acquired at \$86 per square foot after undergoing approximately \$9.4 million in renovations and capital improvements over the past decade. It is strategically positioned to capitalize on Phoenix's robust economic growth, offering unparalleled access, highly adaptable "plug-and-play" space, and proximity to a deep, skilled labor pool.

"This transaction reflects the strength of Phoenix's office market when paired with strategic capital investment and tenant-driven design," said Bench. "It's a prime example of how targeted acquisitions in supply-constrained, amenity-rich submarkets can create lasting value."

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker-owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research enables the firm to provide clients with forward looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

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