

AVAILABLE FOR SALE OR LEASE

PROPERTY HAS CITY OF PHOENIX A-2 ZONING
WHICH ALLOWS A VARIETY OF OFFICE AND INDUSTRIAL USES

3201
E ELWOOD ST

FULLY FURNISHED OFFICE SPACE
WITH SUITES RANGING FROM ±20,536 SF - ±56,486 SF



Ready-to-go Space

Available Immediately
3201 E Elwood has Class A
office space immediately
available in the heart of Phoenix.



3201
E ELWOOD ST



Visibility in *the Heart* of Phoenix

- + Near the full diamond intersection of I-10 and University Drive/32nd Street
- + 1/4 mile south of Sky Harbor Airport
- + Just minutes from I-10, I-17, State Route 143 and SR-60
- + Bus line served on University Drive





3201
E ELWOOD ST



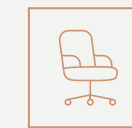
The *Facts*



Available
for immediate
occupancy



State-of-the-Art
dining and
kitchen area



Fully
furnished



Covered
reserved parking
available



Parking
6/1,000



Zoning
A-2, Phoenix



First Floor



Second Floor

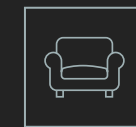


On-site *Amenities*

The 3201 offers **infrastructure and access** to amenities today's tenants are seeking, with the opportunity to customize the interior improvements per the tenant's desires.



4 breakrooms
in the wing of each building



1 large
tenant lounge



Outside
seating area



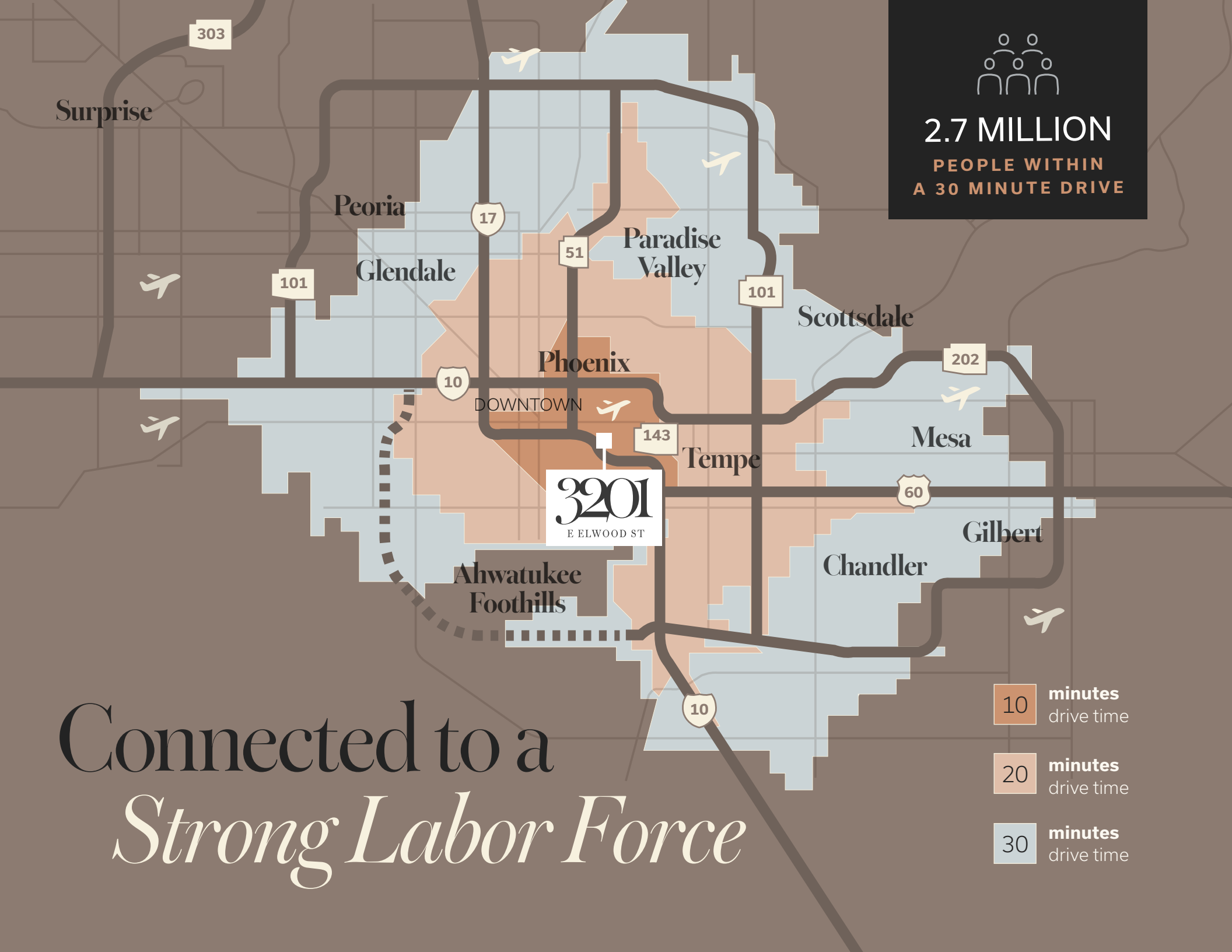
Freeway
signage



The *Site*

Building signage available with direct exposure to I-10 freeway

E BROADWAY RD




2.7 MILLION
 PEOPLE WITHIN
 A 30 MINUTE DRIVE

Connected to a
Strong Labor Force




The Demos

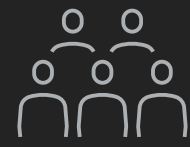
The 3201 is at a **central Metro Phoenix location** in which companies can easily access various labor forces.

WITHIN A 3 MILE RADIUS

-  **2M SF** of retail
-  **38** hotels
-  **7,714** multifamily units

WITHIN A 10 MILE RADIUS

-  **1,155,736** total population
-  **48.3%** total population with a college degree
-  **67.3%** total population with a college degree or some college



TOTAL POPULATION

1,155,736	1,155,736	1,155,736
WITHIN A 10 MINUTE DRIVE	WITHIN A 20 MINUTE DRIVE	WITHIN A 30 MINUTE DRIVE



TOTAL MILLENIALS

1,155,736	1,155,736	1,155,736
WITHIN A 10 MINUTE DRIVE	WITHIN A 20 MINUTE DRIVE	WITHIN A 30 MINUTE DRIVE

Contacts:

Mark Gustin, SIOR, CCIM

+1 602 430 0605

mark.gustin@cbre.com

Jimmy Cornish

+1 602 980 8844

jimmy.cornish@cbre.com

CBRE

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