

AVAILABLE IMMEDIATELY

Plug & Play

THE | 3201

±20,536 square feet of freeway visible office space available for lease

Ready to go space

The 3201 has Class A
office space
immediately available
in the heart of Phoenix.

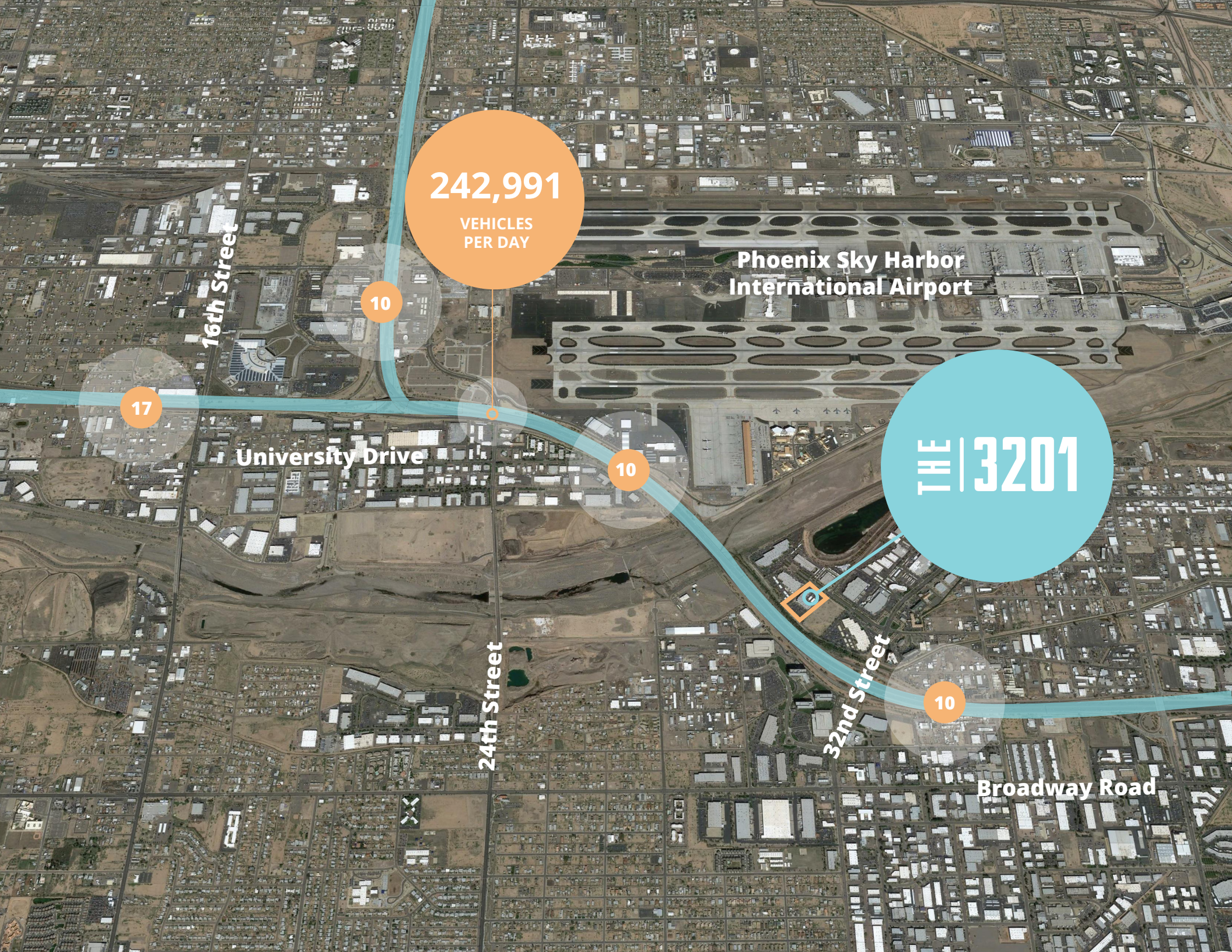
THE | 3201



IMMEDIATE
AVAILABILITY



THE | 3201



The visibility
at the center
of Phoenix

Amazing access!

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



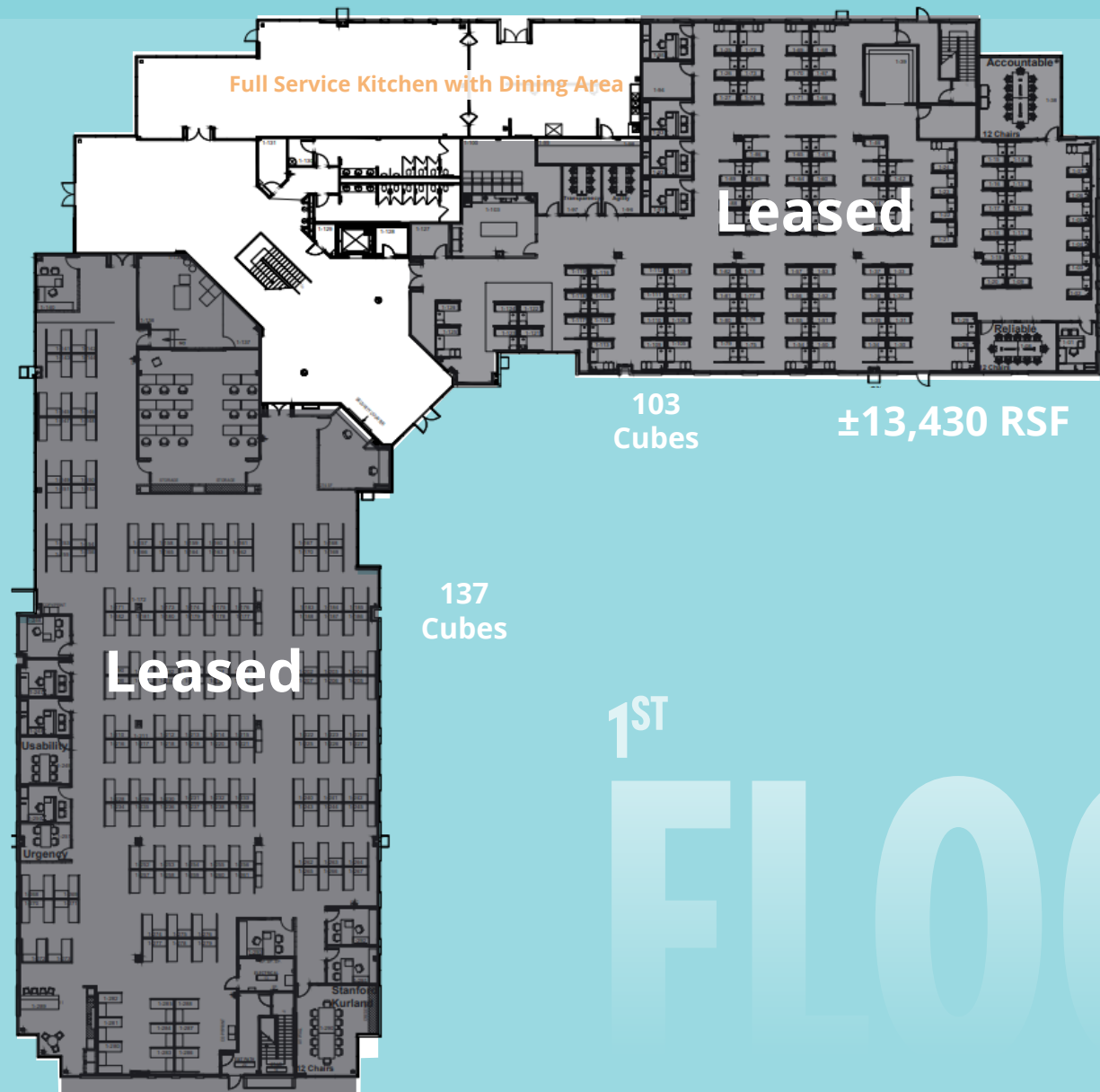


The facts:

- ±20,536 SF available
- Available for immediate occupancy
- State-of-the-Art dining and kitchen area
- ±160 cubes in place
- Parking: 6/1,000
- Covered reserved parking available

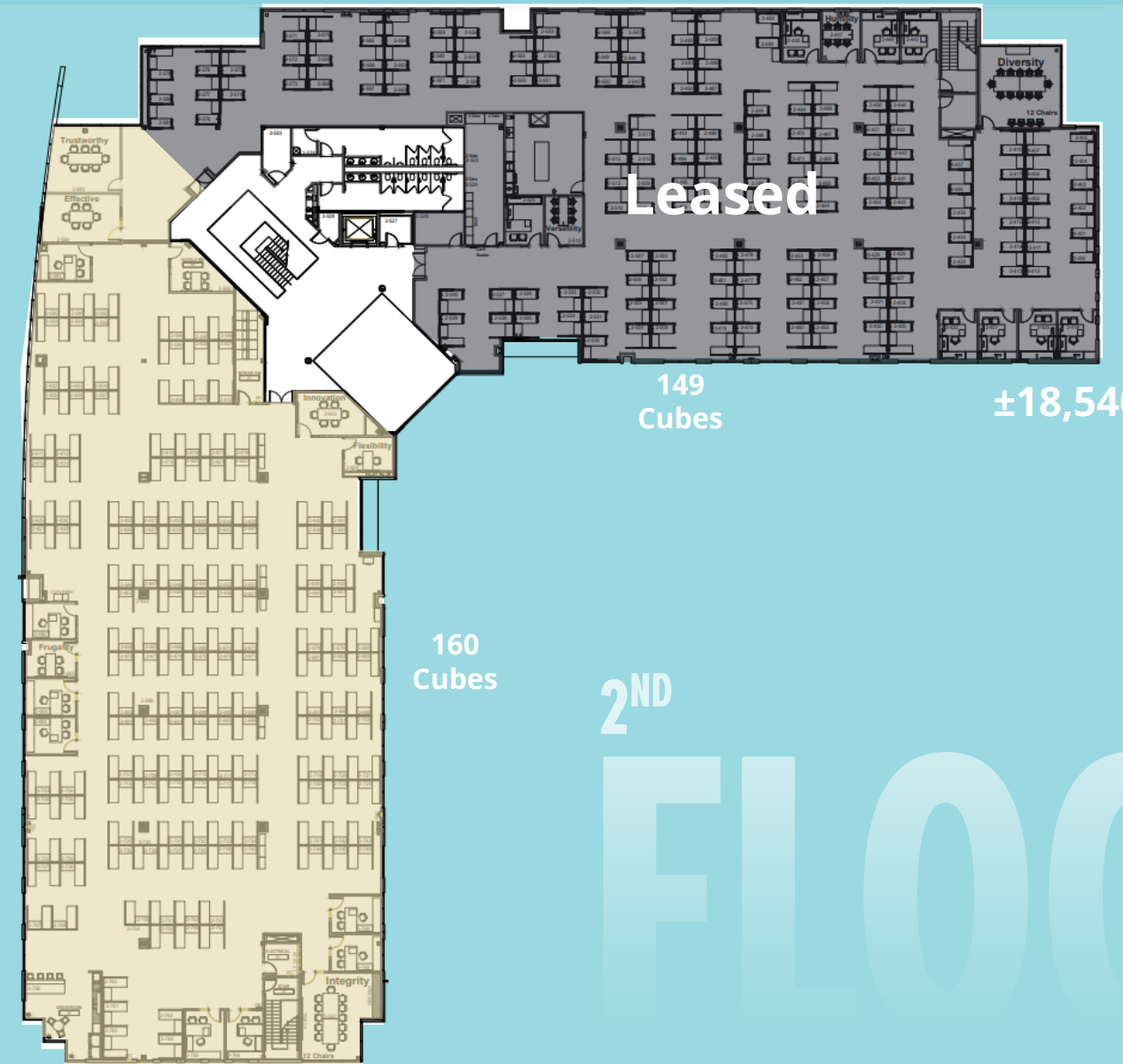


 3201



±18,139 RSF

1ST
FLOOR



±20,536 RSF

2ND
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.



STATE-OF-THE-ART DINING
AND KITCHEN AREA



CONFERENCE ROOMS



COVERED PARKING



BRAND NEW GENERATOR
PROVIDING FULL REDUNDANCY



FIBER PROVIDED



The site:

Building signage available with direct exposure to I-10 freeway

THE | 3201

INTERSTATE TEN

10

ELWOOD STREET

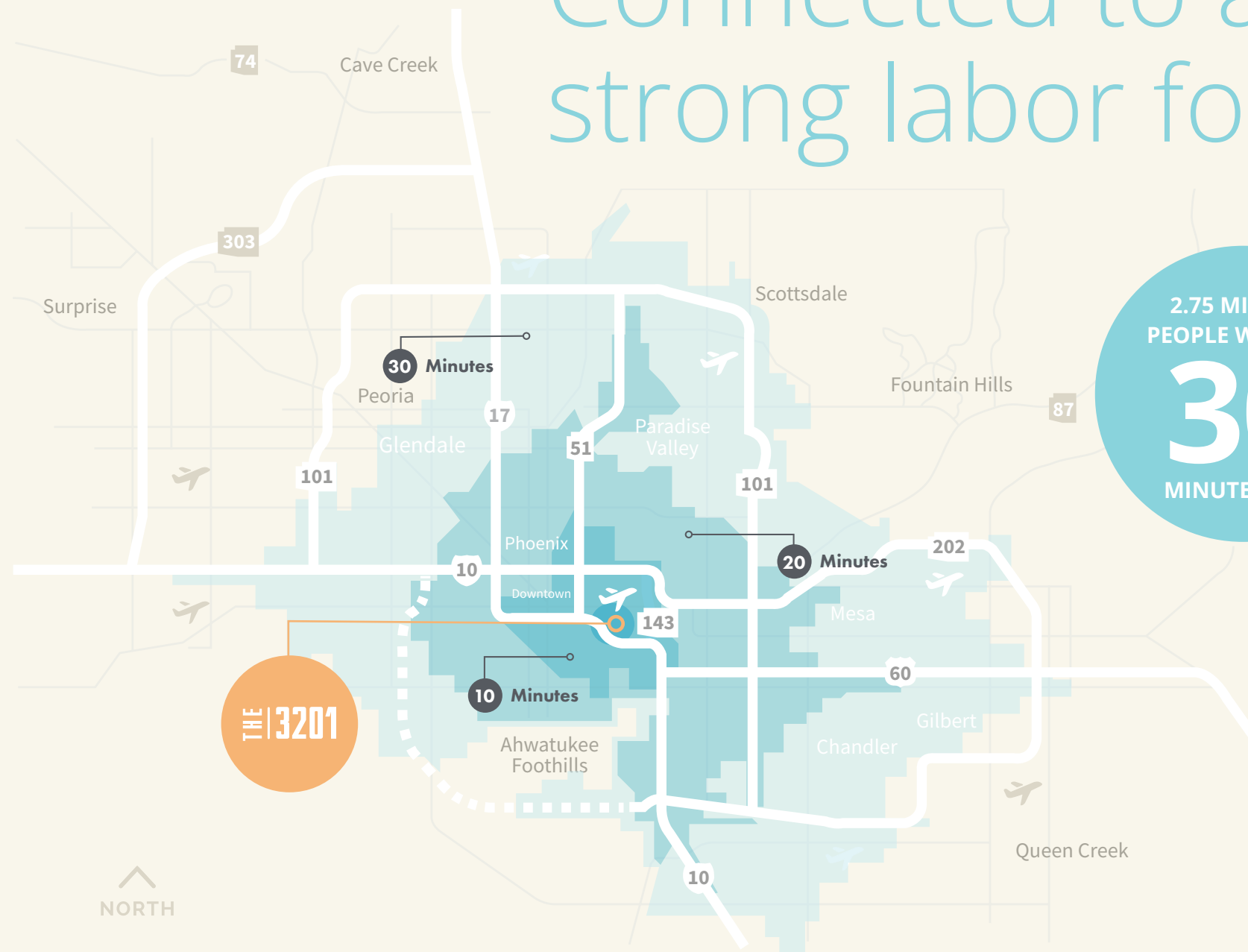
NORTH

Connected to a strong labor force

2.75 MILLION PEOPLE WITHIN A

30

MINUTE DRIVE



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

The demos:

Within a 3-mile radius:



• 1.8 million square feet of retail



• 47 hotels



• 6,253 multi-family units

Within a 10-mile radius:



• 1,136,870 total population



• 41.4% total population with a college degree



• 63.5% total population with a college degree or some college

Within a 10-minute drive:



• 2,754,185 total population



• 33,355 total Millennials
Approximately 24%

Within a 20-minute drive:



• 1,045,387 total population



• 242,530 total Millennials
Approximately 23%

Within a 30-minute drive:



• 2,754,185 total population



• 589,396 total Millennials
Approximately 21%



3204

THE | 3201



Leasing:

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