

SUBLEASE 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.

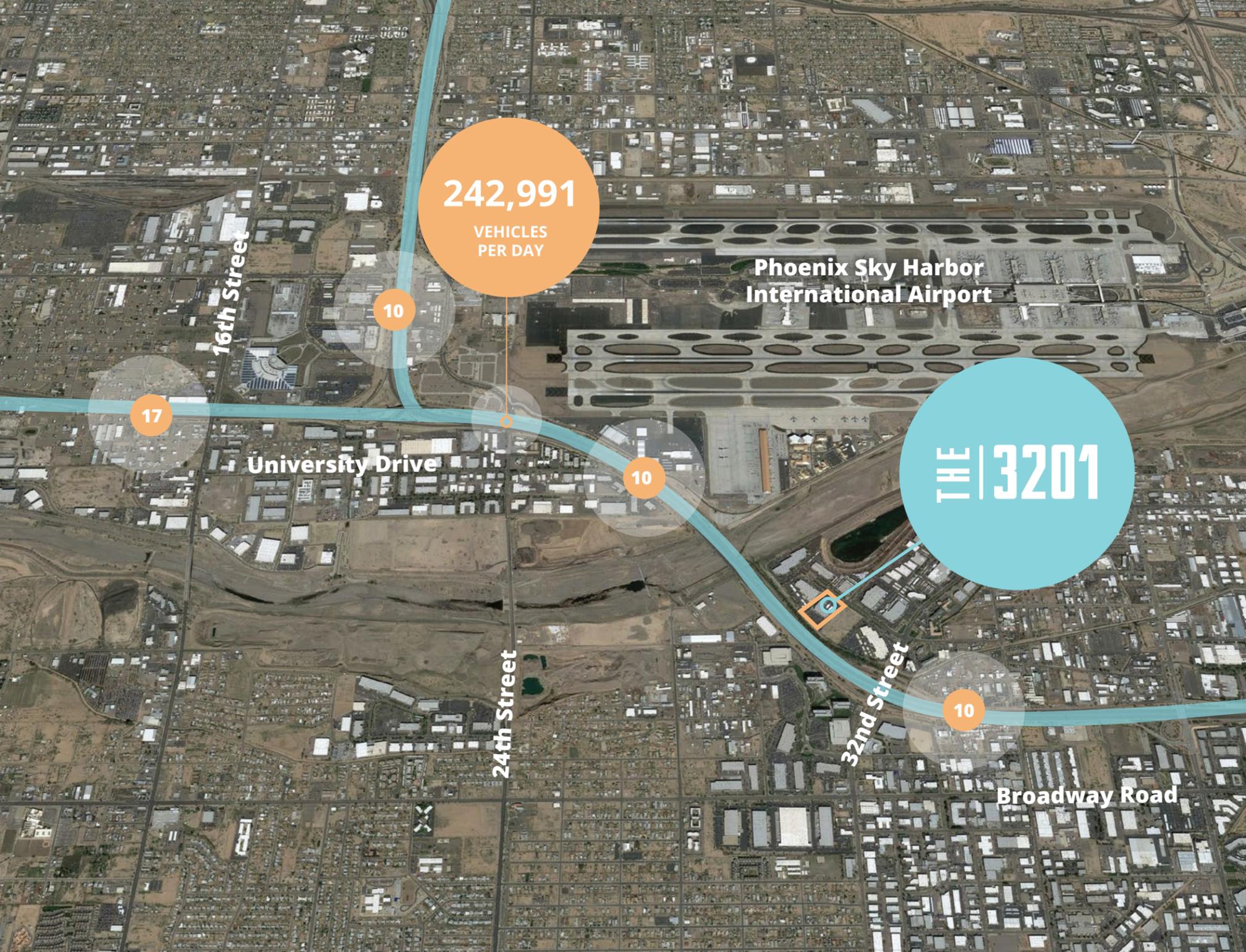
THE | 3201



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



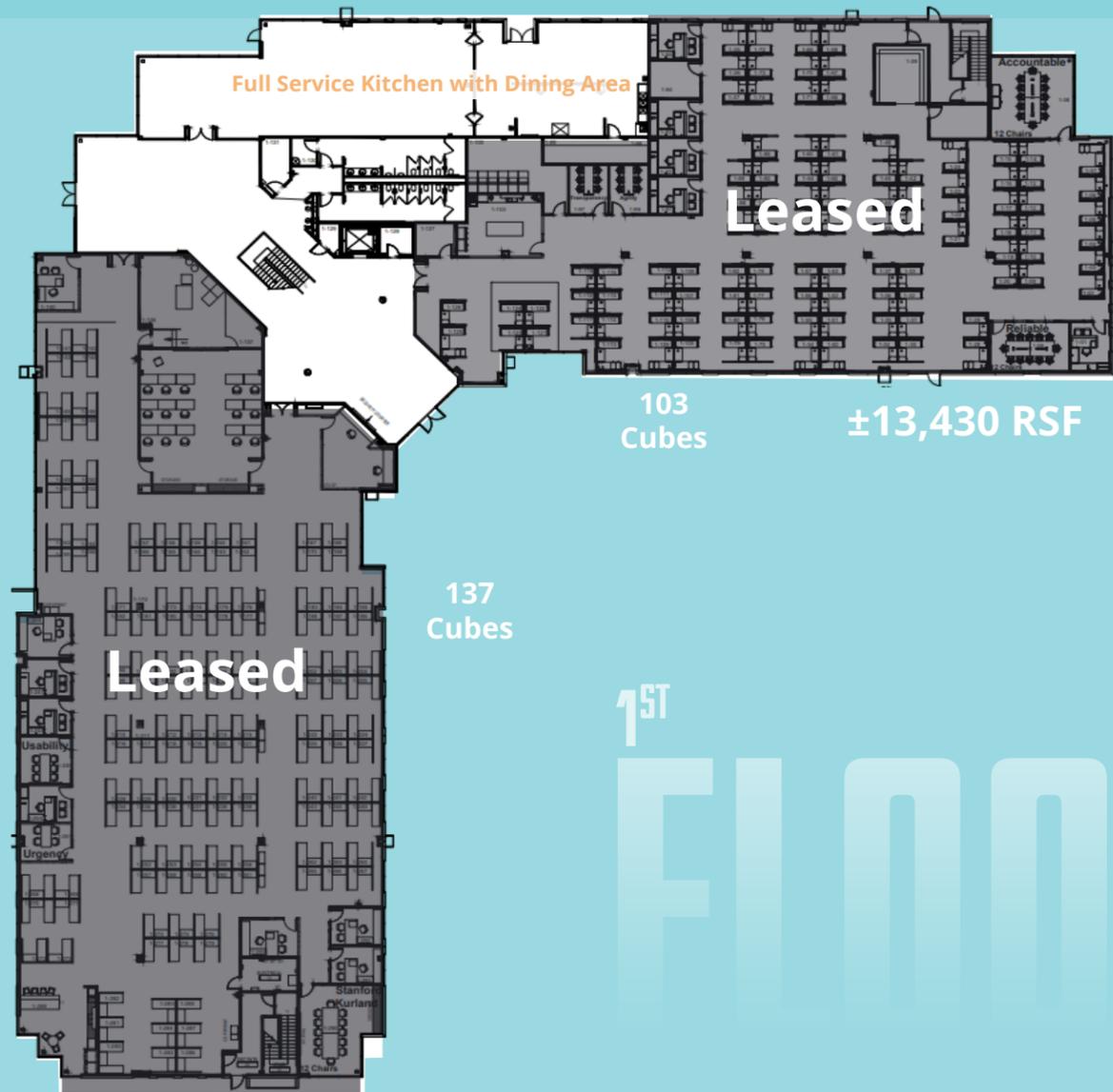


The facts:

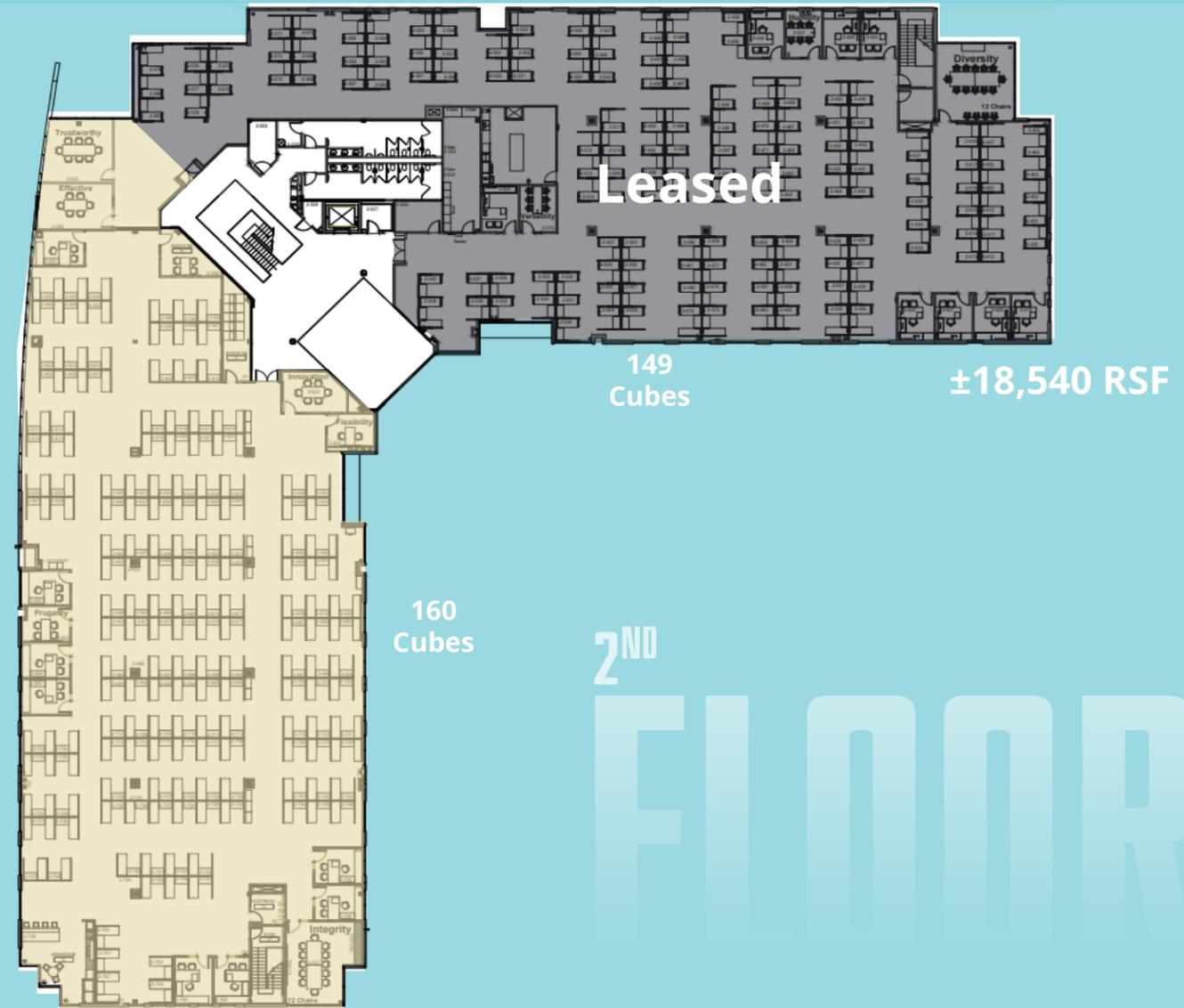
- Two-story building divisible to $\pm 13,430$ square feet
- Available for immediate occupancy
- State-of-the-Art dining and kitchen area
- ± 412 cubes in place
- 440 total parking spaces (approximately 6/1,000 ratio)
- Covered reserved parking available



 3201



±18,139 RSF



±20,536 RSF

3201



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



SITE

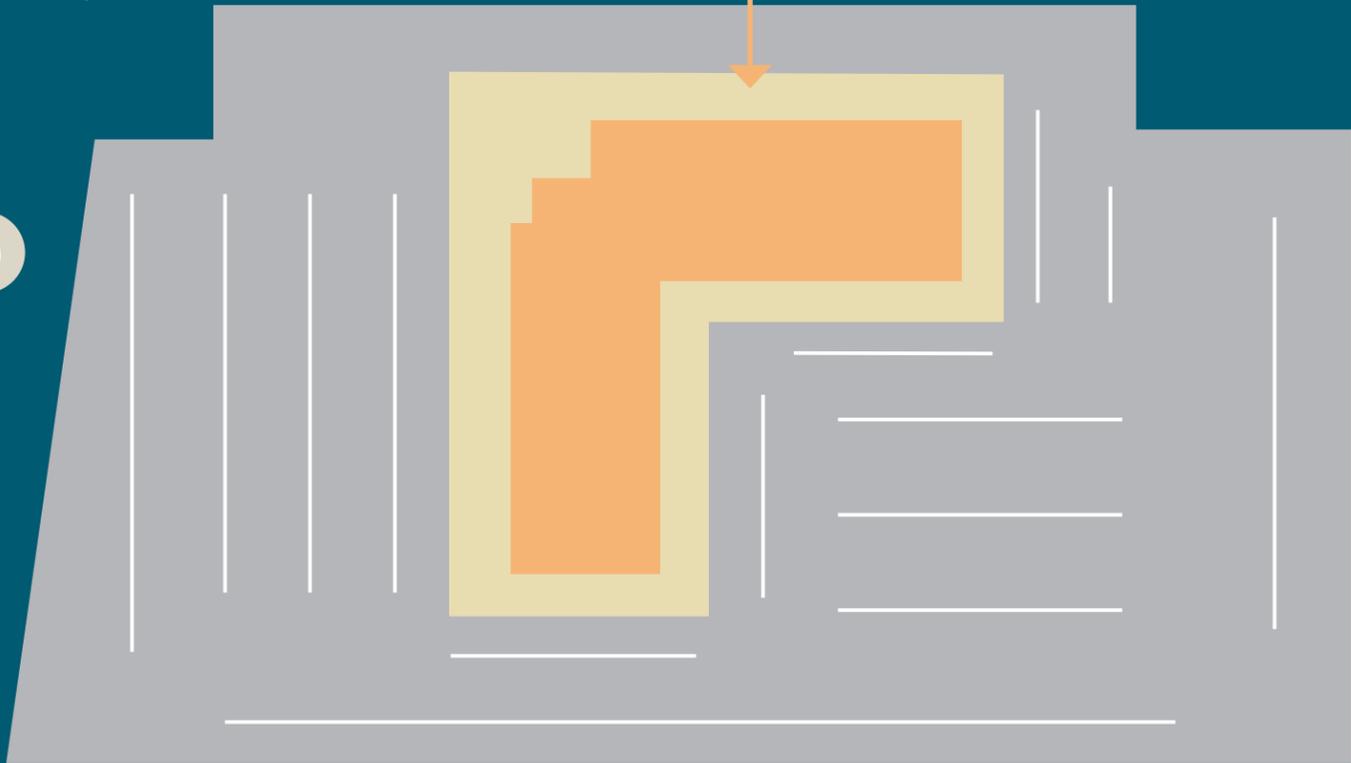
The site:

Building signage available with direct exposure to I-10 freeway



10

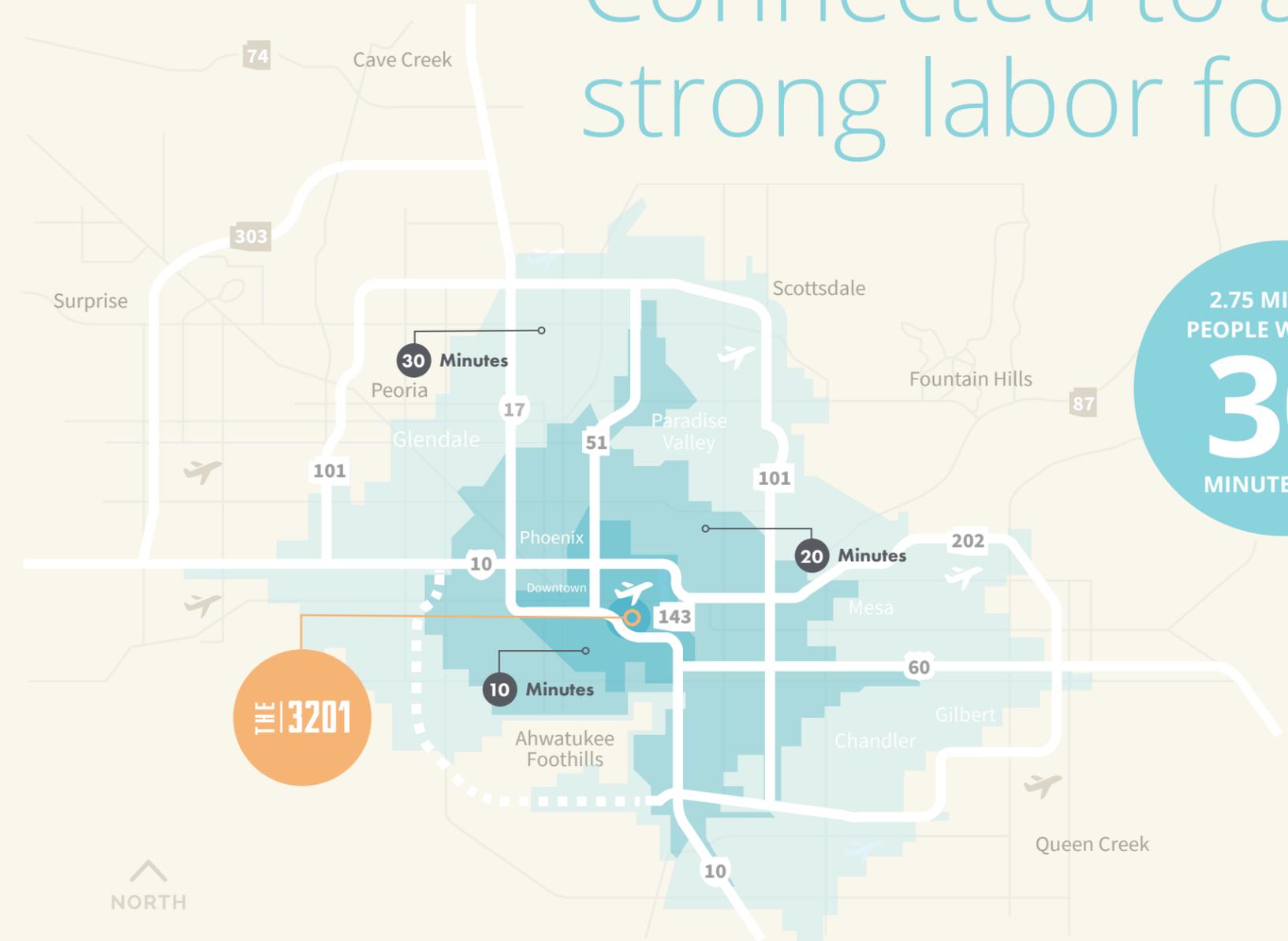
INTERSTATE TEN



ELWOOD STREET

NORTH

Connected to a strong labor force



2.75 MILLION PEOPLE WITHIN A
30
MINUTE DRIVE

NORTH

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:

CBRE

Mark F. Gustin, SIOR, CCIM
+1 602 430 0605
mark.gustin@cbre.com

Jimmy Cornish
+1 602 980 8844
jimmy.cornish@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.