

A Modern Office  
Destination Near  
Sky Harbor Airport



# Southbank 34

3410 E UNIVERSITY DR, PHOENIX, AZ 85034

CBRE



# Designed for the Way Business Works Today



Building Size:  
±72,304 SF



Availabilities ranging from  
±1,705 SF – ±55,953 SF



Spec Suites Under Construction  
(Q3 2026 Delivery)



4.2:1000 Parking with  
Covered Canopy Available



Building and Monument  
Signage Opportunities



Private Patios



On-site Tenant Lounge/Training  
Room on 3rd Floor



Owner/User Opportunity



Plug & Play Options  
for Quick Occupancy



# Positioned for Access, Travel, and Visibility

DOWNTOWN PHOENIX

SKY HARBOR INTL. AIRPORT

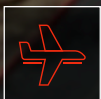
**Southbank** 34



Convenient access via full diamond interchange at 32nd St and University



Four hotels located directly across the street



¼ mile from Phoenix Sky Harbor International Airport



# A Clear Advantage from Every Angle



SKY HARBOR INTL. AIRPORT

**Southbank** 34

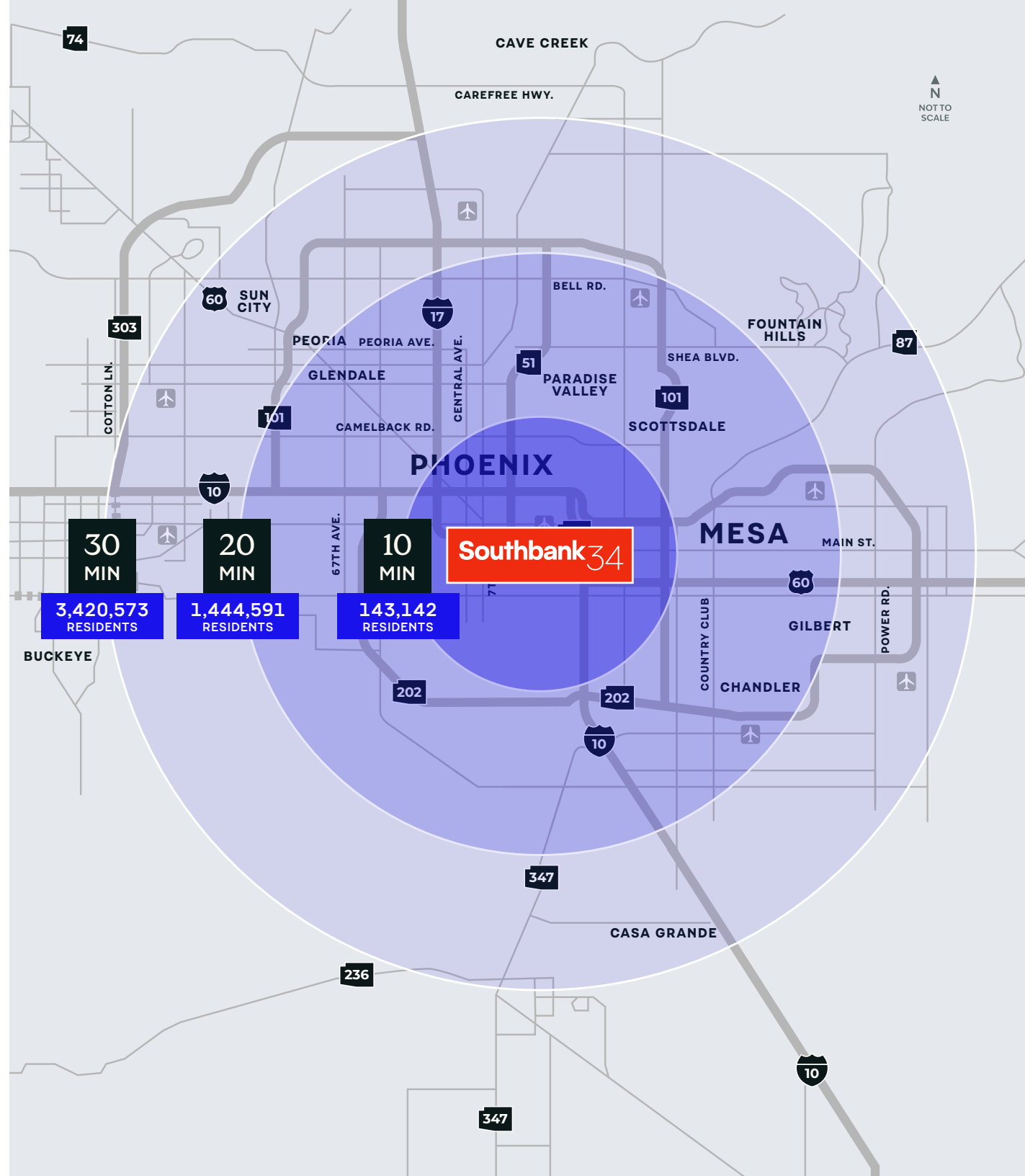




# Drive Time Measured in Minutes

Southbank 34 places businesses at the center of Metro Phoenix, with direct access to major employment hubs and regional corridors.

From Downtown Phoenix to Scottsdale and the East Valley, key destinations are measured in minutes—keeping teams, clients, and opportunities close.



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