

# SUBLEASE AVAILABLE IMMEDIATELY

Plug & Play

Expiration Date: 3/31/2027

THE | 3201

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



# Ready to go space

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

THE | 3201

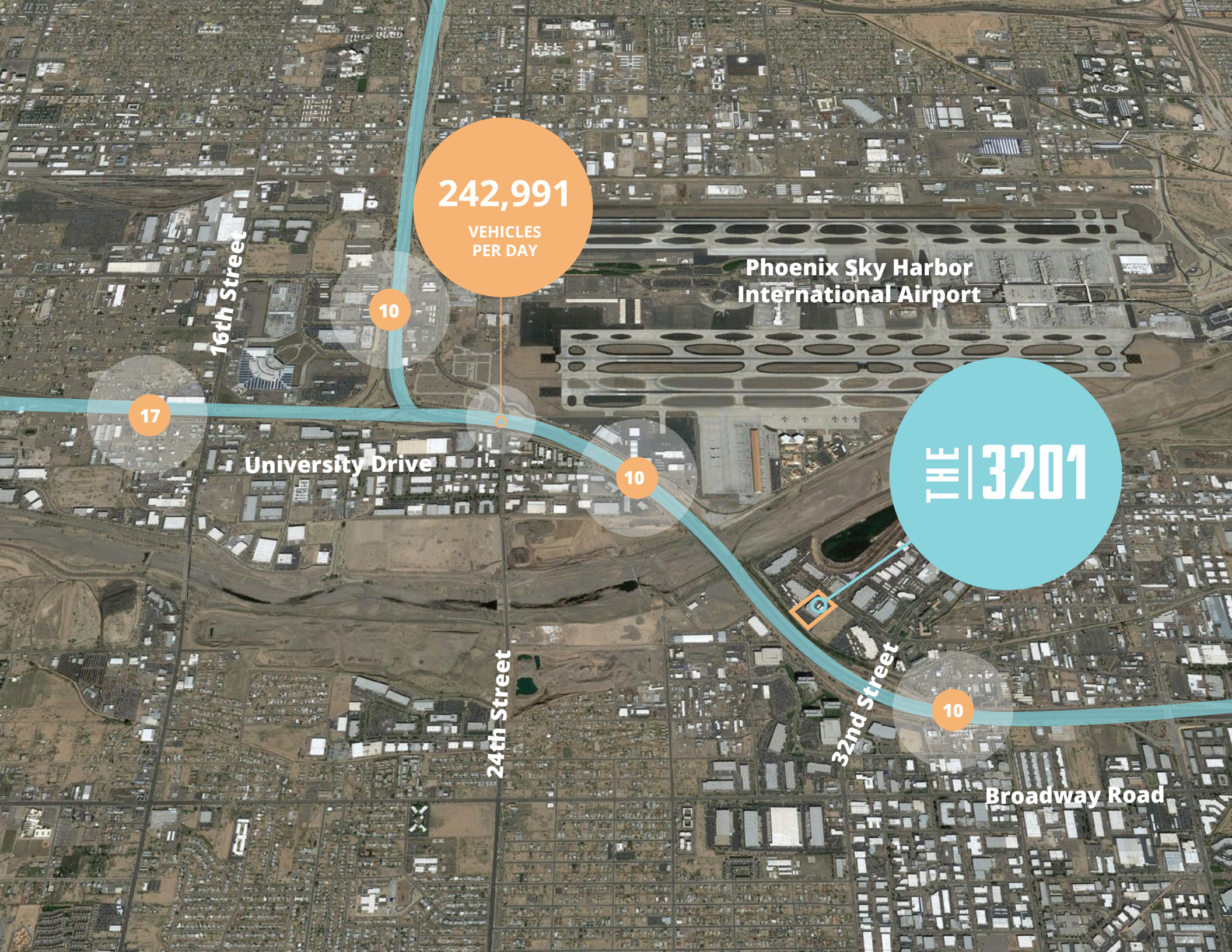


IMMEDIATE  
AVAILABILITY



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







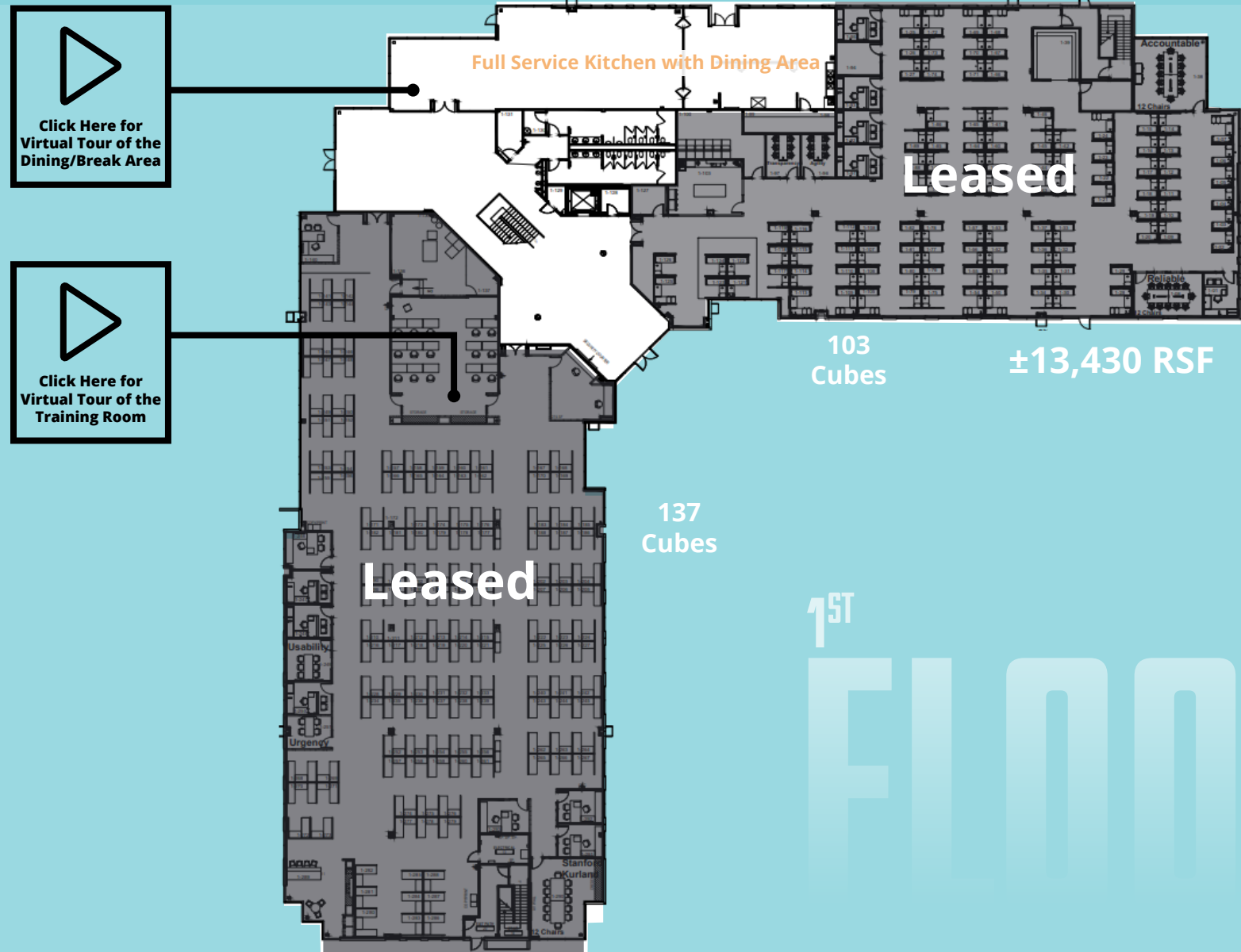
## The facts:

- Two-story building divisible to  $\pm 13,430$  square feet
- Sublease Expiration Date: 3/31/2027
- Available for immediate occupancy
- State-of-the-Art dining and kitchen area
- $\pm 412$  cubes in place
- 440 total parking spaces (approximately 6/1,000 ratio)
- Covered reserved parking available

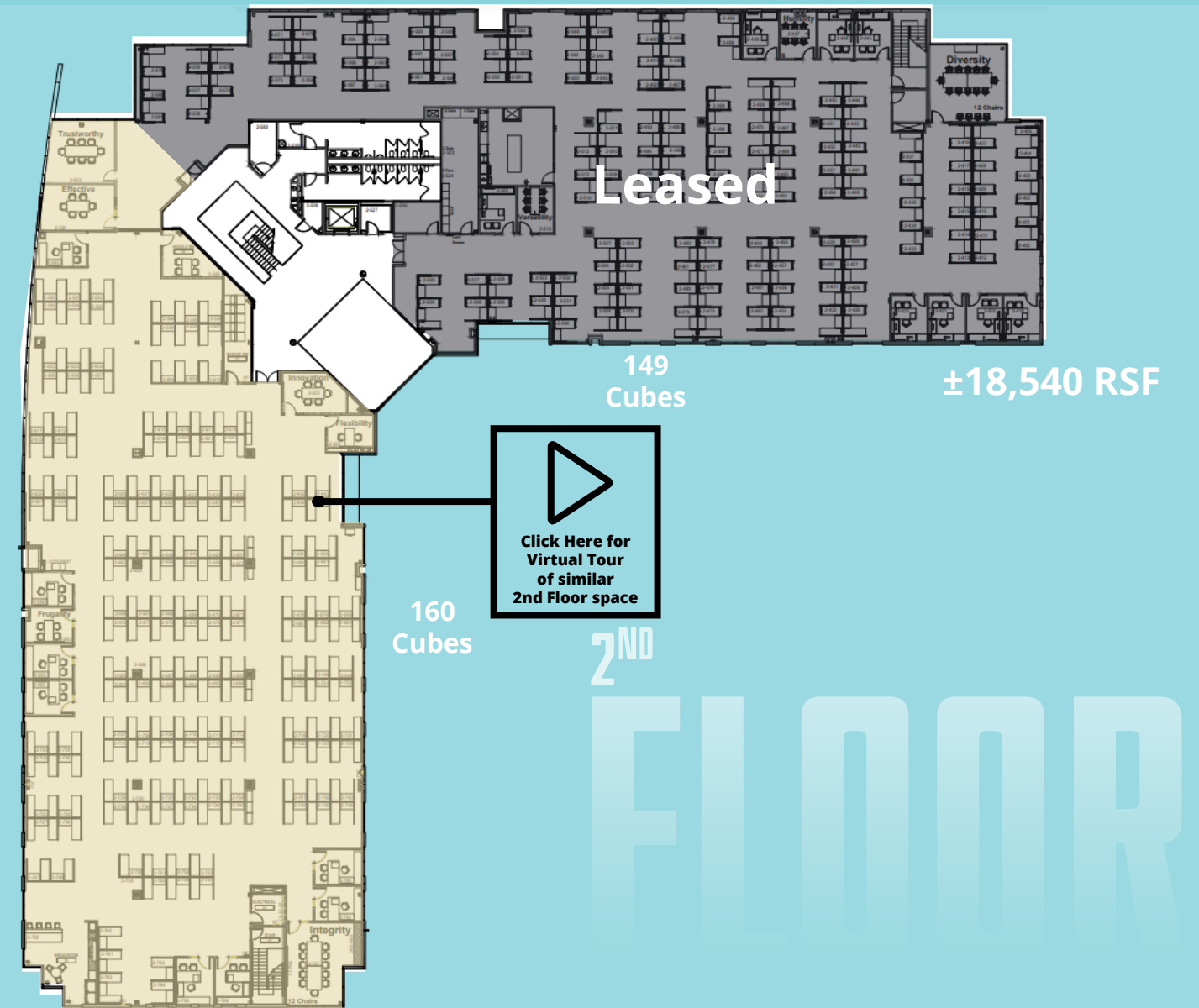


 3201





±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





# The site:

Building signage available with direct exposure to I-10 freeway

THE 3201

10

INTERSTATE TEN

ELWOOD STREET

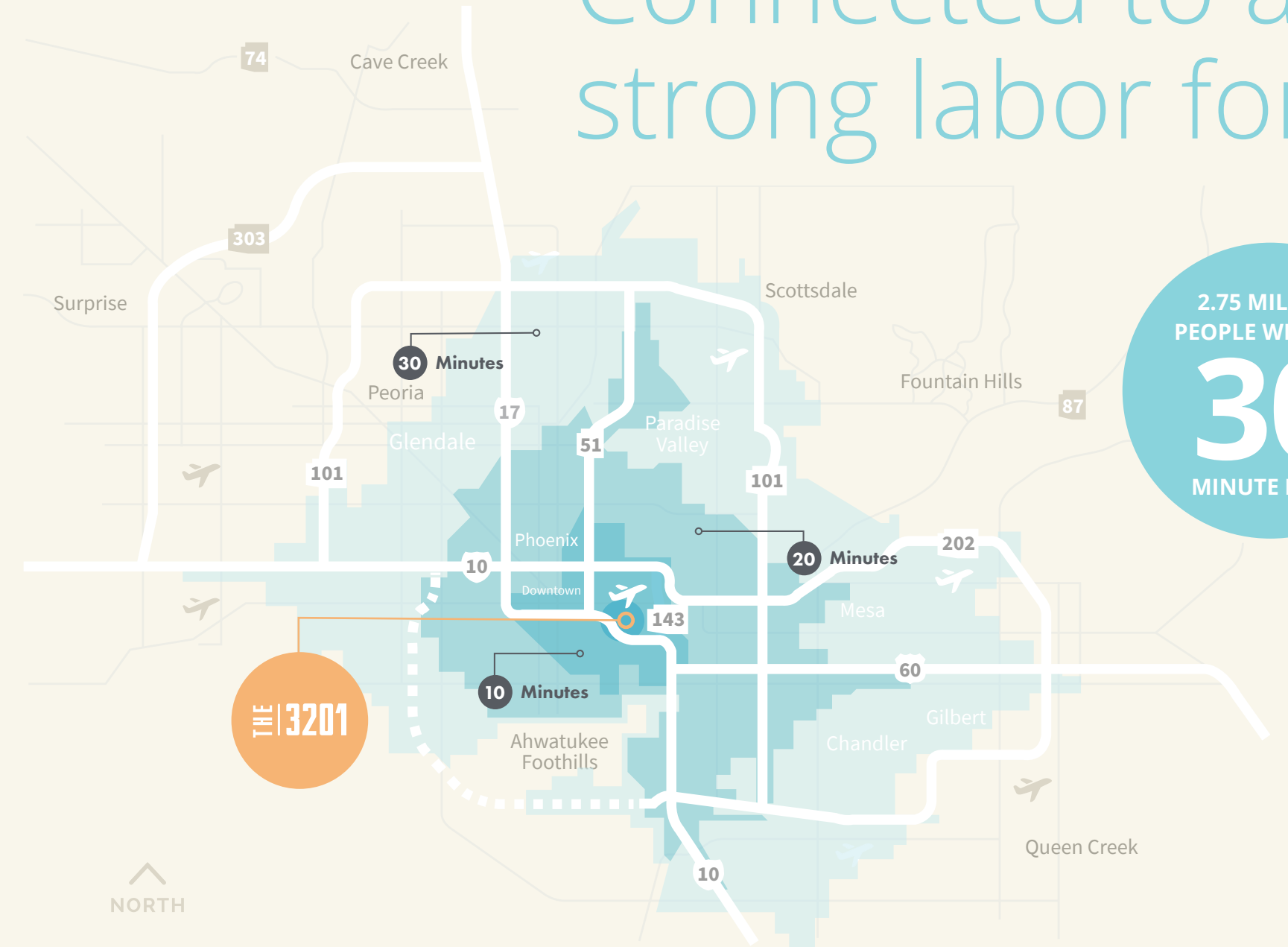
NORTH

# 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%



**3201**



# 3204

# THE | 3201



Leasing:



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