

3201

THE | 3201

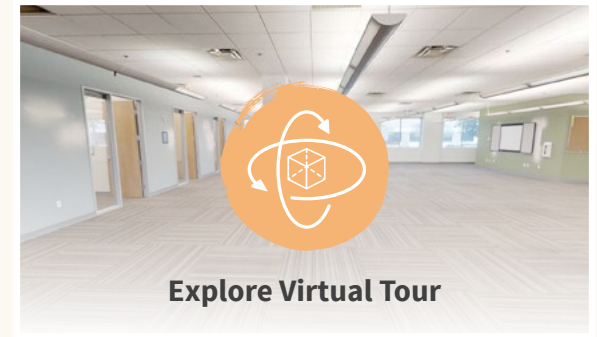
Options available from ±18,000 to ±77,132 square feet of office space for lease with freeway visibility

Ready to go space

The 3201 is a $\pm 77,132$ square foot Class A office project divisible to $\pm 18,000$ square feet, located in the heart of Phoenix

THE | 3201





Having trouble viewing the tour? Copy and paste link into browser:
<https://my.matterport.com/show/?m=NzDG8itKdbV>

The facts:

- Two-story building divisible to $\pm 18,000$ square feet
- Open floor plates designed to accommodate modular furniture layout
- Ownership will consider providing FF&E
- 463 total parking spaces (approximately 6/1,000 ratio)
- Covered reserved parking available



2001

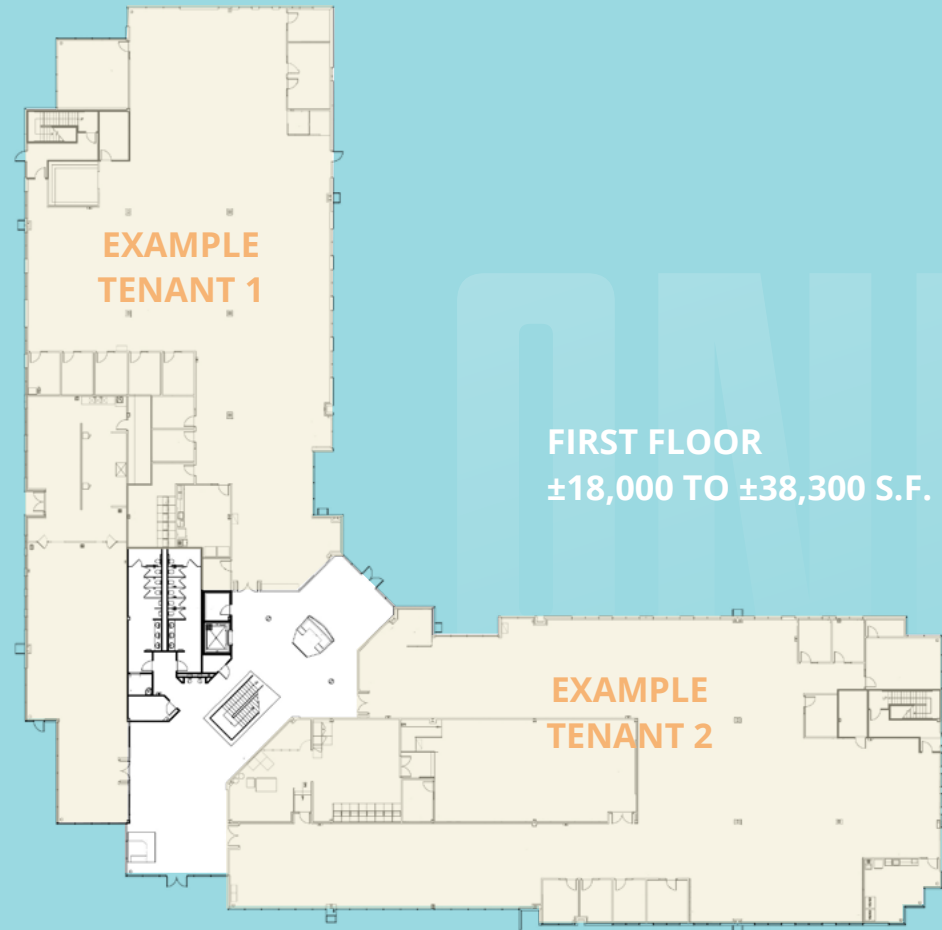
YEAR BUILT

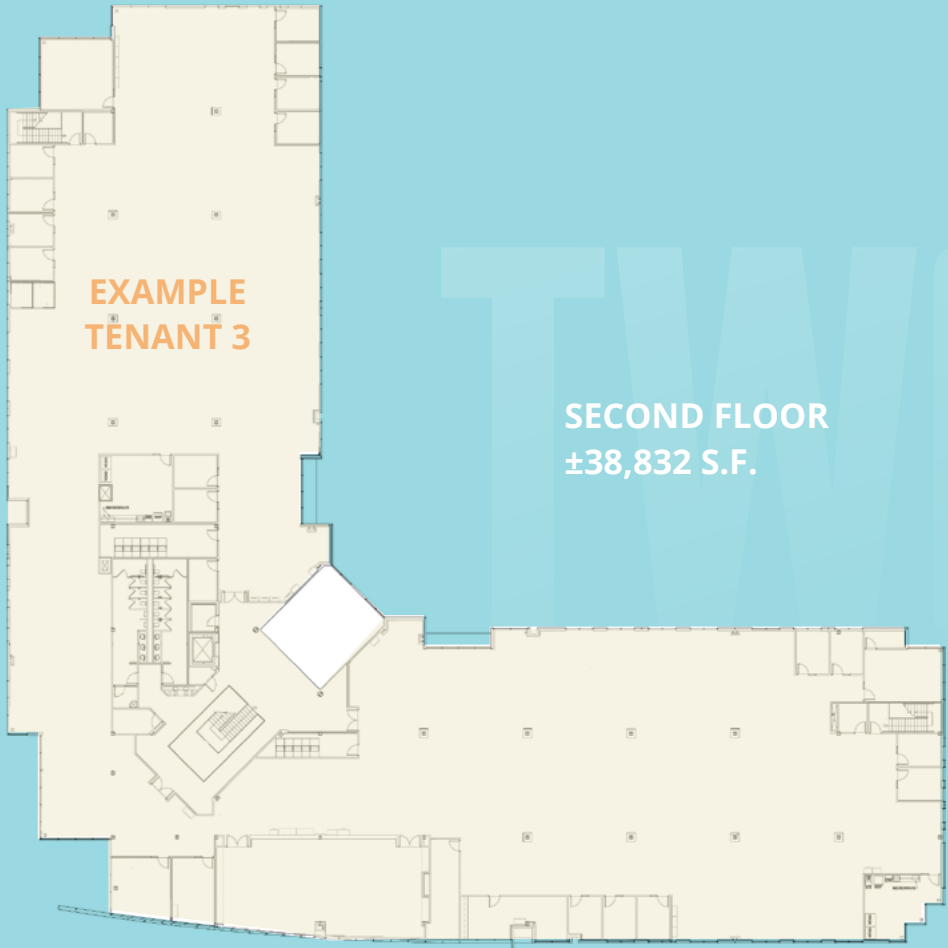
\$16.50

P.S.F., NNN

\$3.55

P.S.F. - 2019 ESTIMATED EXPENSES





**EXAMPLE
TENANT 3**

**SECOND FLOOR
±38,832 S.F.**

NORTH



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.



EXISTING CAFETERIA
INFRASTRUCTURE FOR TENANT
CUSTOMIZATION



CONFERENCE ROOMS



COVERED PARKING



BACK-UP GENERATOR FOR 1ST
FLOOR MDF ROOM



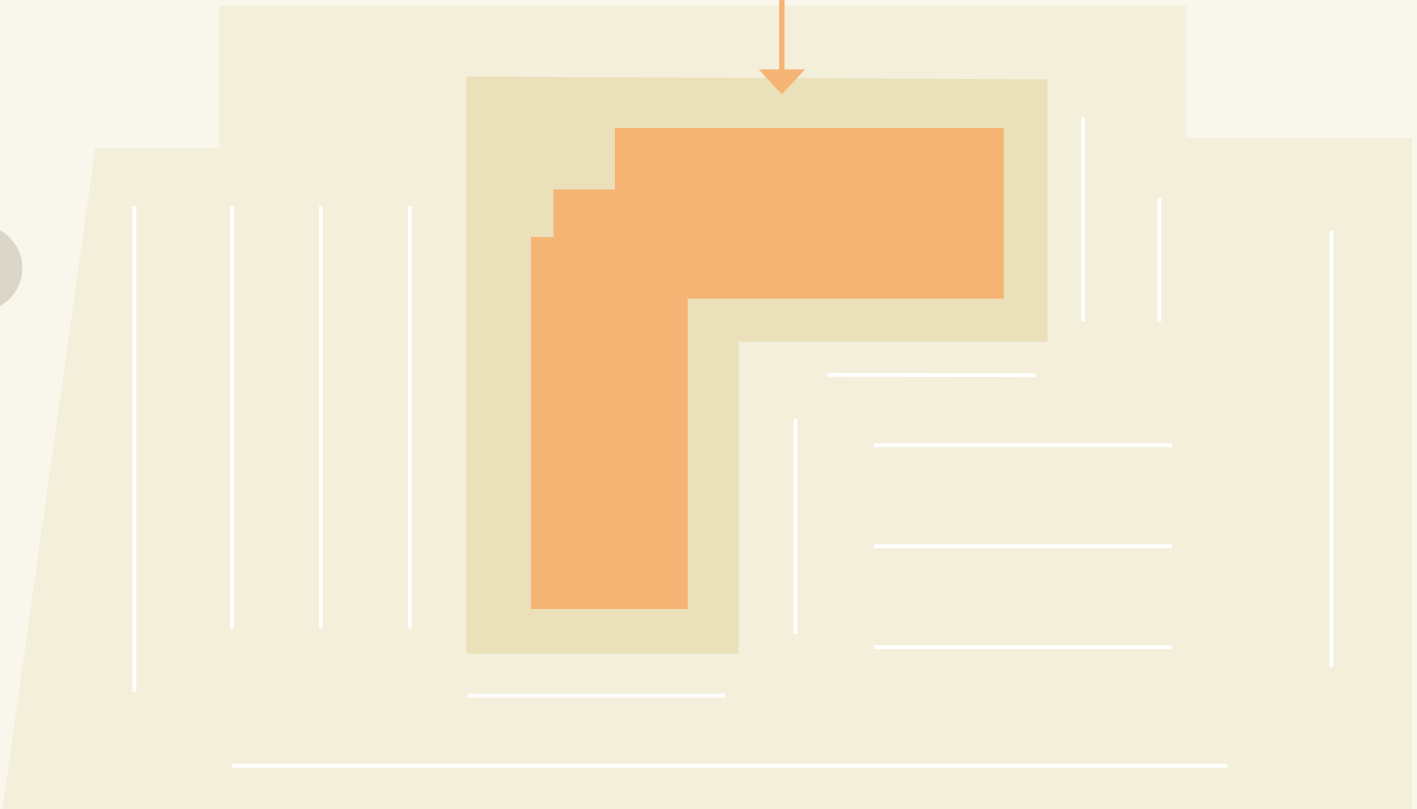
FIBER PROVIDED BY ZAYO

SITE

The site:

THE | 3201

10
INTERSTATE TEN



ELWOOD STREET

NORTH ↗



RESERVED PARKING
HANDICAPPED
PERMIT REQUIRED
NO OTHER VEHICLES
NO MOTORCYCLES
NO TRUCKS

1000

Handicapped parking symbol

THE | 3201



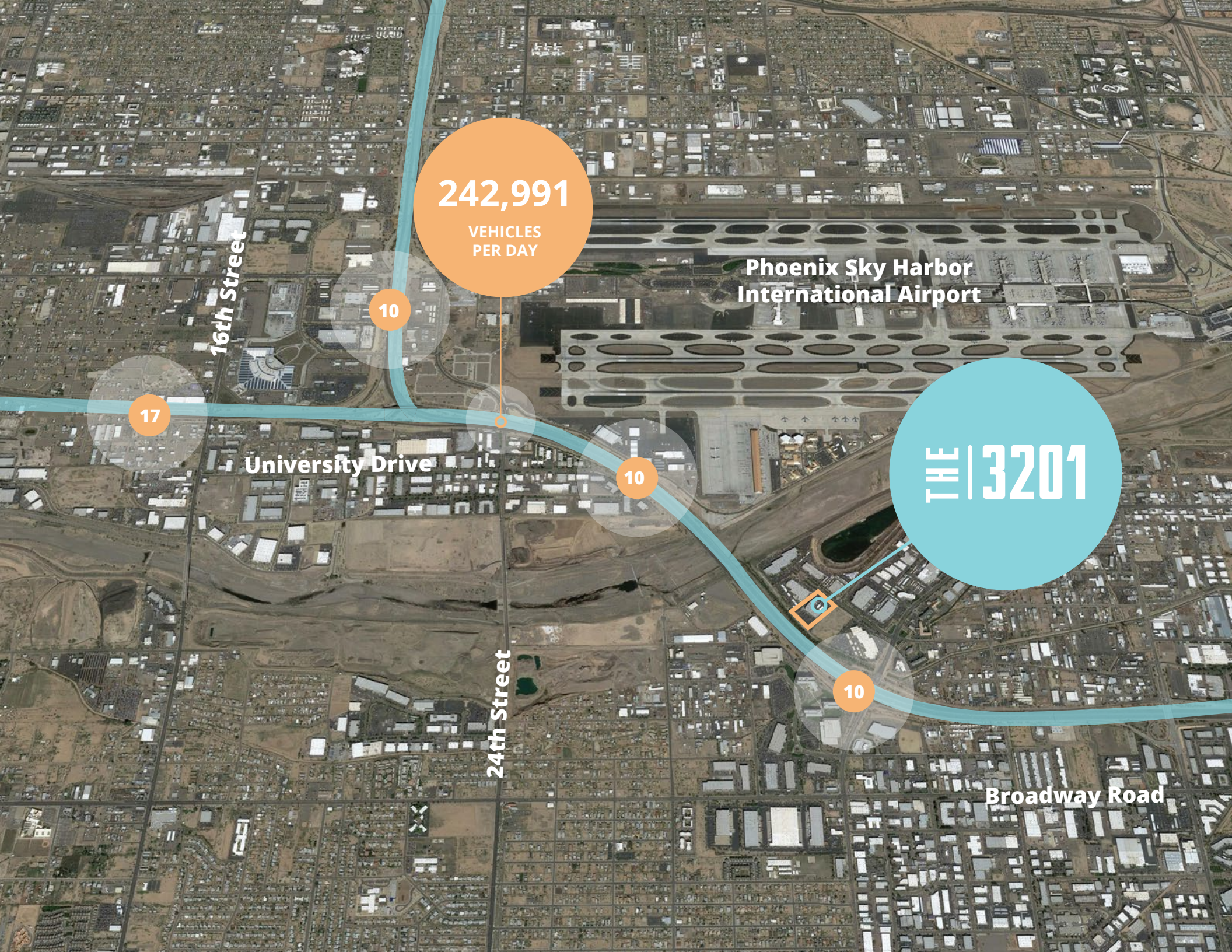
The visibility at the center of Phoenix

The 3201 is the largest block of second generation Class A office space with I-10 freeway identity.



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



242,991
VEHICLES
PER DAY

Phoenix Sky Harbor
International Airport

3201

17

10

10

10

16th Street

University Drive

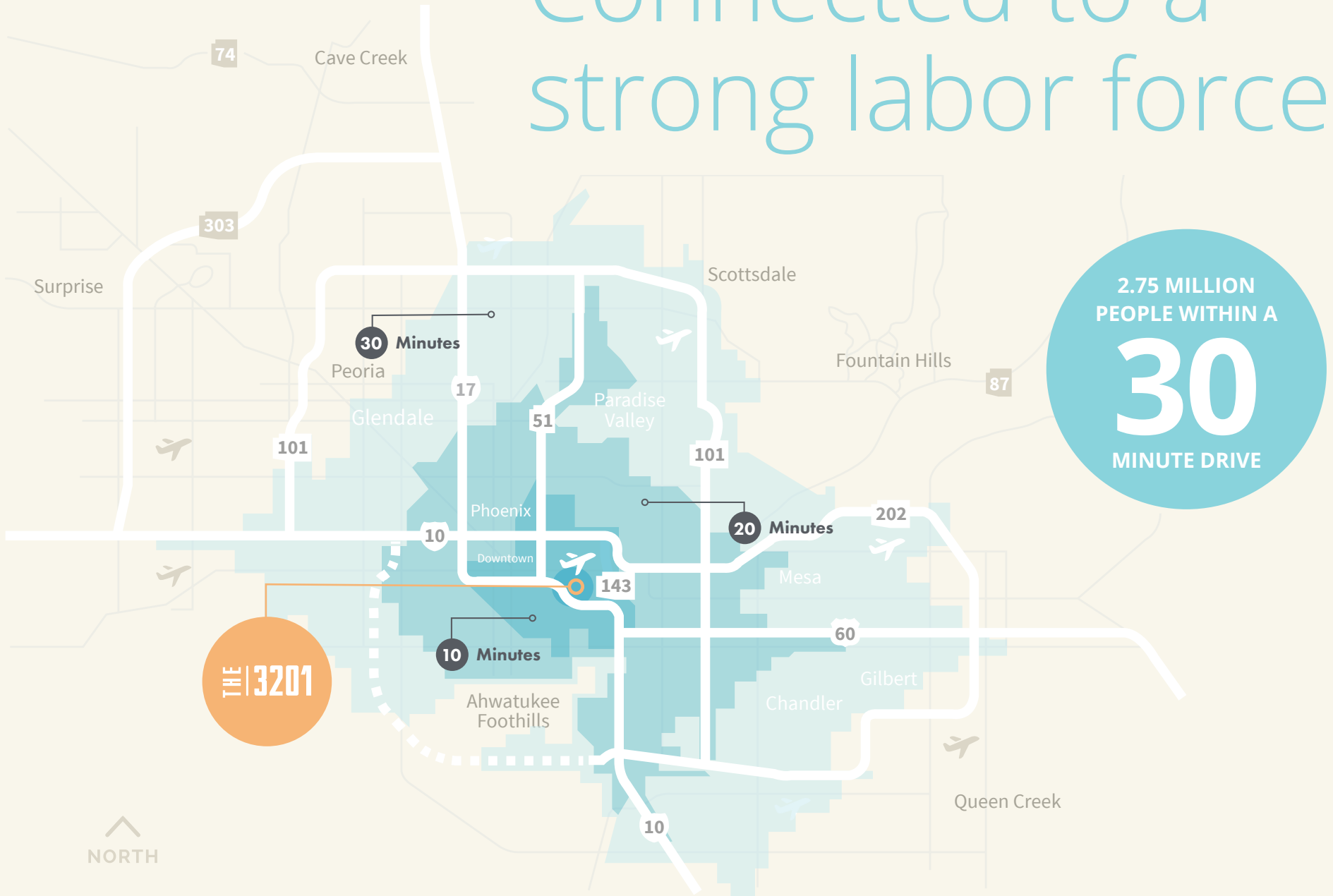
24th Street

Broadway Road





Connected to a strong labor force



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



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