

SUPERB OFFICE ENVIRONMENT  
FOR CREATIVE AND SERVICE FIRM TENANTS



# SOUTHBANK 34

3410 EAST UNIVERSITY DRIVE | PHOENIX, ARIZONA 85034

**ON-SITE CAFÉ**



**CUSHMAN &  
WAKEFIELD**

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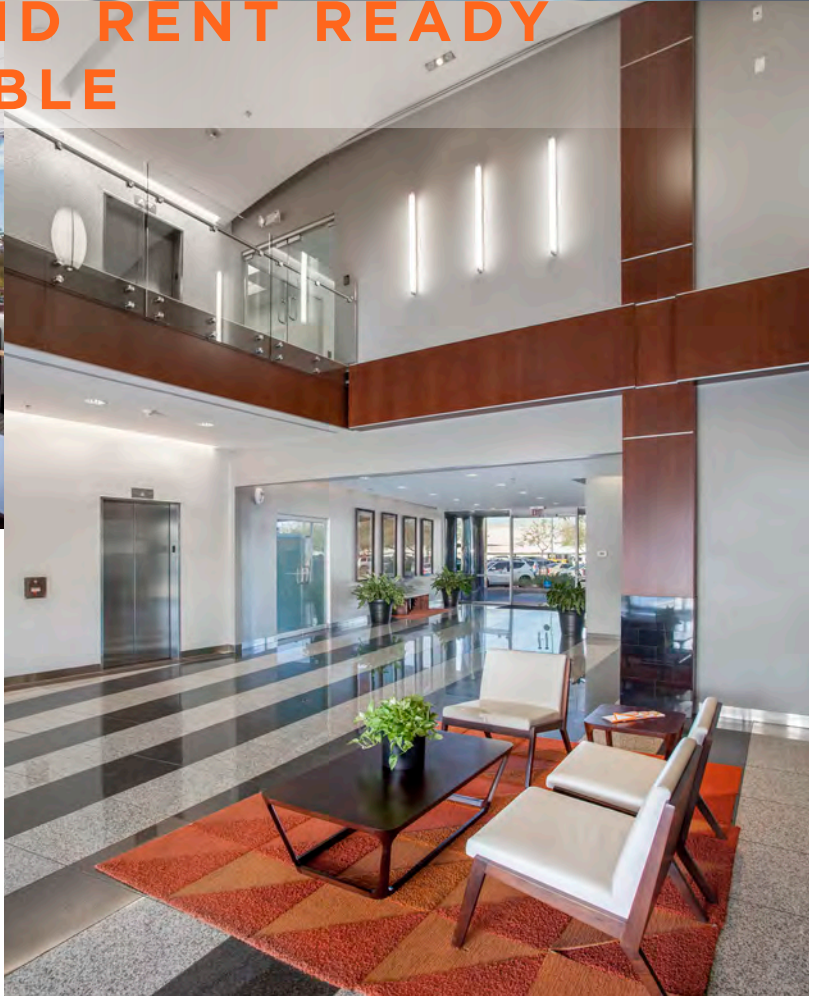
2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016  
ph: +1 602 954 9000 | fx: +1 602 253 0528  
cushmanwakefield.com



## SPEC SUITES AND RENT READY SPACES AVAILABLE



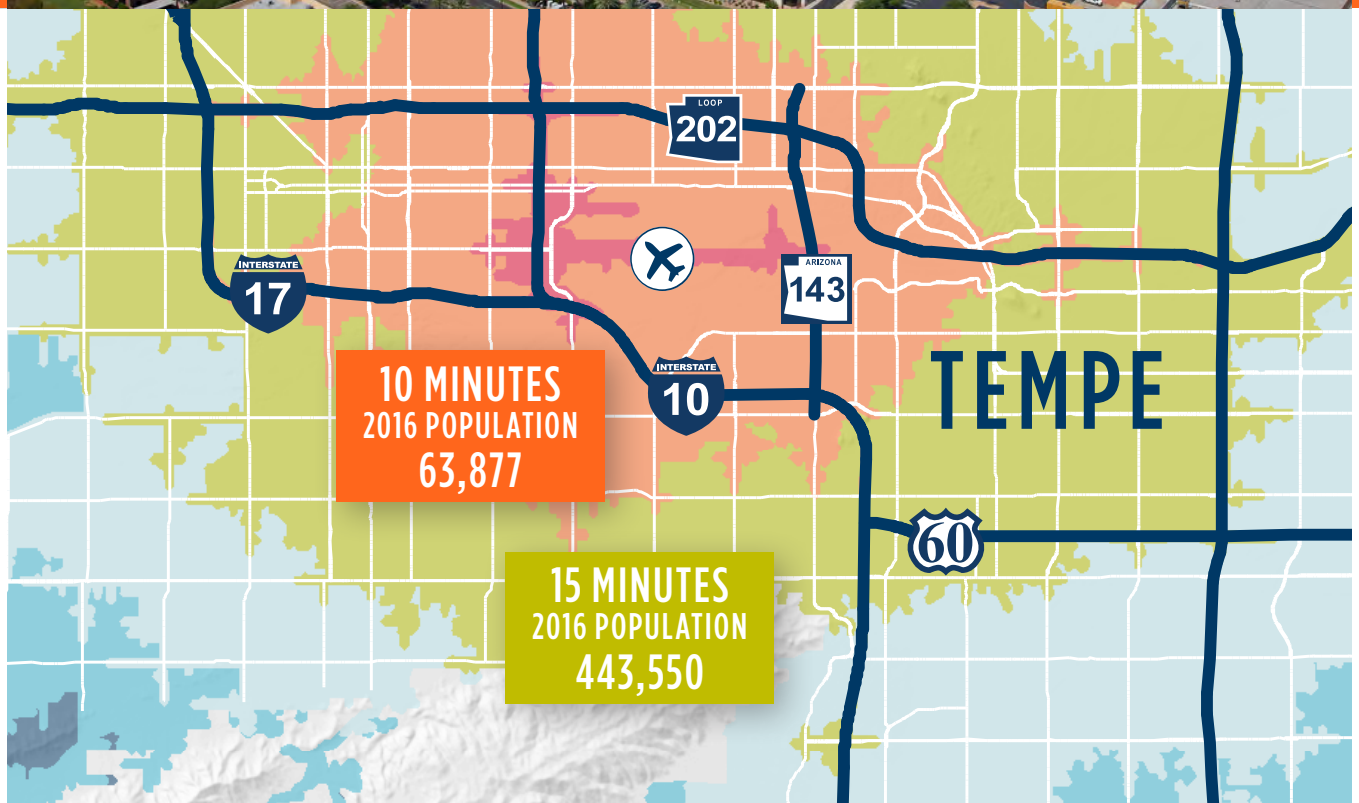
- On-site Café
- The ideal office environment for creative and service firm tenants
- Class “A” neutral finishes throughout all common areas
- Three balconies
- Glass curtain wall construction
- Excellent access to the I-10
- Availabilities range from ±1,705 SF to ±5,077 SF



# UNBEATABLE ACCESS

Less than 10 minutes to all major thoroughfares, downtown Tempe, downtown Phoenix, and the Sky Harbor International Airport

<b>I-10</b>	< 1 mile	<b>SR 51</b>	4.5 miles
<b>SR 143</b>	1.9 miles	<b>I-17</b>	4.6 miles
<b>LOOP 202</b>	4.2 miles	<b>DOWNTOWN TEMPE</b>	6.0 miles
<b>US 60</b>	4.4 miles	<b>DOWNTOWN PHOENIX</b>	8.2 miles
<b>SKY HARBOR AIRPORT</b>	4.5 miles		



EXCELLENT ACCESS TO SURROUNDING  
LABOR FORCE. OVER 500 RESTAURANTS,  
HOTELS AND RETAIL BUSINESSES WITHIN  
A ±5 MILE RADIUS



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## FACT SHEET

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**RBA** ±72,304 square feet

**STORIES** Three (3)

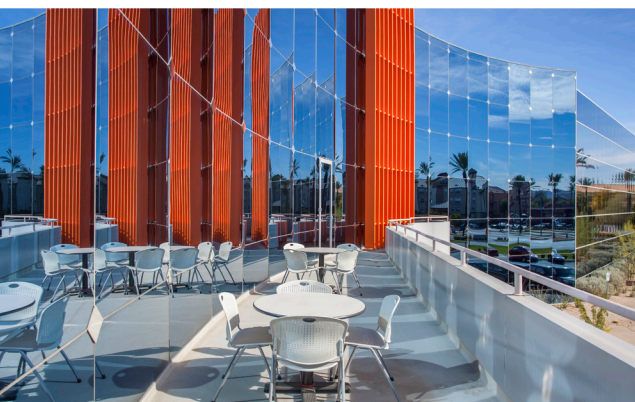
**AVAILABILITY**  
Suite 140 - 1,735 RSF  
Suite 160 - 1,705 RSF  
Suite 375 - 5,077 RSF

**RENTAL RATE** \$25.50 FSG

**FIBER DETAILS** Abundant fiber optics along University Drive, including AT&T, Cogent Communications, Cox Communications, SRP Telecom, Century Link, TW Telecom, XO Communications, Level 3, Integra Telecom & Zayo.

**PUBLIC TRANSPORTATION** Adjacent to phoenix nap data center.  
Valley Metro bus stop (Route 30) located on the property.

- Southbank 34 is located in the Airport / Tempe submarket of Phoenix, less than 10 minutes to all major thoroughfares, downtown Tempe, downtown Phoenix, and the Sky Harbor International Airport.
- Southbank 34 is ideally located in immediate proximity of five (5) lodging options and a variety of casual dining options.
- One of the most attractive and iconic business parks in metro Phoenix, Southbank experienced substantial growth through speculative and build-to-suit development in the late 1980's through the late 1990's.
- Southbank is now home to over 50 companies including, but not limited to, ASM America, Micro-Semi, American Express, GSA, Radyne, Phoenix NAP, and Power-One, to name a few.



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