

FOR LEASE

SOUTHBANK³/₄

Superb Office Environment, Ideal for Creative & Service Firm Tenants

3410 EAST UNIVERSITY DR, PHOENIX, AZ 85034



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km Kidder
Mathews

PROPERTY OVERVIEW

Southbank 34 features a modern style building with move-in ready suites & an on-site tenant amenity lounge and training room.

The 72,304 SF Office Building with modern finishes is strategically located off East University Drive in the Airport -Tempe Submarket. Southbank 34 is ideally located within close proximity to I-10 and which offers immediate access to all of Metro Phoenix and surrounding cities. One of the most attractive and iconic business parks in metro Phoenix, 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.

253,185

POPULATION WITHIN 10 MIN

808,657

POPULATION WITHIN 15 MIN

THREE

STORIES

72,304

NRSF

1989

YEAR BUILT

2020

YEAR RENOVATED

4.2/1,000

PARKING RATIO

176,984

LAND SF

A-2

ZONING





UNBEATABLE ACCESS TO ALL MAJOR THOROUGHFARES

Less than 10 minutes from Downtown Tempe, Downtown Phoenix and the Sky Harbor International Airport.

CONVENIENT ACCESS TO ON-SITE TENANT AMENITIES

Employee's have access to an on-site tenant amenity lounge and training room, which can help save time and effort traveling outside the building.

BEAUTIFULLY CONSTRUCTED EXTERIOR WITH SCENIC VIEWS

Constructed using a lightweight glass curtain wall including three balconies. It is designed to be a thin transparent barrier that allows natural light to pass through it.



IDEALLY LOCATED NEXT TO MAJOR FREEWAY

Access to I-10 is less than a mile away reducing commute times and improving work-life balance and cost savings.

HIGH QUALITY, PREMIUM STATE OF THE ART FINISHES

Class "A" neutral finishes are used throughout the building creating a clean, professional and timeless aesthetic that is both functional and aesthetically pleasing.

IDEAL SPACE FOR CREATIVE AND SERVICE FIRMS

These types of environments can help to create more productive, innovative and engaged workforce which can ultimately lead up to better business outcomes.



*Less than 10 minutes to
all major thoroughfares,
Downtown Tempe, Downtown
Phoenix, and Sky Harbor
International Airport.*

I-10	<1 MI	SR-51	4.5 MI
SR 143	1.9 MI	I-17	4.6 MI
LOOP 202	4.2 MI	DT PHOENIX	6.0 MI
US 60	4.4 MI	DT TEMPE	8.2 MI
SKY HARBOR	4.5 MI		



SOUTHBANK^{3/4}

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