# SOUTHBANK34

Superb Office Environment, Ideal for Creative & Service Firm Tenants



## 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

THREE

72,304

1989

2020

4.2/1,000

176,984









#### UNBEATABLE ACCESS TO ALL **MAJOR THOROUGHFARES**

Tempe, Downtown Phoenix and the Sky Harbor International Airport.

#### CONVENIENT ACCESS TO **ON-SITE TENANT AMENITIES**

Less than 10 minutes from Downtown 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

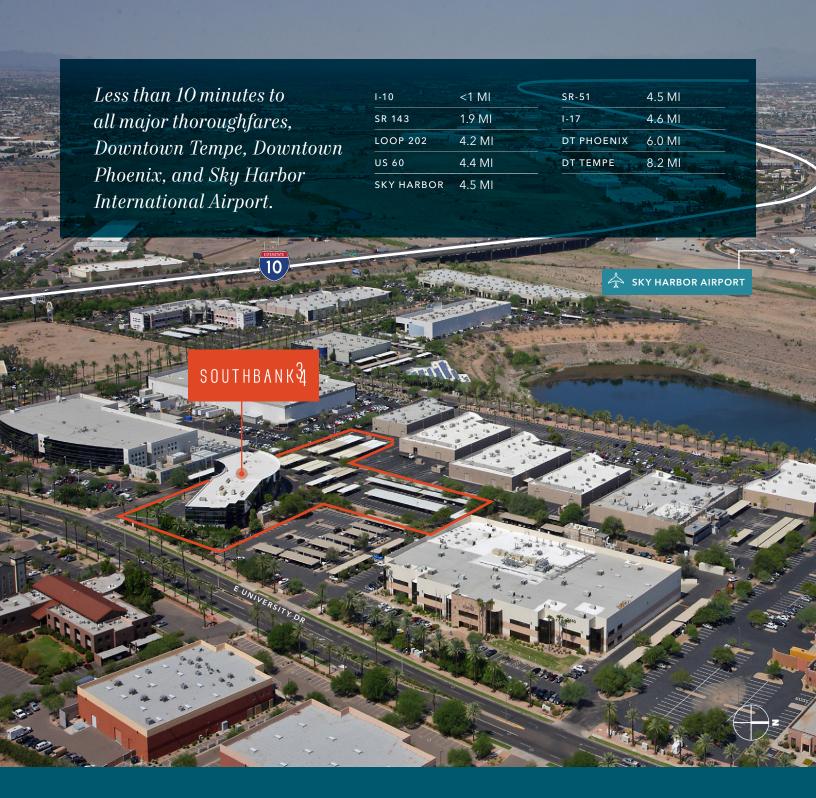
These types of envioronments can help to create more productive, innovative and engaged workforce which can ultimatly lead up to better business outcomes.











### For more information contact

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