

SOUTHPORT

3600 EAST UNIVERSITY DRIVE | PHOENIX, AZ

MULTI-TENANT FLEX CAMPUS



NEWMARK

The
INITIAL
DEVELOPMENT
Company

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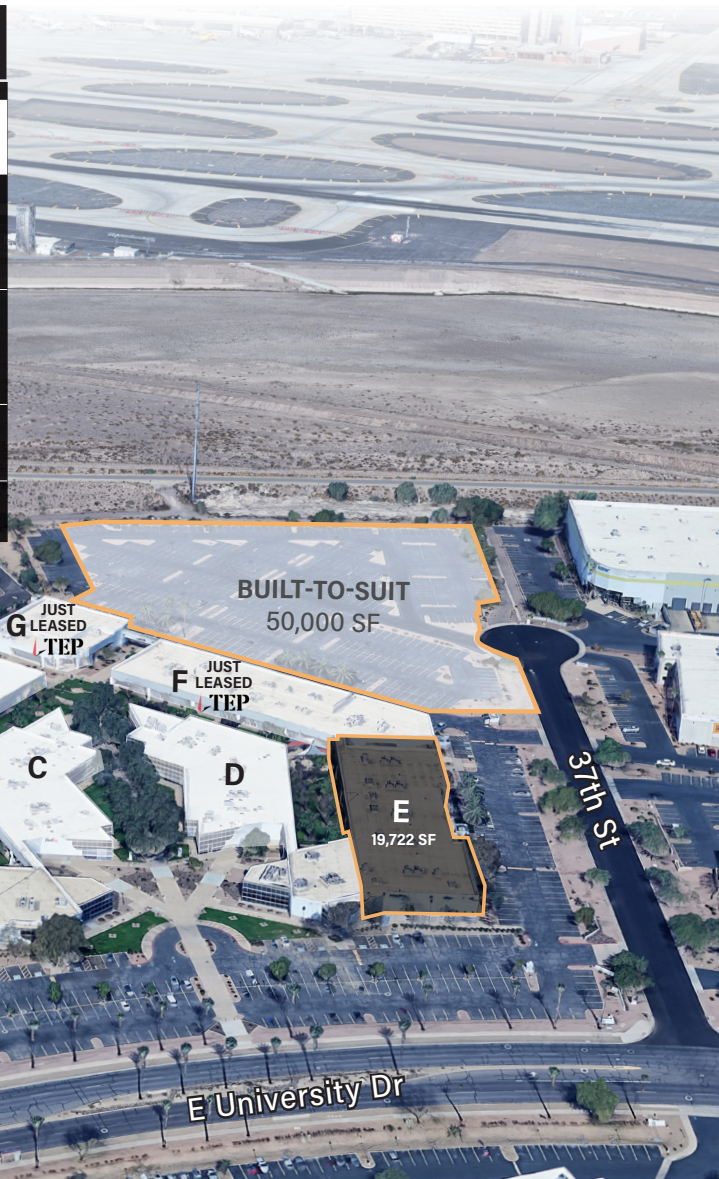
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INTRODUCING SOUTHPORT: UNLOCK YOUR BUSINESS POTENTIAL

Nestled in one of the valley's premier submarkets, Southport boasts a dynamic seven-building campus spanning 141,000 RSF on 14.93 acres. Expertly designed to meet diverse business requirements, Southport provides an ideal setting for office, logistics, distribution, and manufacturing operations.

AVAILABILITIES

Building	Total Available RSF	Total Building RSF	Space Notes
A	10,032	26,167	- Immediate Occupancy - 100% HVAC - 17' Clear Height - TI Allowance Available
E	19,722	26,167	- Immediate Occupancy - 100% HVAC - 17' Clear Height - TI Allowance Available
H(Future Build-to-Suit)	50,000	50,000	



±14.93 AC
±141,000 SF
Total Campus Size

±29,754 SF
Total Available SF

±50,000 SF
Future Available Built-to-Suit

CLASS B
Flex Space

17'
Clear Height

A-2
Zoning

3.0/1,000 RSF
Parking Expandable To
6.0/1,000 RSF

EFFICIENT
Egress and Ingress for
Truck Maneuverability

LOCATION ADVANTAGE



WITHIN 5 MIN DRIVE

#1 IN INNOVATION

#6 LARGEST PUBLIC UNIVERSITY CAMPUS

57,588 STUDENTS ENROLLED ON TEMPE CAMPUS

ACCESS TO ASU GRADUATES



PHOENIX SKY HARBOR AIRPORT

8th busiest airport in the United States. Phoenix Sky Harpor has more than 1,000 flights per day, with about 500 of them being nonstop

FREEWAY ACCESS

Southport offers immediate access to Interstate 10 and SR 143

BUS ACCESS

Adjacent to Valley Metro bus stop located at 38th Street & University Drive

VALLEY METRO LIGHT RAIL

Bus provides access to Valley Metro Light Rail

LESS THAN 5 MINUTES FROM

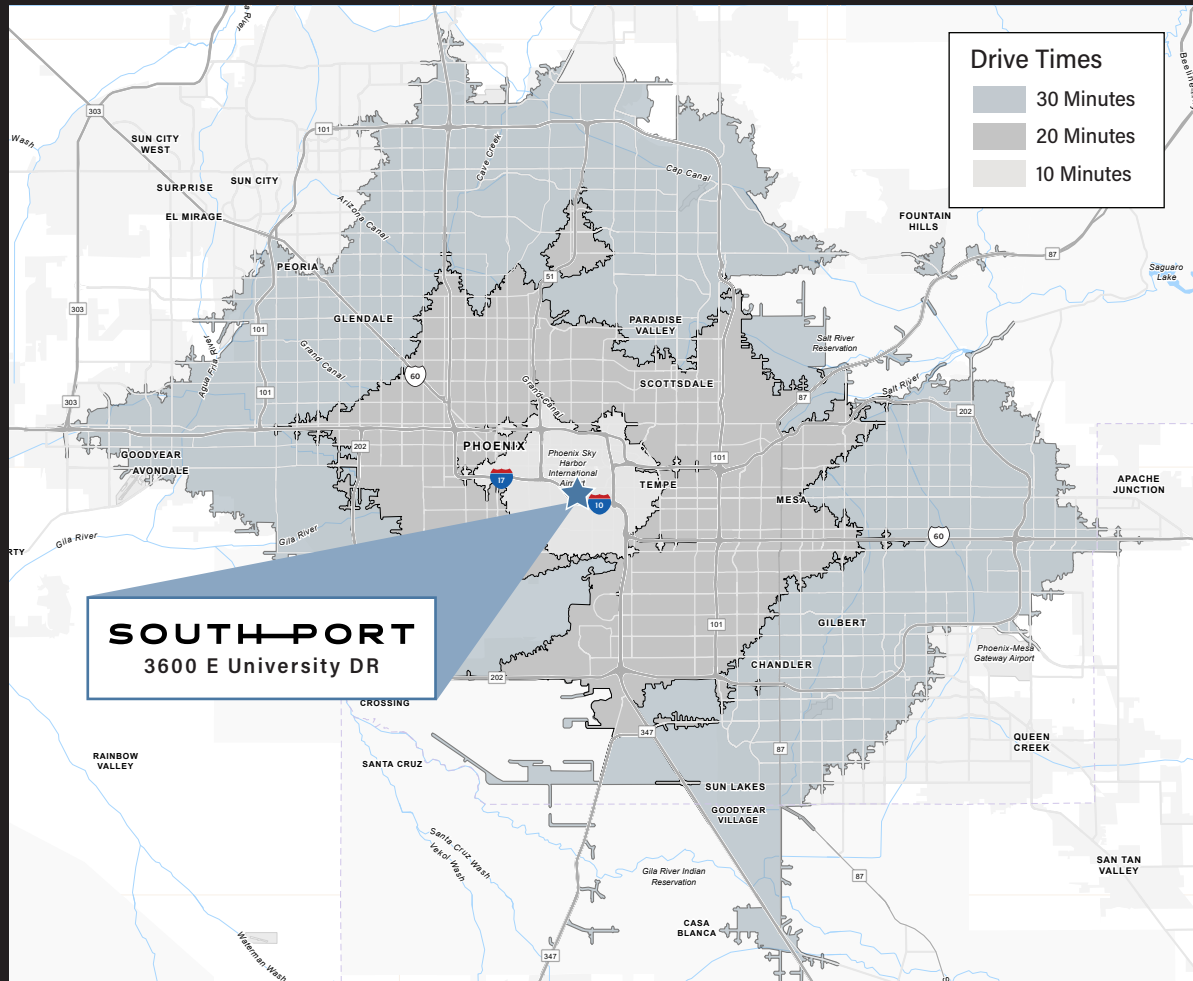
RESTAURANTS



HOTELS



TALENT POOL WITHIN REACH



**ACCESS TO 95% OF METRO PHOENIX TALENT POOL
WITHIN 30 MINUTES**

TEMPE

- Has the most educated and technically-skilled workforce in Arizona
- Home to Arizona State University
- 42% of residents have Bachelor's degrees and the median age is 28 years old

SCOTTSDALE

- One of Arizona's 10 largest cities with a population of more than 240,000
- Recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture
- Home to a high number of business owners, decision makers and c-suite executives

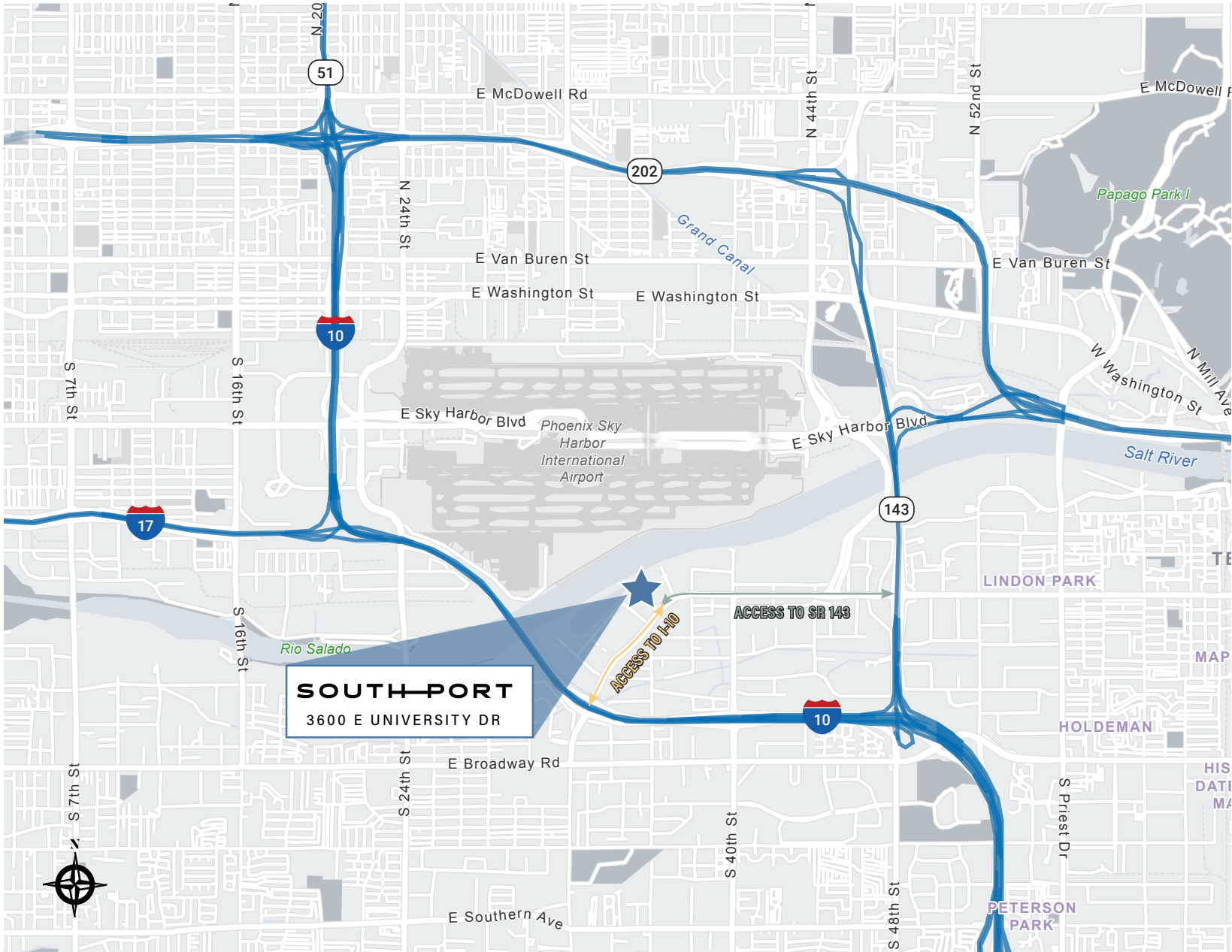
WEST VALLEY

- Home to over 1.9 million people, with population growth projected to be twice the national rate over the next 5 years

SOUTHEAST VALLEY

- Continuous influx of highly qualified graduates from area colleges and universities
- Recognized as the 14th Best City For First-Time Home Buyers (WalletHub)

ACCESS



CORPORATE NEIGHBORS



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AMAZON





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