

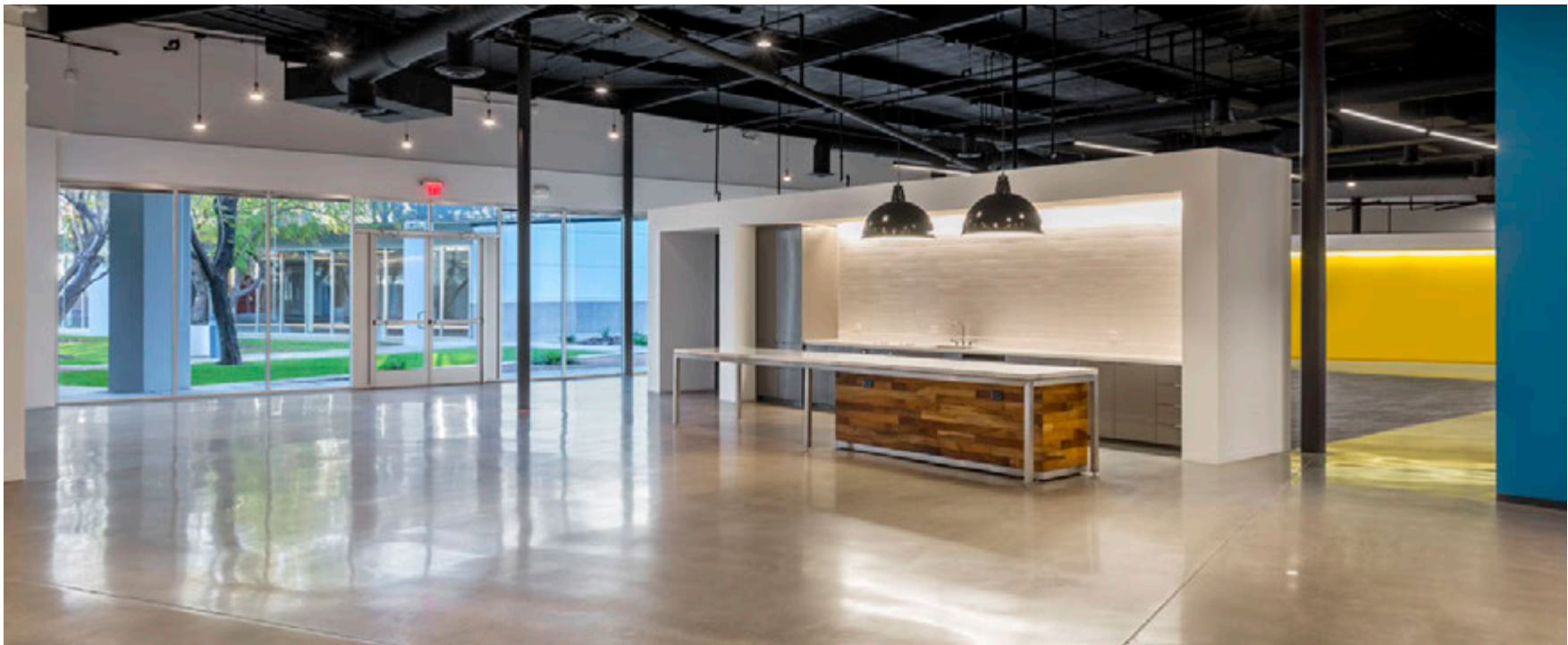


3600 E. UNIVERSITY DRIVE

Phoenix, Arizona

MULTI-TENANT OFFICE PARK





12,787 SF



PROPERTY HIGHLIGHTS

- CLASS "A" LOW-RISE MULTI-TENANT OFFICE PARK
- 72,787 SF AVAILABLE
- DIVISIBLE TO 6,444 SF
- MONUMENT SIGNAGE OPPORTUNITIES
- ABUNDANT SURFACE PARKING: 6/1,000
- IMMEDIATE ACCESS TO THE I-10 AND STATE ROUTE 143
- 5 MINUTES TO PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
- NUMEROUS HOTELS AND RESTAURANTS WITHIN CLOSE PROXIMITY
- 14.93 ACRES LOCATED WITHIN SOUTHBANK BUSINESS PARK, A MASTER PLANNED BUSINESS DEVELOPMENT
- CORPORATE CAMPUS ENVIRONMENT WITH GREEN SPACES AND COURTYARDS

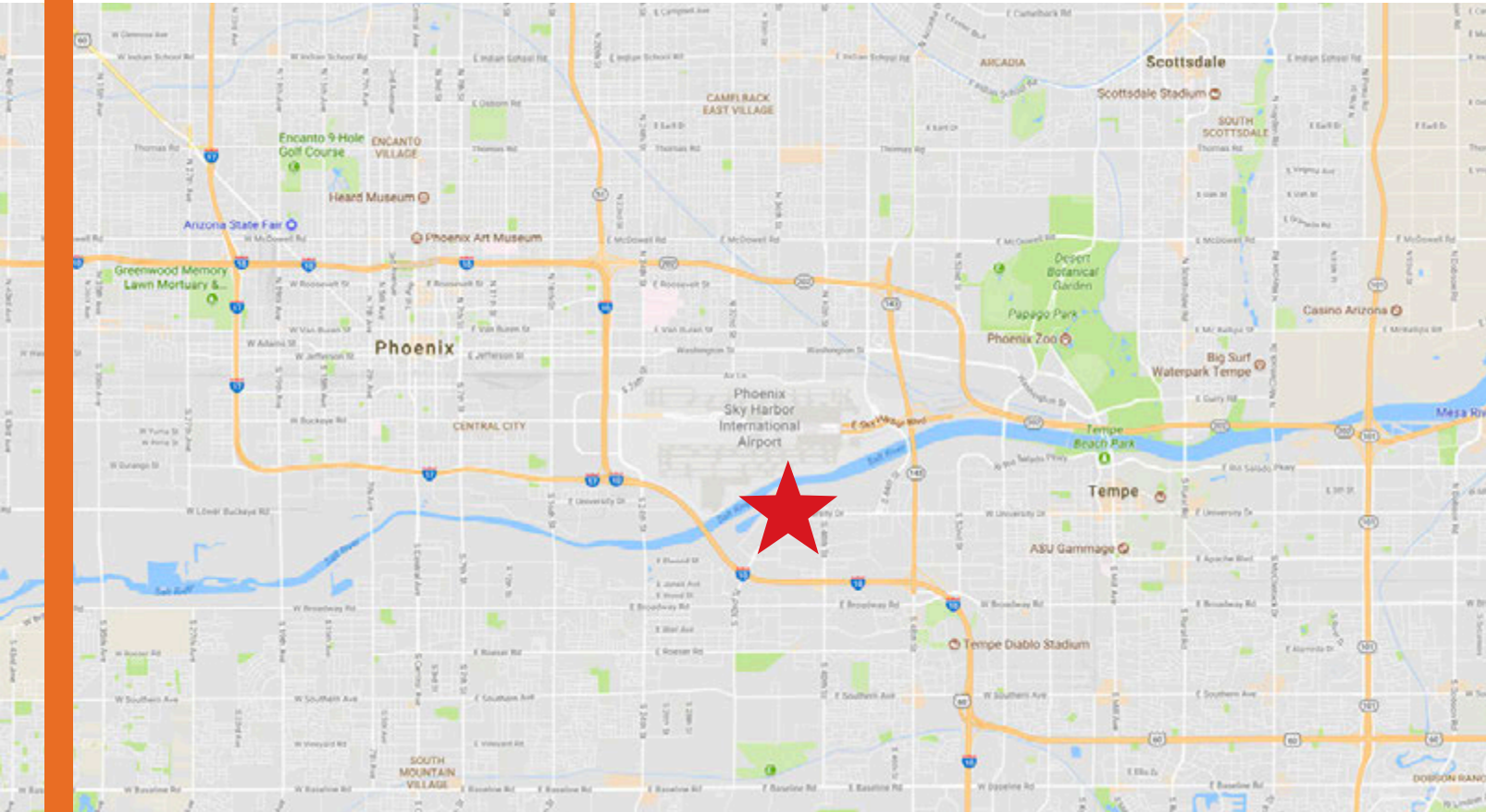
AVAILABLE SPACE

BUILDING A	17,339 SF
BUILDING B	21,713 SF
BUILDING C	18,032 SF
BUILDING E	6,444 SF
BUILDING G	9,259 SF
TOTAL	72,787 SF
SITE	14.93 ACRES
PARKING RATIO	6/1,000



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