

FLEX/OFFICE SPACE FOR LEASE

±47,000 SF CONTIGUOUS



3050 S. 35th Street, Phoenix, AZ

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COLLIERS INTERNATIONAL
8360 E. Raintree Dr. Ste. 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix





Building Features

- › On-site Fiber = Perfect for Technology companies
- › Full-service Cafeteria with commercial appliances – ready for food service vendor
- › Building Signage Available
- › Convenient to I-10, Arizona State University and Sky Harbor International Airport
- › Secure, gated parking, covered/reserved parking available
- › On-site generator capability
- › Large IT Room features a raised floor and self-contained AC system
- › On-site warehouse at loading dock

Contact

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LEASE RATE

AVAILABILITY

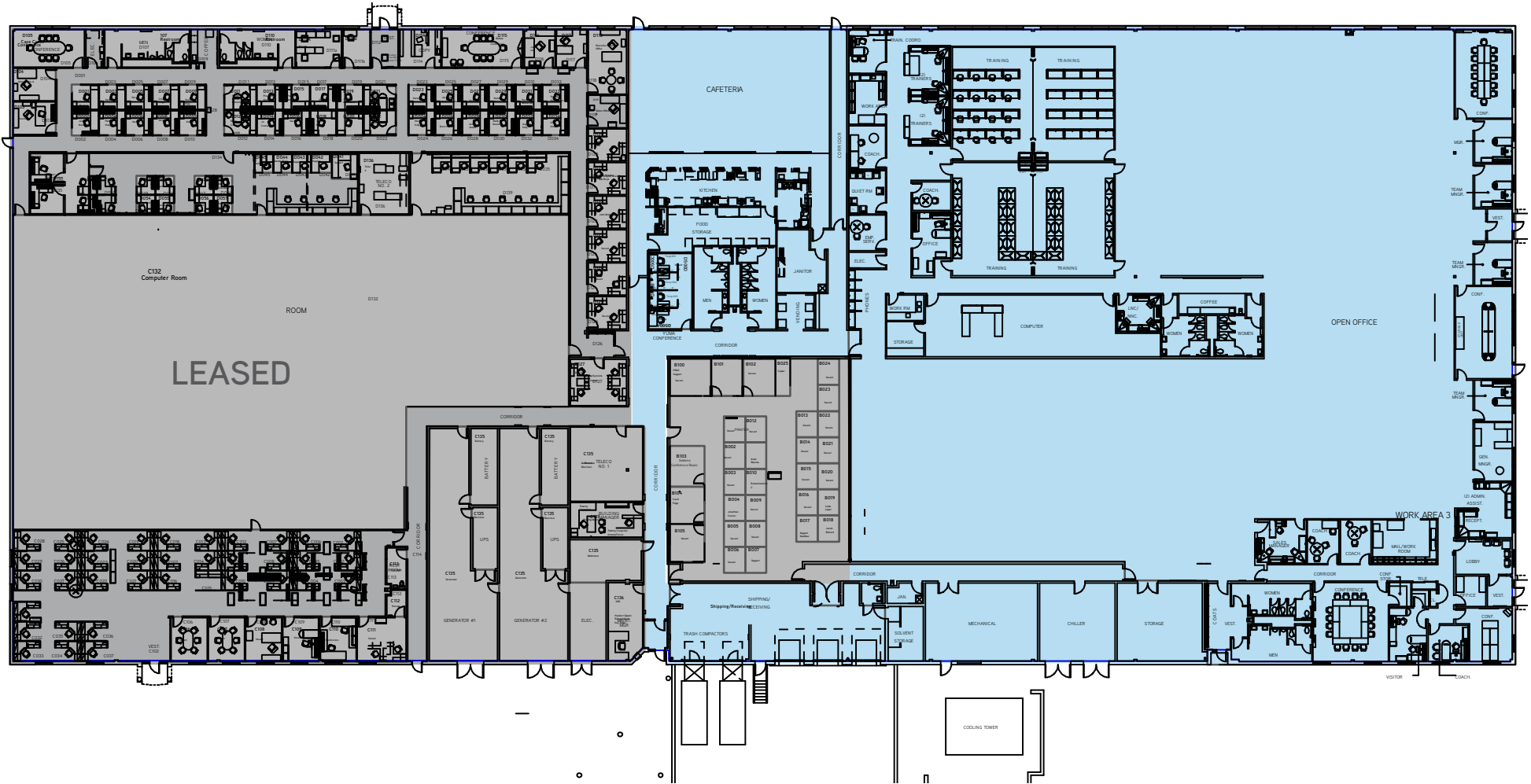
PARKING

BUILDING SIZE

\$9.00 NNN ±47,000 SF 12/1,000 ±100,000 SF

> FLOOR PLAN | ±47,000 SF CONTIGUOUS AVAILABLE

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Property Area

Great location in the Phoenix Airport Area Submarket, west of University Drive and only a mile away from I-10. The Airport Area is home to numerous businesses with University Dr. serving as a major arterial. The location's proximity to I-10 provides quick access to the entire metropolitan area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Total Population	63,662	312,968	\$80,168
2022 Estimated Population	68,674	337,667	142,093
2016 Median HH Income	\$37,839	\$38,963	152,995

TRAFFIC COUNTS

University and I-10 29,289 Vehicles per day

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