

**OFFICE****2,895 SF Office Building**  
**Lease Rate: \$18.50/SF Modified Gross****Property Highlights**

- Excellent location at the base of the Tucson Foothills
- Good condition, beautiful landscaping
- Single story building
- Lit parking field
- Ceramic tile floor throughout
- Parking ratio 5/1000
- Zoning C-1, City of Tucson

**\$1/SF BROKER BONUS FOR QUALIFYING  
DEALS, 5+ YEARS\***

\*call broker for details\*

**Ryan McGregor**  
**Office Properties**  
+1 520 546 2748  
rmcgregor@picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield AllianceCushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.9/22/2020

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com







FOR LEASE

3071 N. Swan Road

Tucson, AZ 85712



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

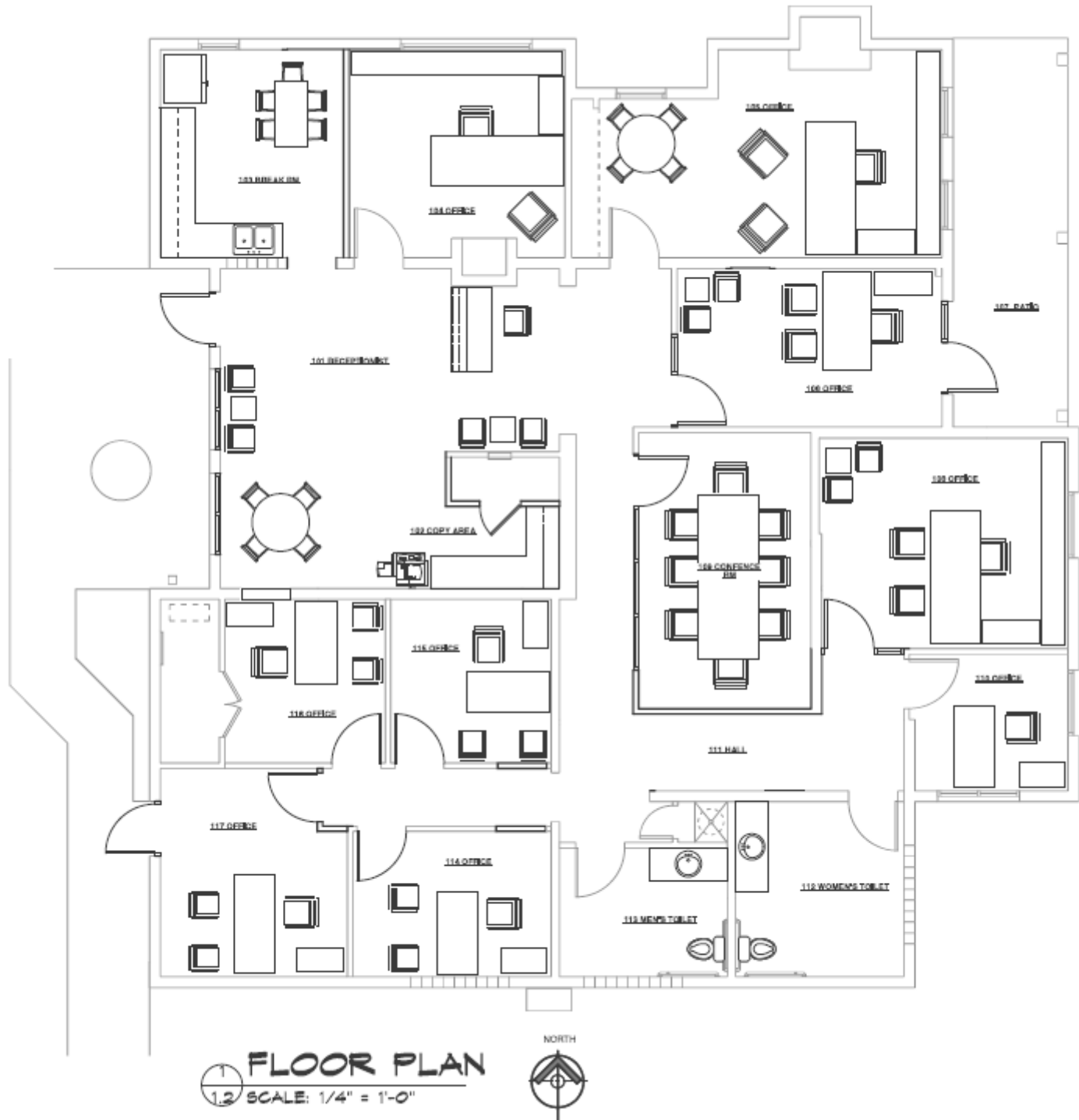
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/22/2020



Single Tenant Floor Plan

OFFICE





3071 N. Swan Road  
Tucson, AZ 85712

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

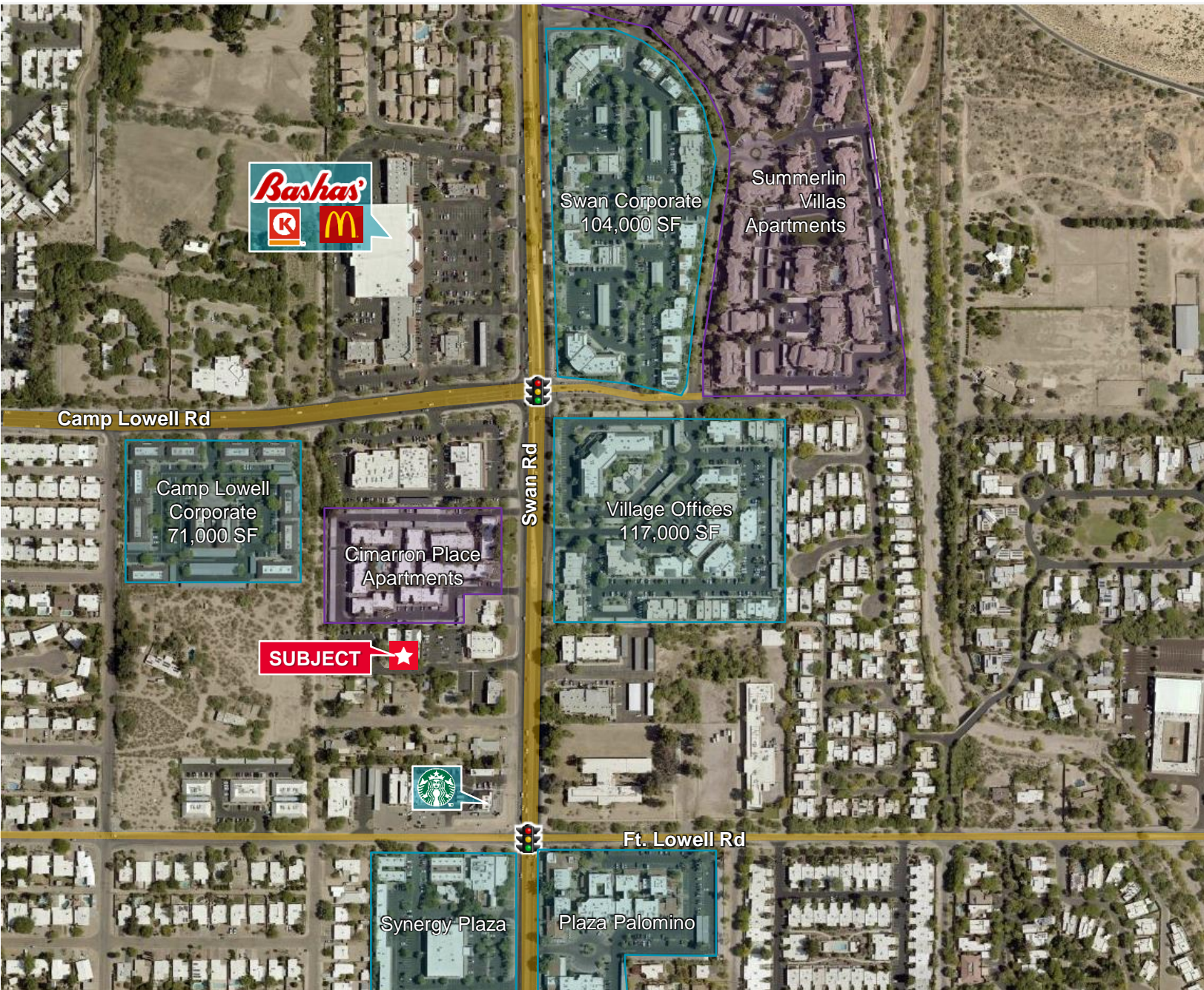
## Interior Photos





Aerial Map

OFFICE



**Ryan McGregor**  
Office Properties  
+1 520 546 2748  
rmcgregor@picor.co

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/22/2020