

BUTTERFIELD TECHNOLOGY CENTER | 4775 S. BUTTERFIELD DR. TUCSON, AZ 85714



OFFICE/INDUSTRIAL SPACE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM
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520.296.0200 x218
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Elaina Elliott
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OR

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520.546.2707
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AVAILABILITY

Current 34,263 SF Office/Flex Space (Suite 149) may be leased as a whole or divided as follows:

Suite	Size (SF)	Space Type
149A	7,320	Office
149B	8,130	Office/Assembly/Manufacturing with grade loading roll-up door
149C	8,877	Office/Assembly/Manufacturing with grade loading roll-up door
149D	9,936	Office

** Adjacent suites may be combined.**

Lease Rate: \$0.60/SF, NNN

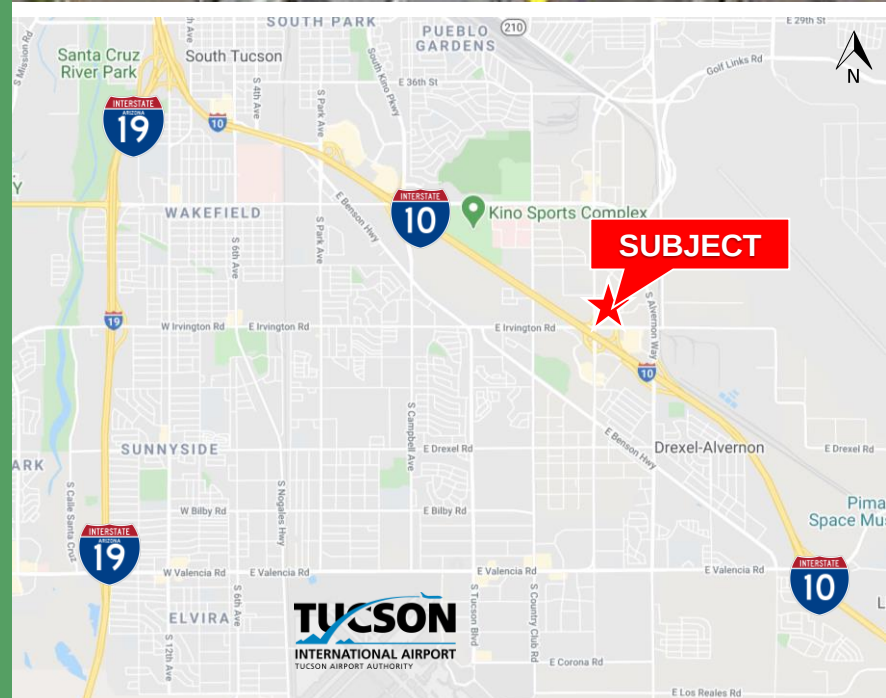
(NNN charges currently estimated at \$0.34/SF per month)

PROPERTY FEATURES

Power:	200 amps to 400 amps at 277/480V
Ceiling Height:	24' clear in warehouse
Parking:	6.12/1,000 SF
Zoning:	CI-1

PROPERTY HIGHLIGHTS

- Located in the prestigious Butterfield Business Park, one of Tucson's class "A" business parks
- Located next to Interstate 10
- Located 10 minutes from the University of Arizona
- 10 minutes from Tucson International Airport
- Ideal for office, research and development or industrial use
- Functional for assembly and warehousing

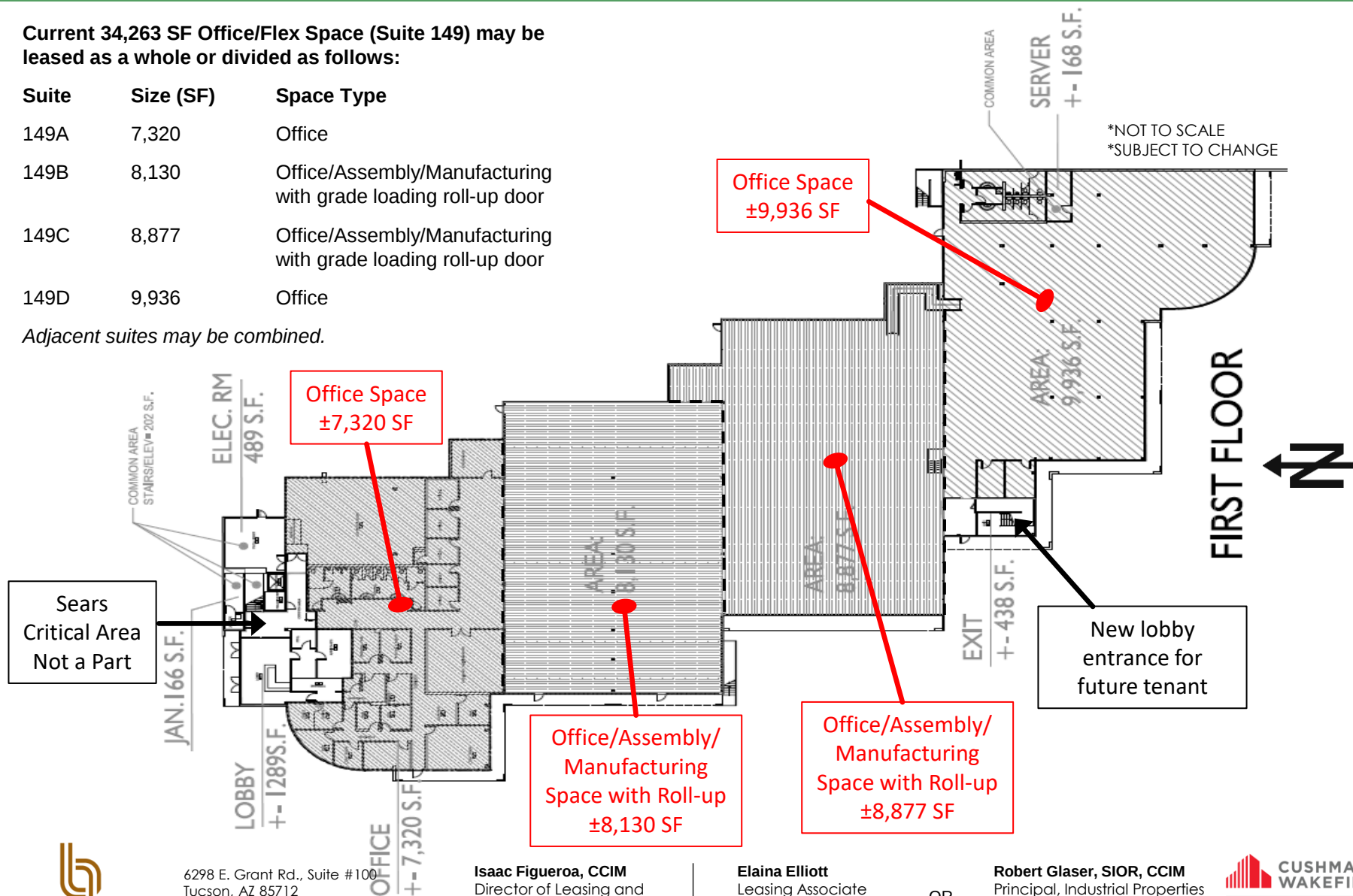


FLOOR PLANS

Current 34,263 SF Office/Flex Space (Suite 149) may be leased as a whole or divided as follows:

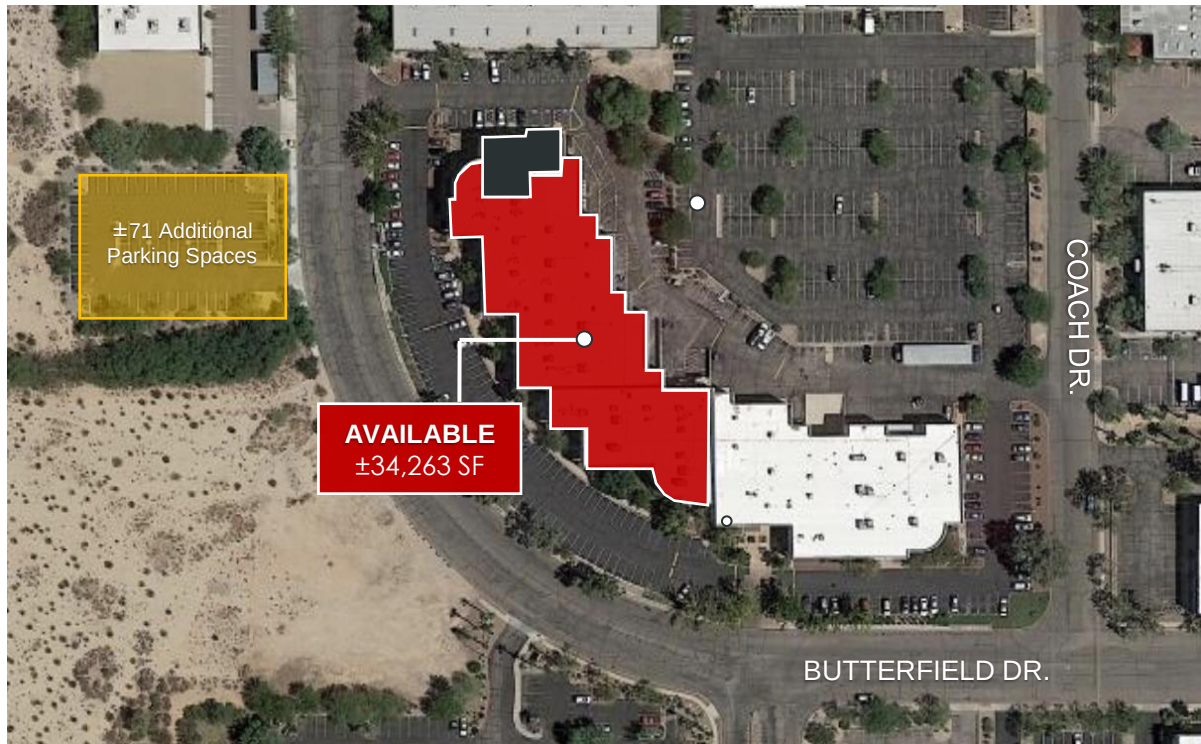
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Adjacent suites may be combined.



CURRENT TENANT LIST

Tenant	Suite #	Size (SF)
Sears Call Center	249	33,000
Available (Office)	149A	7,320
Available (Office/Flex w/ Roll up)	149B	8,130
Available, (Office/Flex w/ Roll up)	149C	8,877
Available (Office)	149D	9,936
AVAILABLE (Total)	149	34,263
Automation Specialists	151	4,024
Kasa Trading	155	3,747
Kasa Trading	160	3,900
CSL Plasma	195	16,451



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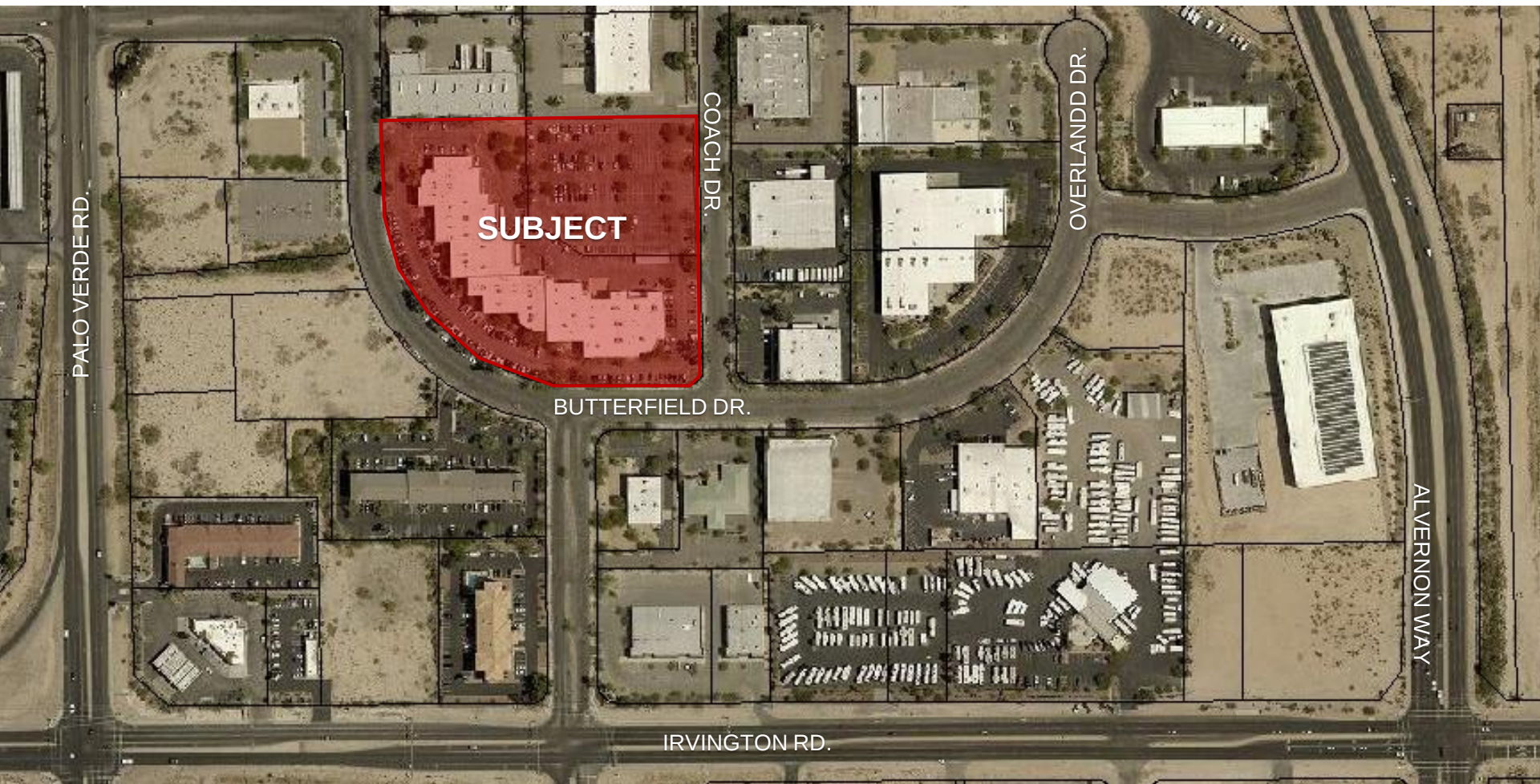
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AERIAL MAP



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