CUSHMAN & WAKEFIELD | PICOR

FOR LEASE

1630 S. Research Loop, Suite 180
1775 S. Pantano Road, Suite 180-190

Tucson, Arizona 85710

Lease Rate: $0.65/SF/Month, NNN
NNN Charges: Est. ±0.21/SF/Month

Property Details	
Build-Out	100% Office, 2 Restrooms
Construction	Concrete Tilt
Clear Height	15’
Zoning	I-1, (Light Industrial) City of Tucson (R)
Cooling	100% HVAC
Power	200 amp, 240V, 3-Phase

Property Features

- Nice combination of office and warehouse in Tucson’s premier Eastside Research Commerce Park
- Suite 180 does not have a garage door

For more information, please contact:

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OFFICE / WAREHOUSE / MANUFACTURING

Available Suites

1630 S. Research Loop	Size	Rent	Build-Out	Cooling	Power
Suite 180	±1,996 SF	$0.65/SF/Mo, NNN	100% Office, 2 Restrooms	100% HVAC	200 amp, 240V, 3-Phase

1775 S. Pantano Road	Size	Rent	Build-Out	Cooling	Power
Suite 180-190	±3,101 SF	$0.65/SF/Mo, NNN	25% Office	75% Watts	400 amp, 240V, 3-Phase

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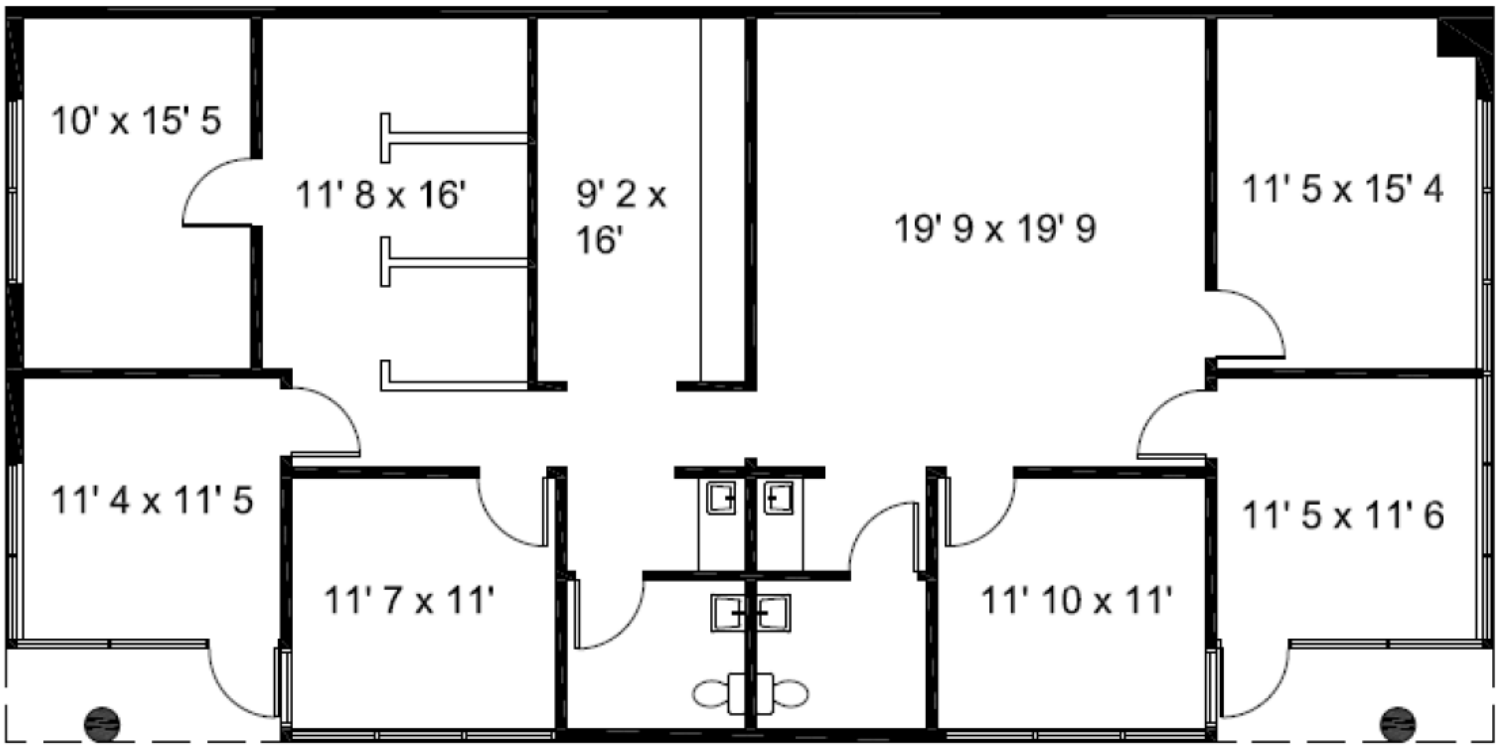
Floor Plan

OFFICE / WAREHOUSE / MANUFACTURING

1630 S. Research Loop, Suite 180 (±1,996 SF)
2 Restrooms, 100% Office
$0.65/SF/Mo, NNN



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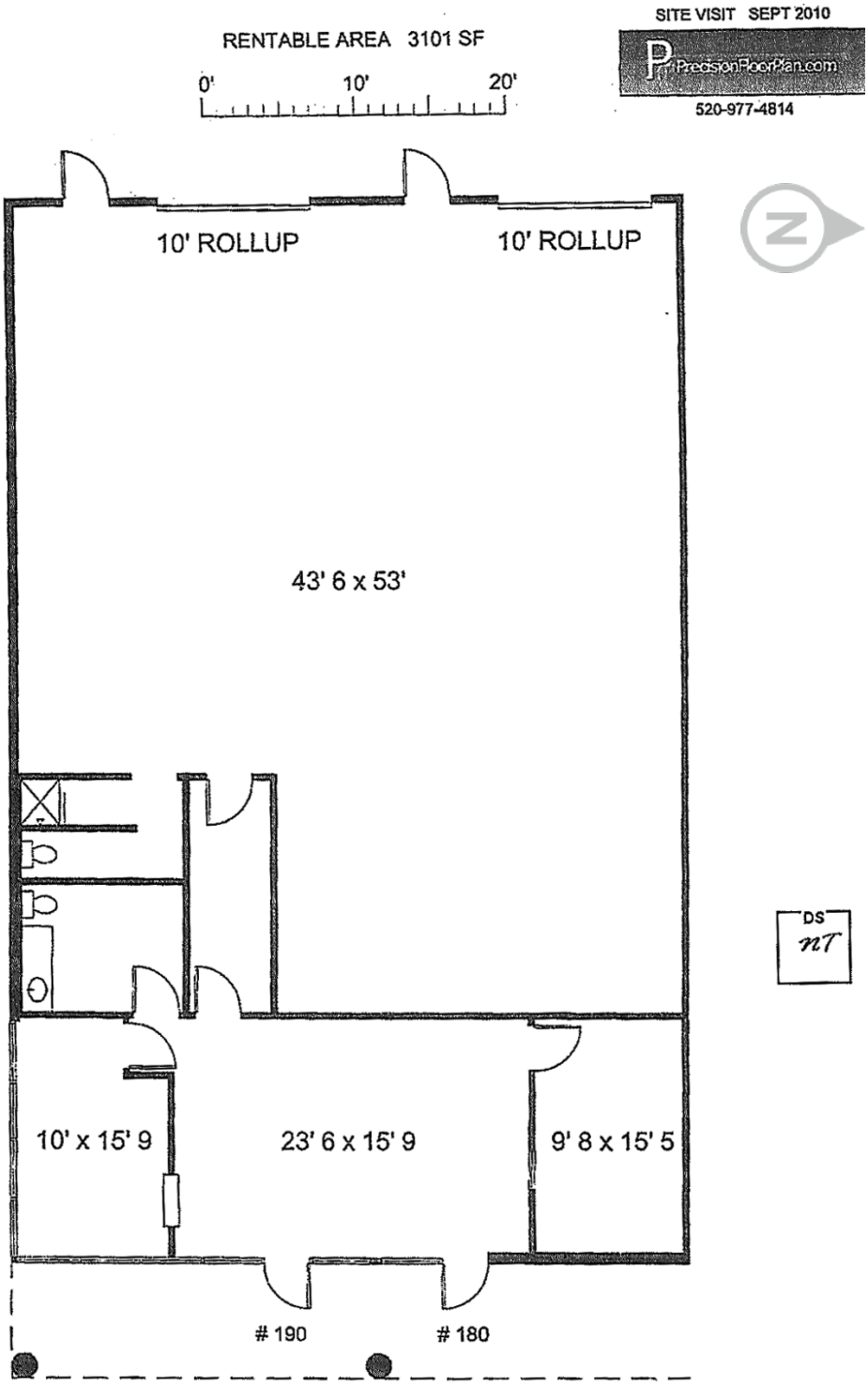
Floor Plan

OFFICE / WAREHOUSE / MANUFACTURING

1775 S. Pantano Road, Suite 180-190 (±3,101 SF)
25% Office
$0.65/SF/Mo, NNN



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