



## 3,302 SF Freestanding Office Building

### Lease Rate: \$18.00/SF/YR Modified Gross

[CLICK HERE FOR VIRTUAL TOUR](#)

#### Property Highlights

- Located in historic Barrio Viejo (dates back to the 1870s), this newer office building was meticulously designed to have a historic street appearance to maintain the full charm of this very coveted neighborhood
- Although historic in outside appearance, the interior features a completely modern layout with highly functional open work areas, conference room, reception area, enclosed courtyard, break room, and three restrooms (one with a shower)
- Abundant natural light with clerestory windows and high ceilings create an open feel to the space
- Located within walking distance of Downtown Tucson (3 blocks from the Convention Center) – great location for companies needing close proximity to downtown, the University of Arizona, and/or Interstate 10.
- Onsite private parking lot--very rare in Downtown Tucson

#### Property Details

Available	3,302 SF Building
Lot Size	10,037 SF (with onsite parking)
Zoning	HC-3
Built	1995
Parking	16 onsite spaces (5.53/1,000)

**Molly Mary Gilbert**  
**Office Properties**  
+1 520 546 2766  
mgilbert@picor.com

**Paul Hooker**  
**Principal, Industrial Properties**  
+1 520 546 2704  
phooker@picor.com

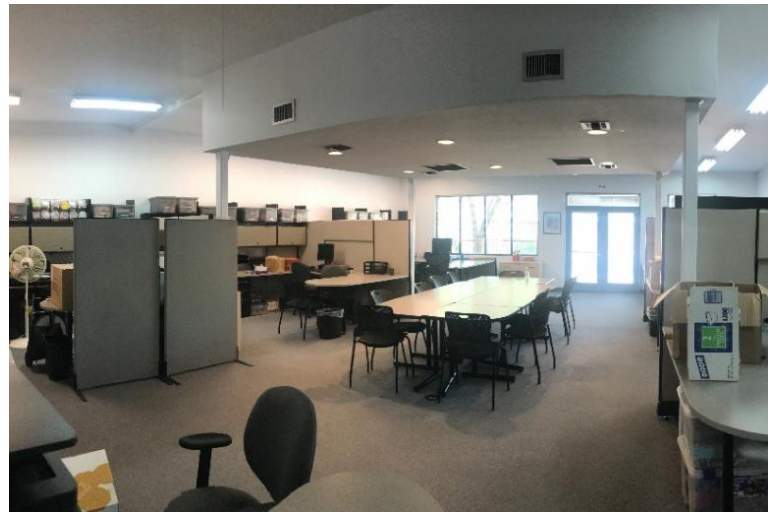
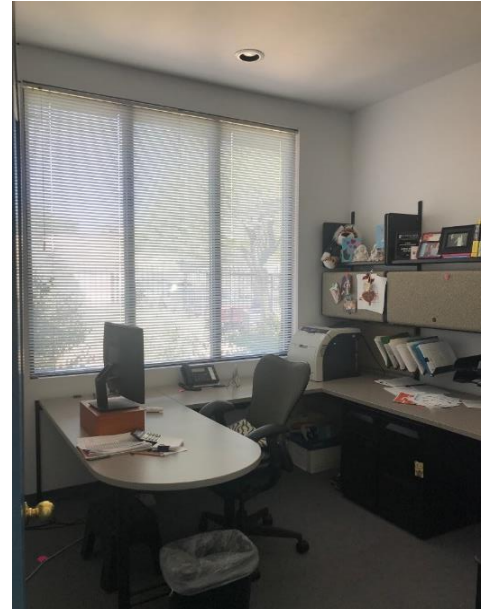
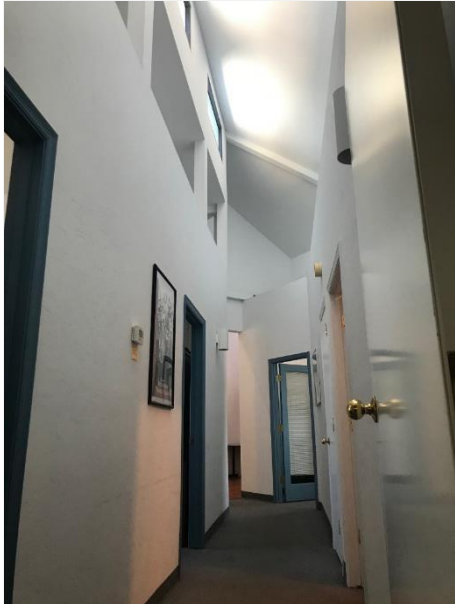
**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
picor.com

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.

9/21/2020

## Interior Photos

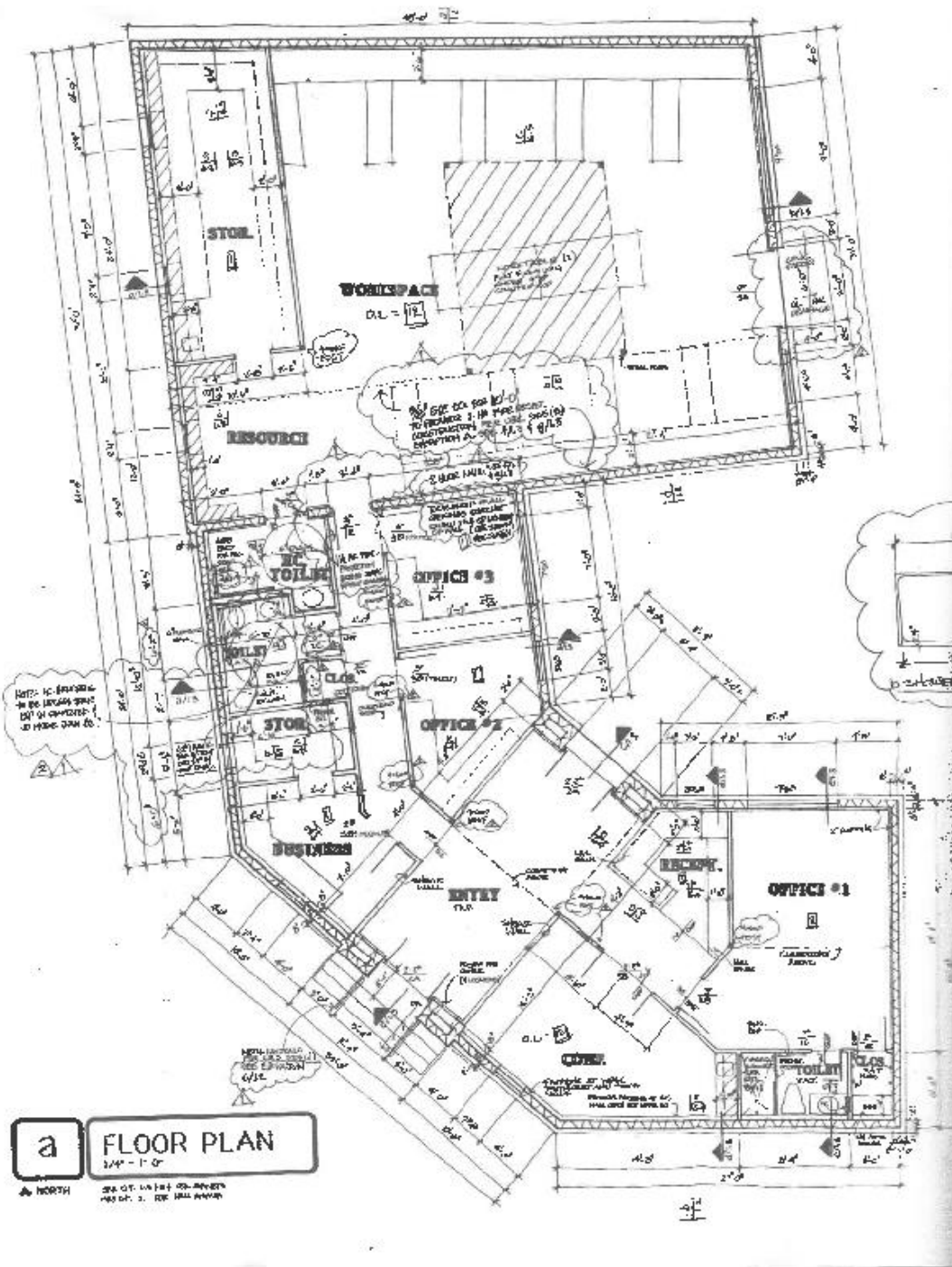




## Exterior Photos



**Floor Plan**



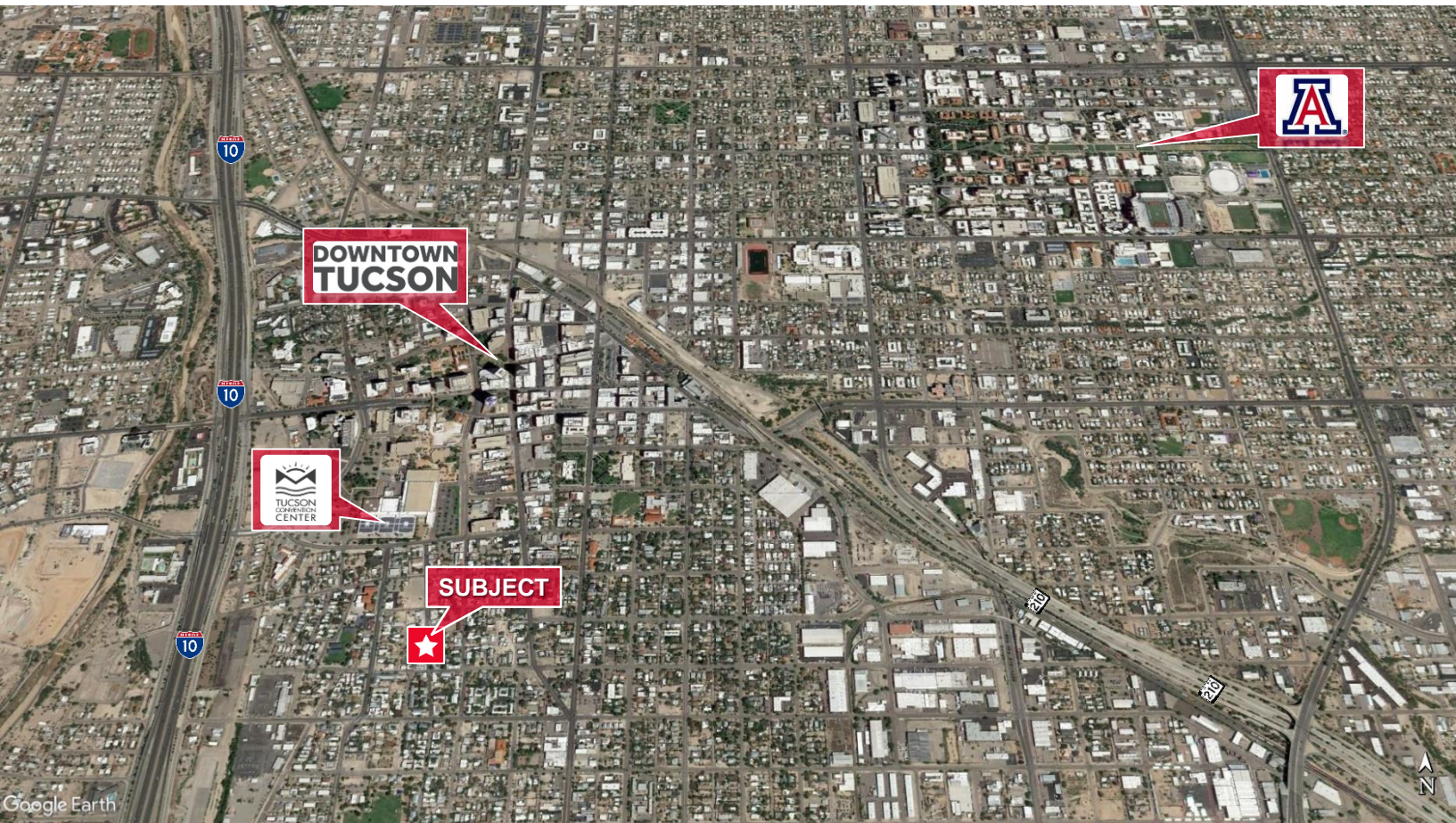
**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
mgilbert@picor.com

**Paul Hooker**  
Principal, Industrial  
Properties  
+1 520 546 2704  
phooker@picor.com

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



Very Close Proximity to Downtown Tucson, Interstate 10, and the University of Arizona



**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
mgilbert@picor.com

**Paul Hooker**  
Principal, Industrial  
Properties  
+1 520 546 2704  
phooker@picor.com

**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.

9/21/2020