

**OFFICE/ SHOWROOM/ R&D**


## Property Features

- High-image, professionally-managed business park within one mile of the Tucson International Airport
- Located at Valencia and Country Club Roads, with easy access to I-10 and I-19
- 100% air-conditioned space available
- Numerous restaurants within walking distance (including Baggin's Gourmet Sandwiches onsite)

## Property Highlights

Available	<b>2,264 SF</b> – 3191 E Valencia, Suite 117 <b>4,074 SF</b> – 6401 S Country Club, Suite 157 <b>7,944 SF</b> – 6401 S Country Club, Suite 147 <b>12,018 SF</b> – Suites 147-157 Combined
Lease Rate	\$ .70/SF/Mo. NNN
Current Buildout (can be modified/changed)	<b>Suite 117</b> – Open office/showroom/R&D with polished concrete floors, plus separate kitchen and office areas <b>Suite 147-157</b> – Presently 100% office / R&D – <b><u>can be converted back to office / warehouse</u></b> (has existing rolling doors, etc)
Fire Sprinklers	Yes
Power	3 phase available
Clear Height	18'
Loading	Grade loading (can potentially be added to suite 117)
Air Conditioning	100%
Zoning	C-2, City of Tucson

For more information, please contact:

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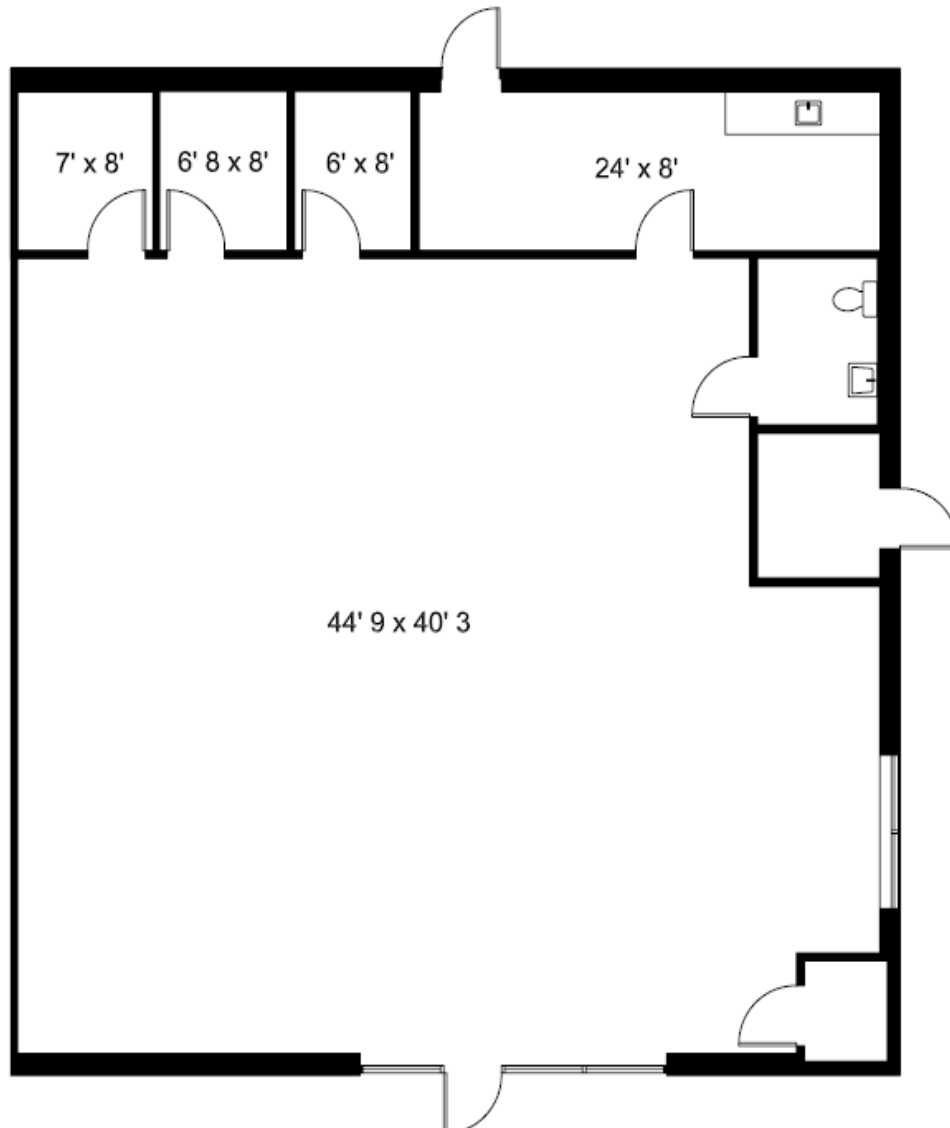
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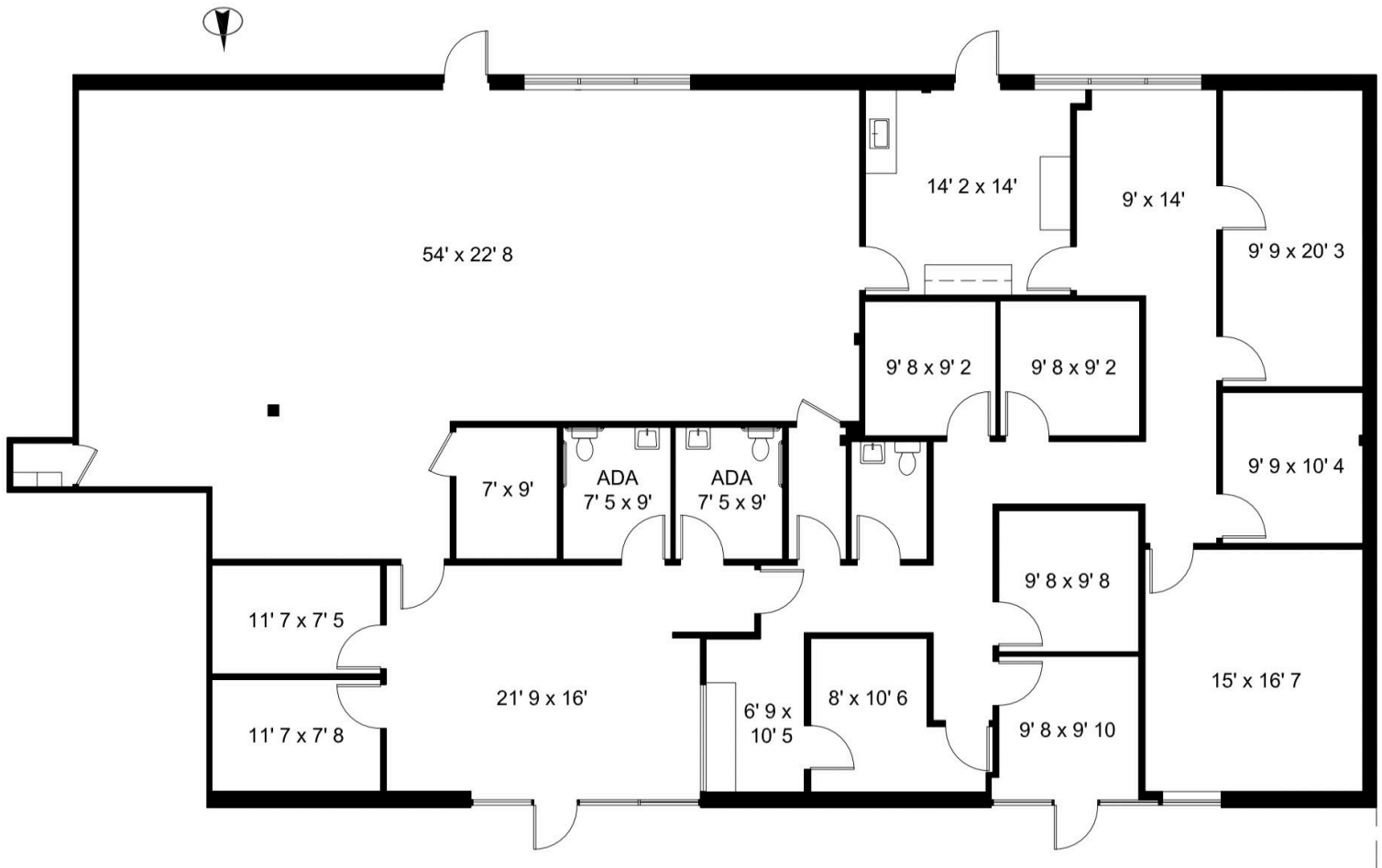
## Floor Plan

Suite 117 – ±2,264 SF



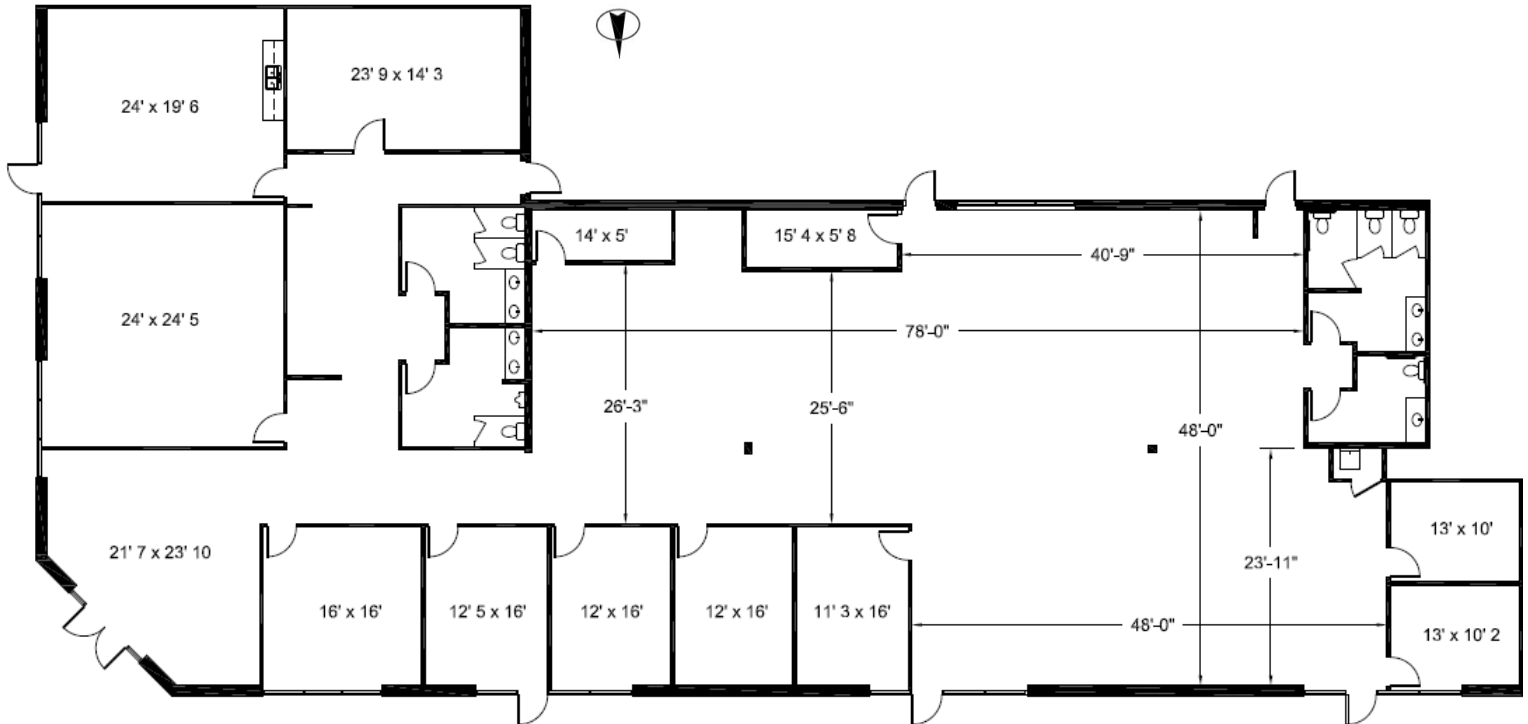
## Floor Plan

Suite 157 – ±4,074 SF



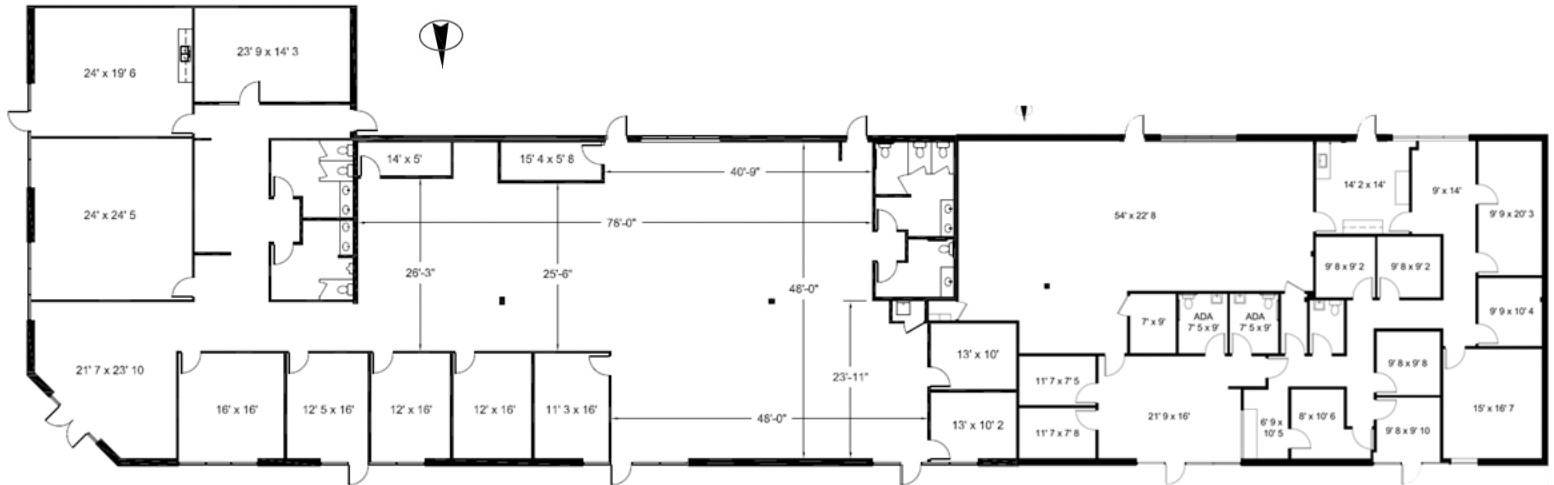
## Floor Plan

Suite 147 – ±7,944 SF



## Floor Plan

Suite 147-157 – ±12,018 SF





## Site Plan

