



8,770 SF Freestanding Office/Warehouse Building
Sublease Rate: \$.70/SF/Mo., MG

Property Highlights

- Freestanding C-3 zoned showroom/office/warehouse building with distinctive Mid-Century Modern architectural features
- 22nd Street frontage and identity – 32,000 VPD (2021, PAG count)
- Located within 1.5 miles of Interstate 10, Downtown Tucson, and the University of Arizona

Property Details

Building Size	8,770 SF
Showroom/Office Area	Est. 30%
Clear Height	12' to 18'
HVAC	100% air conditioned
Restrooms	(3) Three total
Power	3-Phase available
Loading	(2) Two 10'x10' grade doors
Fire Sprinklers	Yes
Zoning	C-3, City of Tucson

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

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
 +1 520 546 2707
 rglaser@picor.com

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



FOR SUBLEASE

830 E 22nd Street

Tucson, Arizona 85713



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

Robert Glaser, CCIM, SIOR
Principal, Industrial Properties
+1 520 546 2707
rglaser@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 2022. 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.