

FLEX / OFFICE



Property Highlights

- Class A Flex/Office space between Downtown and Airport
- Three Level 2 EV charging stations adjacent to building
- Covered parking with solar panels producing 265KW of power
- Two backup generators
- Ideal for corporate headquarters, data center, call center, R&D and other uses
- Very functional and attractive space surrounded by large windows Shared use of common areas, including outside courtyard area



Property Details

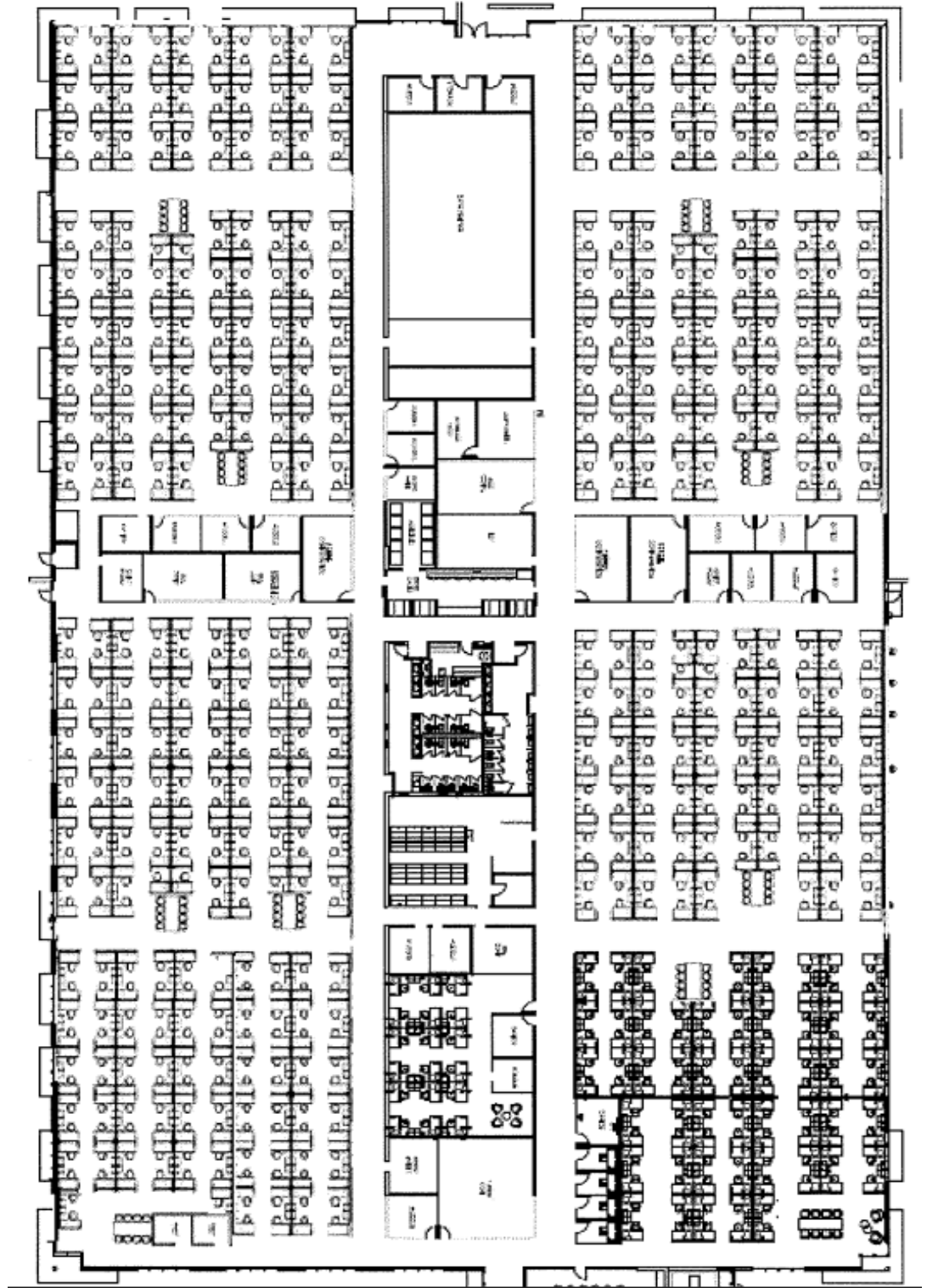
Available	64,977 SF
Availability	Immediate
Zoning	I-1, Tucson
Parking	Excellent
Lease Rate	\$12.00/RSF, NNN

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

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

Floor Plan – 64,977 RSF

Furniture shown as an example only



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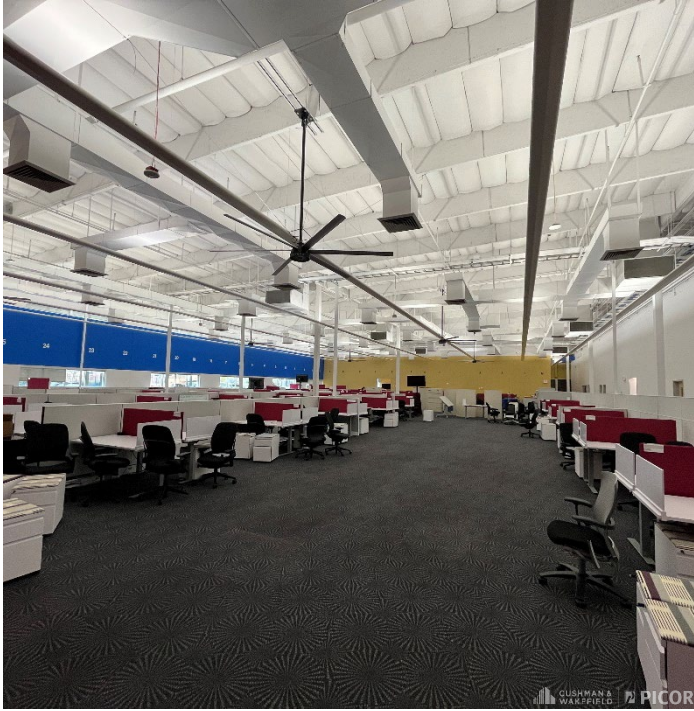
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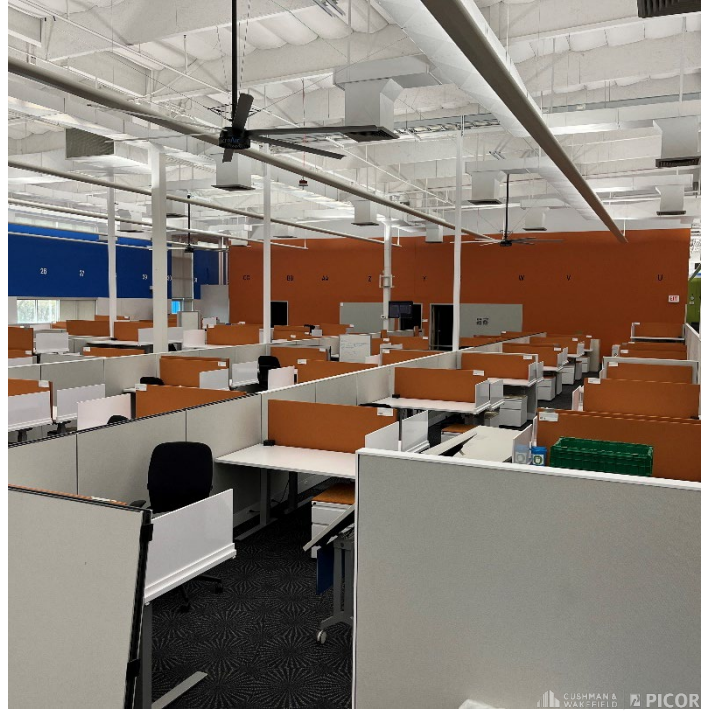
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1/10/2024

Property Photos



Interior Floor View – High Ceilings



Interior Floor View – Flexible Open Space



Break Area



Break Area

Property Photos



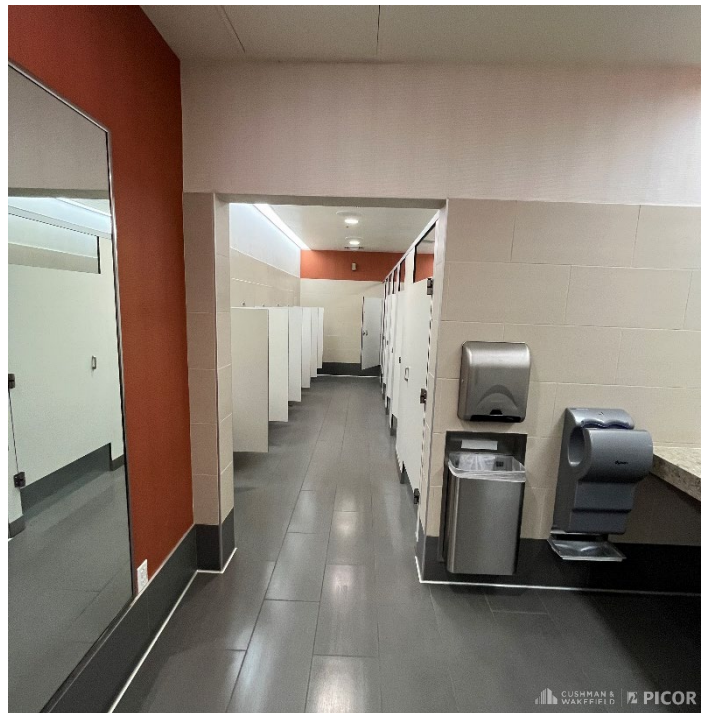
IT Room – With Fiber Available



IT Room – Raised Floor



Restroom



Restroom

Property Photos



EV Charging Stations and Solar Panels



Three Level 2 EV Charging Station



Generators – Redundant Auto-Transfer System



Courtyard – For Break or Activity

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Aerial



For more information, please contact:

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