



±38,464 SF Professional Office Building
Outstanding NW Location – Adjacent to Foothills
For Lease: \$22.50 RSF Full Service
Sale Price: \$5,195,000 (\$135.00 per SF)

Property Highlights

- Entire building can be made available for single user
- Dramatic dark glass exterior & outstanding signage
- Office improvements can be modified to requirement
- Spacious lobby & outdoor patio – perfect for coworking
- Abundant covered parking & secured lot for company vehicles
- Convenient access to a range of amenities (refer to area map)
- Outdoor spaces for lunch and entertaining activities

Property Details

Available	1 st Floor: Suite 100: ±13,000 RSF* 2 nd Floor: Suite 200: ±13,000 RSF* *Combines to ±26,000 SF
Parcel Size	118,483 SF (2.72 Acres)
Assessor Parcel No.	105-10-088Q
Zoning	C-2, Tucson
Parking	184 spaces (4.78 / 1,000 sf) including 94 covered. Secured lot



For more information, please contact:

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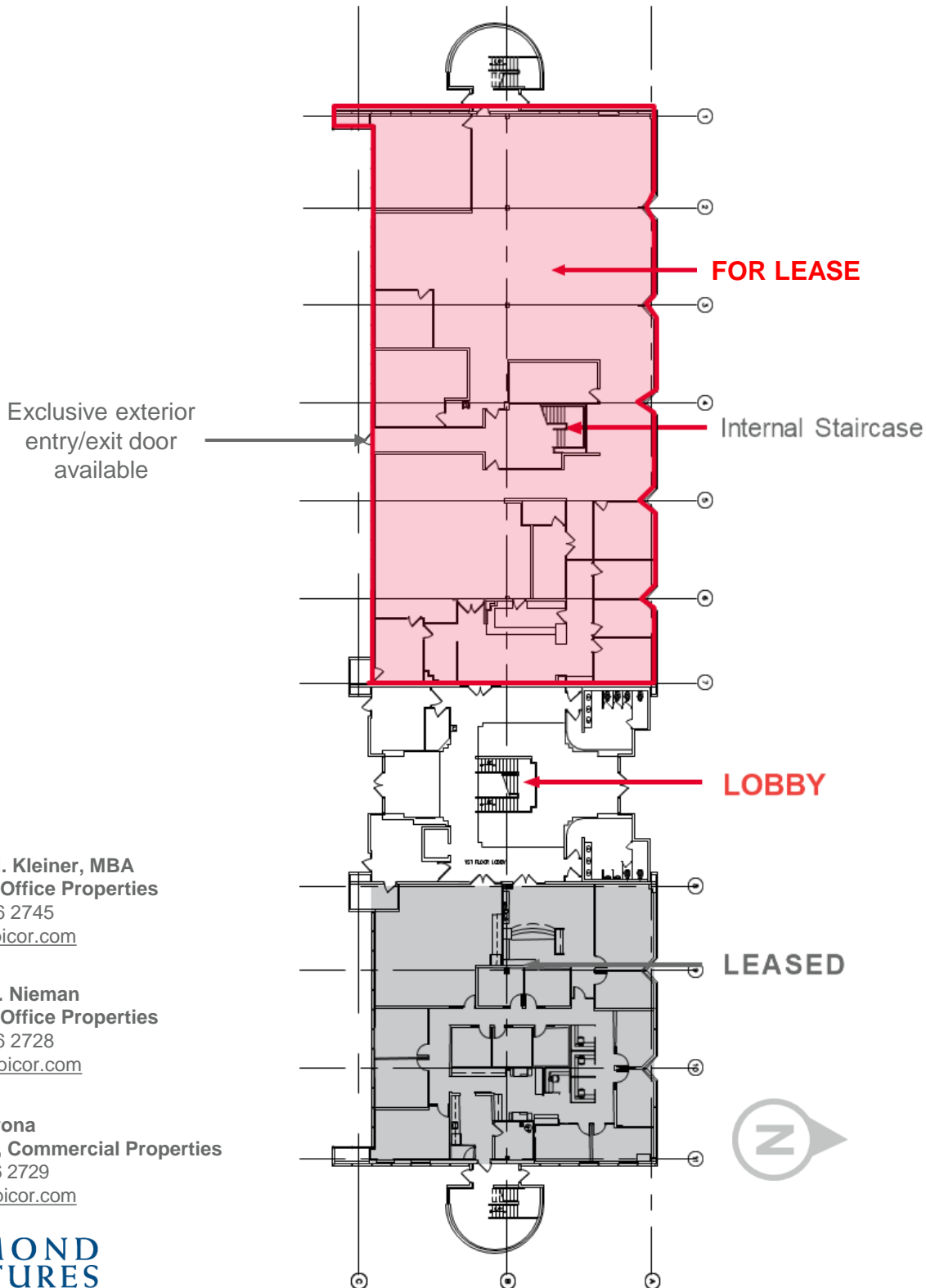
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Floor Plans: Suite 100 (First Floor): ±13,000 RSF*



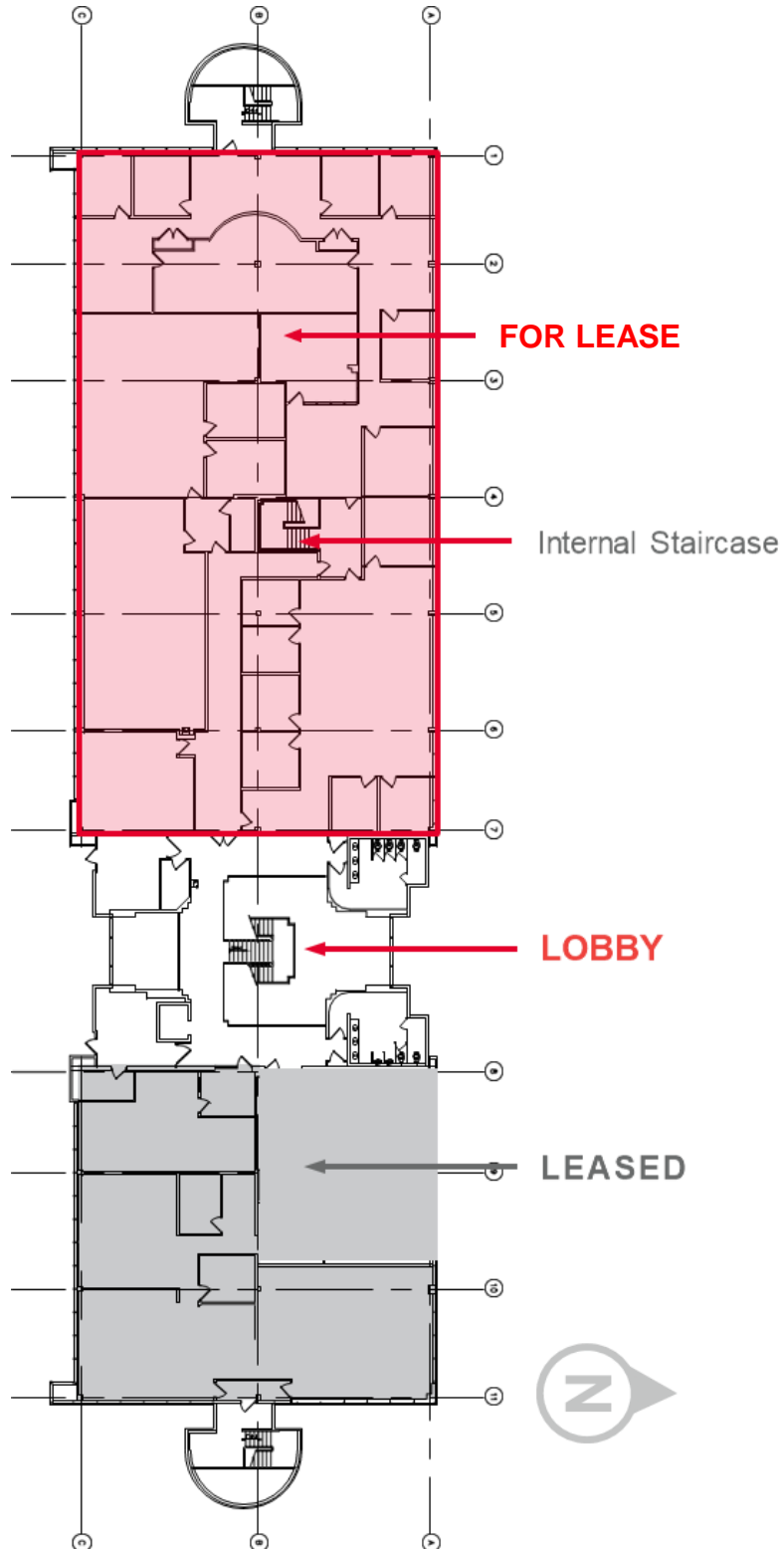
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Floor Plans: Suite 200 (Second Floor): ±13,000 RSF*



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Site Plan



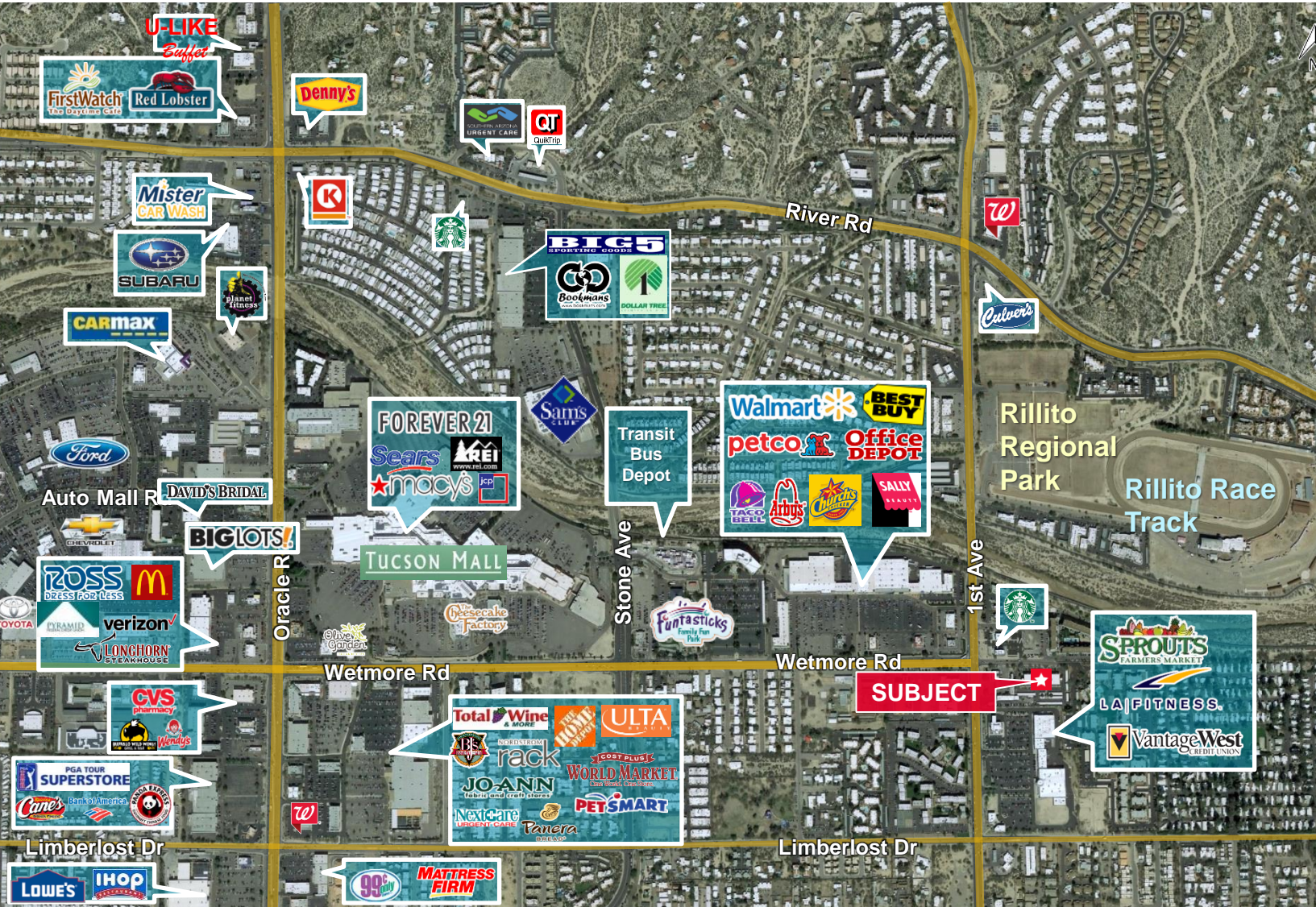
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Trade Map



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