



**OFFICE W/ FENCED YARD**

**±3,300 SF Freestanding Office Property  
Lease Rate: \$18.00/SF Modified Gross**

**Property Highlights**

- Freestanding office property
- Excellent visibility on Prudence Road
- Secure, fenced yard
- Covered and open parking
- Functional security system
- Owner retaining use of garage and rear storage unit

**Property Details**

Lease Rate	\$18.00/SF Modified Gross
Available SF	±3,300
Year Built	1979
HVAC	100%
Zoning	C-2 (Commercial)

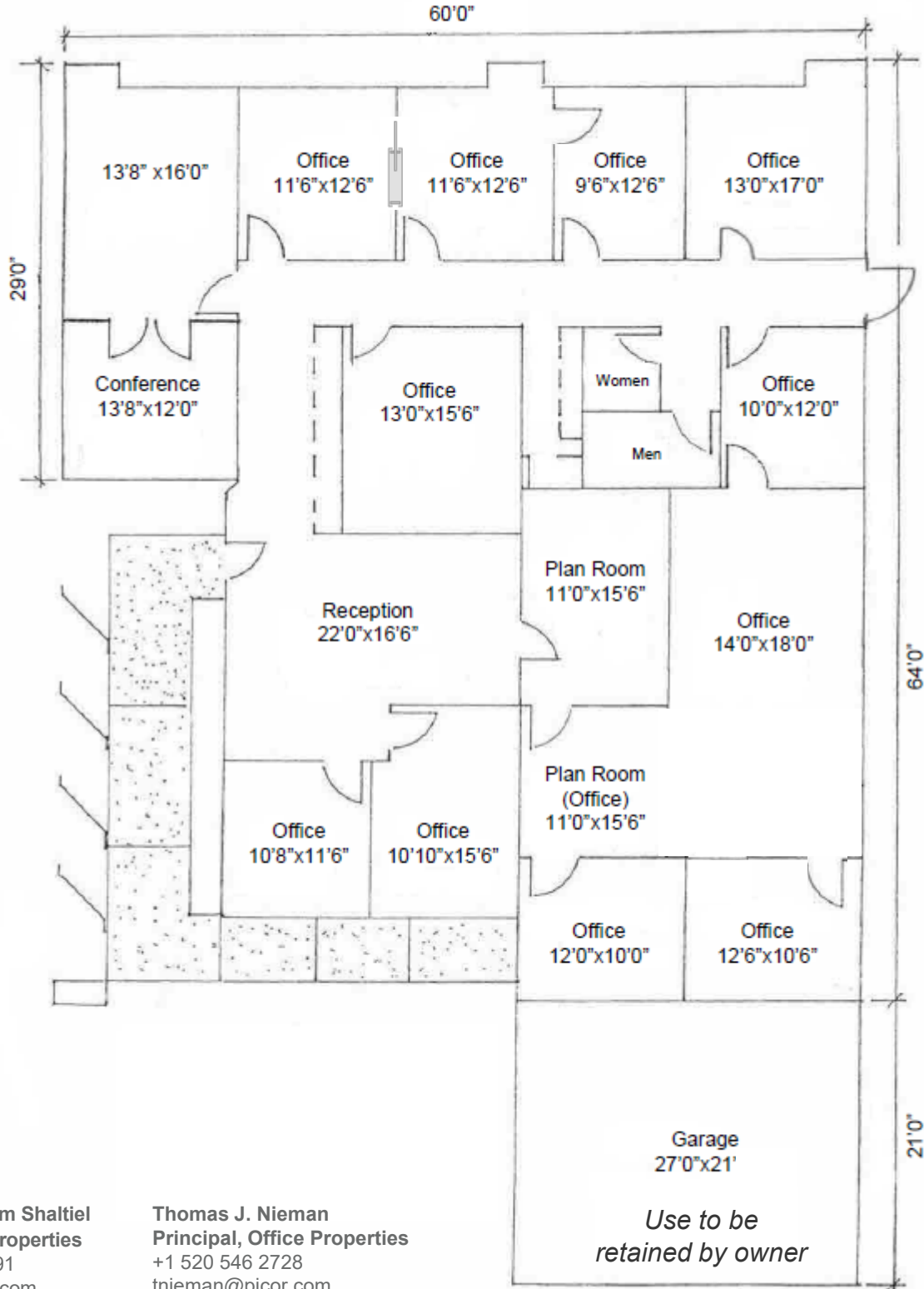


**Jason Abraham Shaltiel**  
Commercial Properties  
+1 520 546 2791  
jshaltiel@picor.com

**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

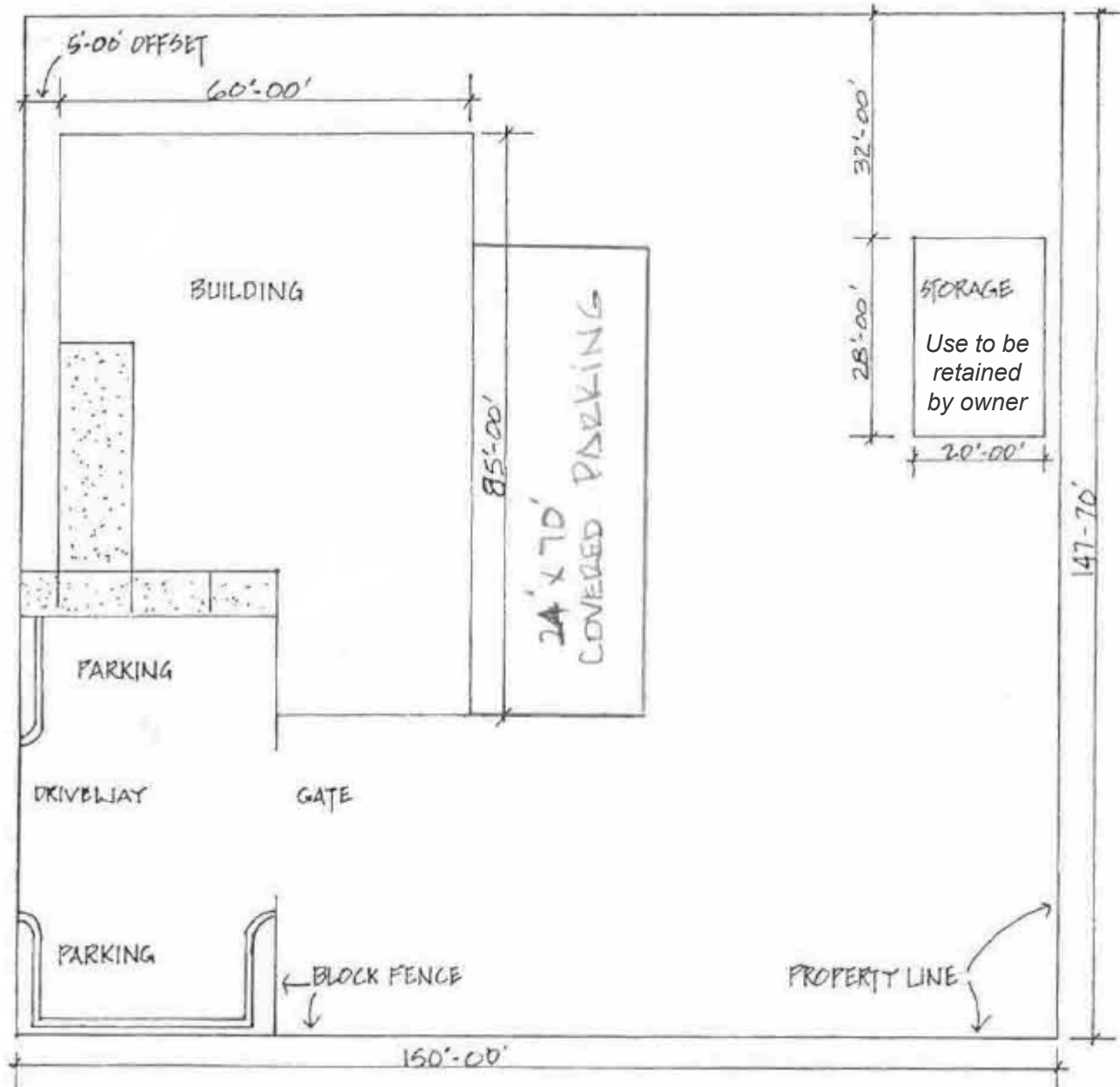
**Floor Plan**



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**Site Plan**



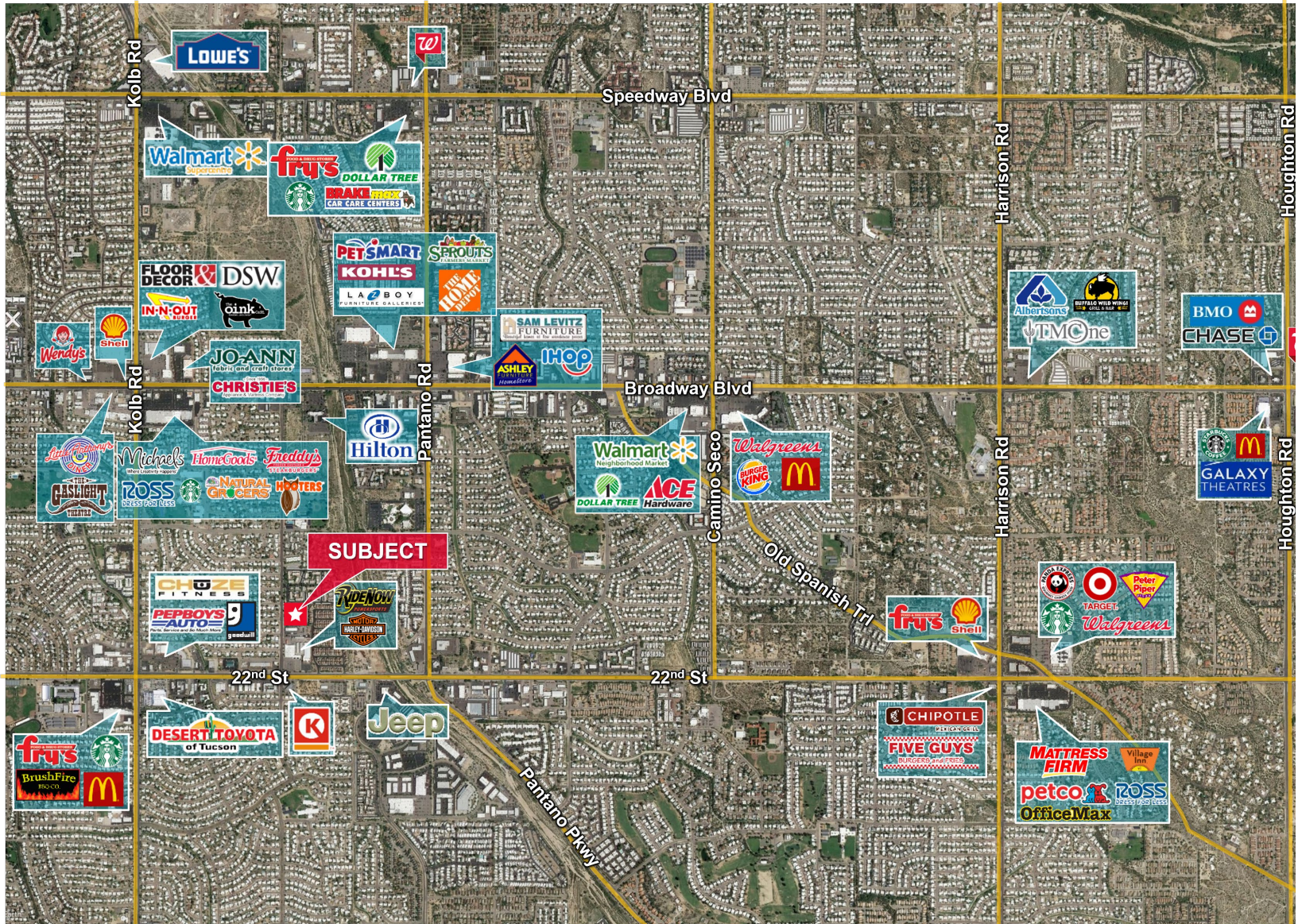
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Property Photos



**Trade Map**



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