CUSHMAN & PICOR

FOR SALE & OR LEASE Puente Nuevo Plaza

NEC Alvernon Way & Fort Lowell Road Tucson, AZ 85712





Property Features

- Building Pad 1B: either 7,300 SF Single Story or 10,300 SF Two Story
- · Seller will consider build-to-suit
- Convenient mid-town location
- Outstanding signage and visibility
- Professional Office & Medical
- Shovel Ready PAD 1B
- City of Tucson C-1 Zoning

For more information, please contact:

Richard M. Kleiner, MBA, Principal Office Properties +1 520 546 2745 rkleiner@picor.com

For Sale or Lease	Building	Size (SF	Lease Rate / Sale Price
Sale	1B	7,300 SF (1-story) or 10,300 SF (2-story)	\$70/ SF Building Pad*
Sale	1C	1,935 SF	\$155/ SF Shell*
Lease	1D	1,650 SF	Negotiable
Lease	3B (2 nd FI)	3,559 SF	\$22.00 / SF, Full Service, Net of Custodial

* All City of Tucson impact fees paid

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

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Site Plan **OFFICE | MEDICAL** PUENTE 🙀 NUEVO BLDG 2 16 8 LAZA 9 2 12 FARR ¢ **3B** PLACE 3A -> 2nd X Floor 8 1/191 4 8 5 8 Longfellow Avenue **1D** Alvernon Way 14 32 ALVERNON WAGH 8 13 8 **1C** BLDG 8 10 10 **1**B **4B** 4A Fort Lowell Road

FOR SALE			
Building	SF		
1B*	7,300 SF (Single Story) or 10,300 SF (Two Story)		
1C	1,935 SF		

* To be Constructed

R LEASE SF
1,650 SF
3,559 SF (2 nd Floor)

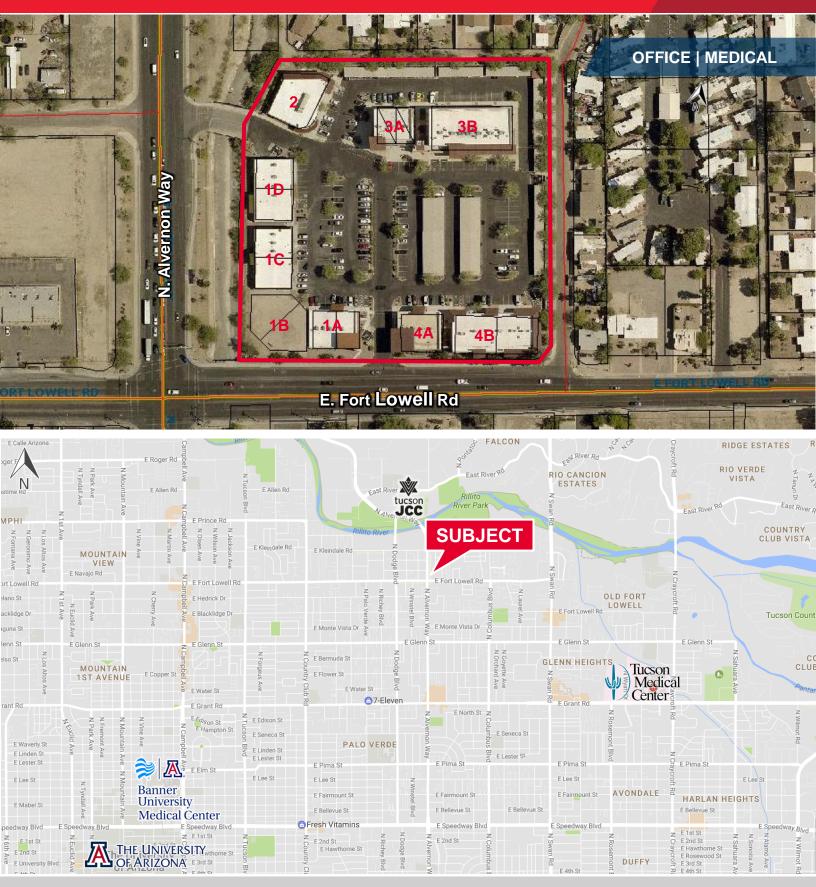
Bldg	SF	Occupied By
1A	4,500 SF	Catalina Eye Care
1C	4,050 SF	Santiago Ramirez, MD
1D	4,350 SF	Catalina Pet Hospital
2	6,313 SF	SurgCenter Tucson LLC
ЗA	6,600 SF	Camp Lowell Surgery Center AdministrationDehnert Dental
3B	13,341SF	Rick EngineeringBrake Max
4A	4,000 SF	Lee Goldberg, MD Cardiologist
4B	7,960 SF	Child & Family Support Services

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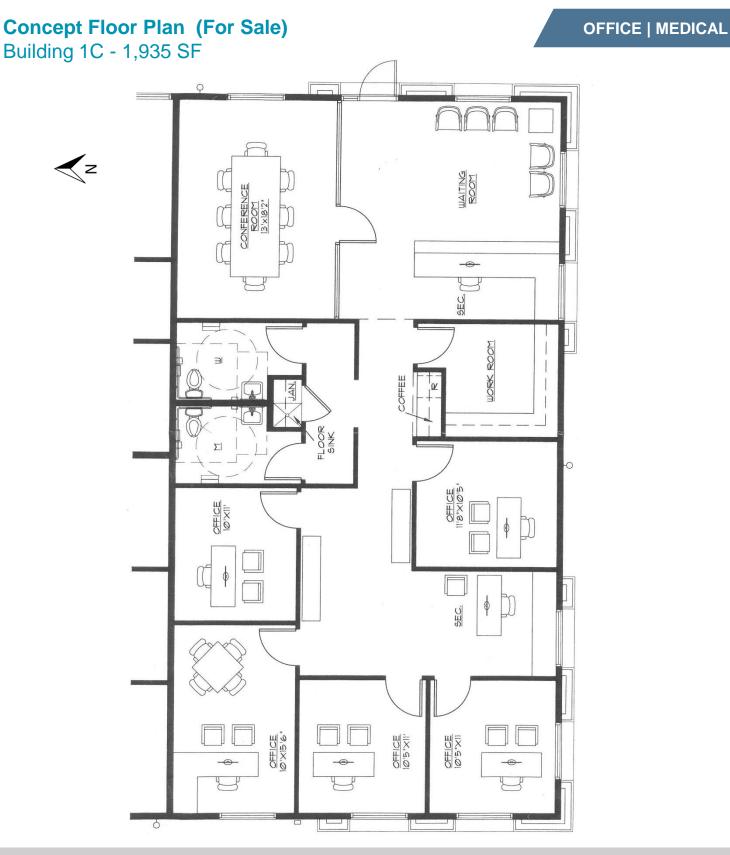
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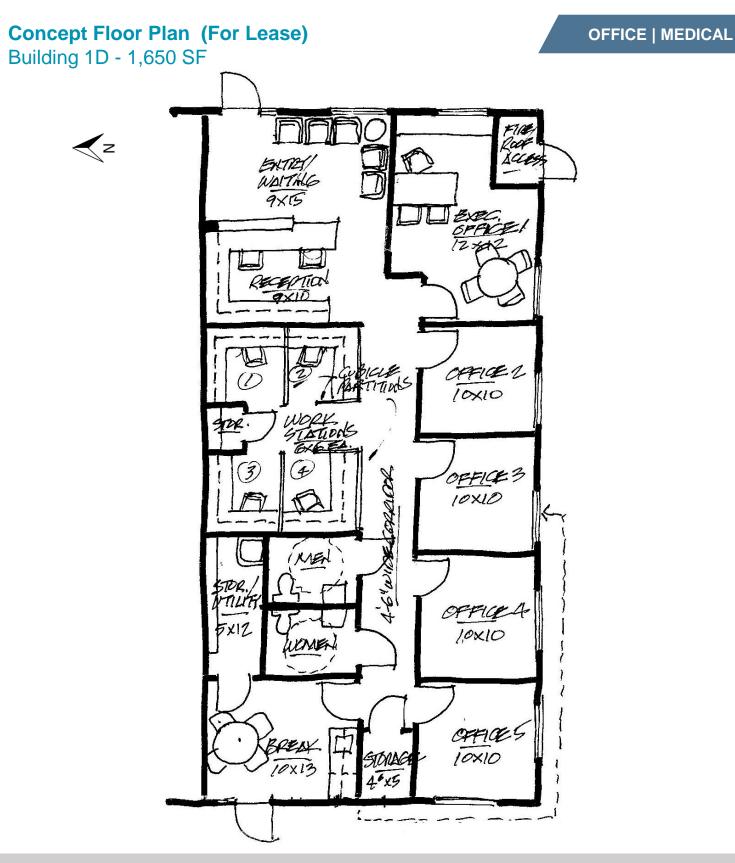


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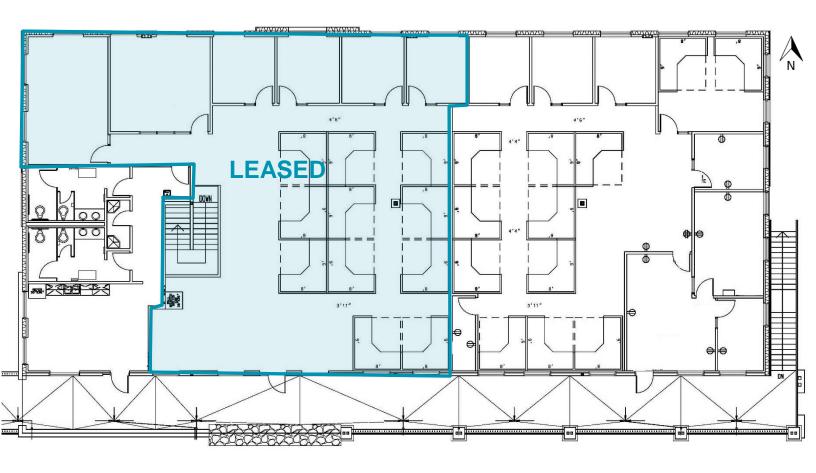
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Existing Floor Plan (For Lease) Building 3B, 2nd Floor – 3,559 SF Total

OFFICE | MEDICAL

3 private offices, 1 conference rooms, reception area, large bullpen/work areas, common kitchen, & restrooms.



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