



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 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 Fl)	3,559 SF	\$22.00 / SF, Full Service, Net of Custodial

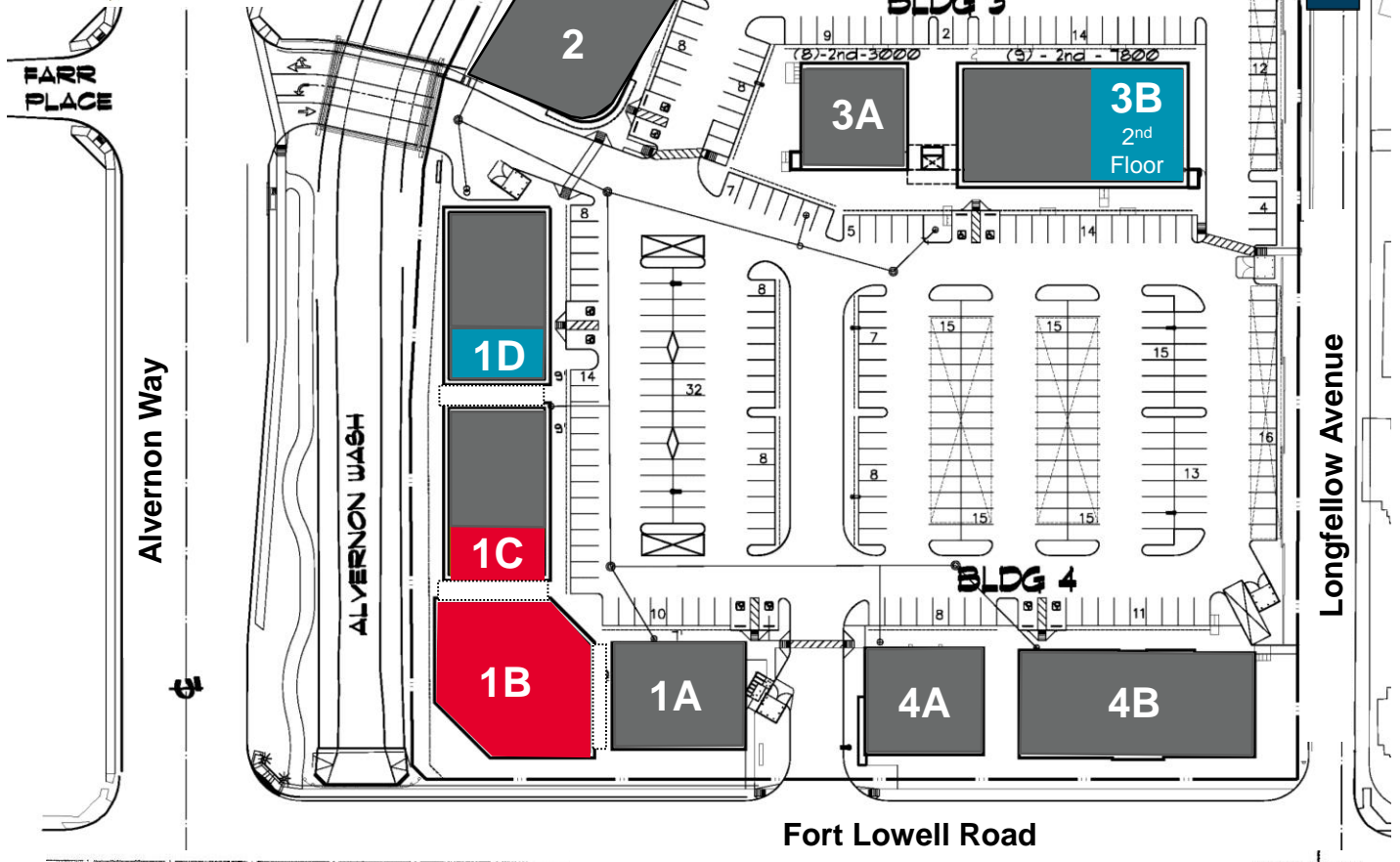
* All City of Tucson impact fees paid

For more information, please contact:

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Site Plan

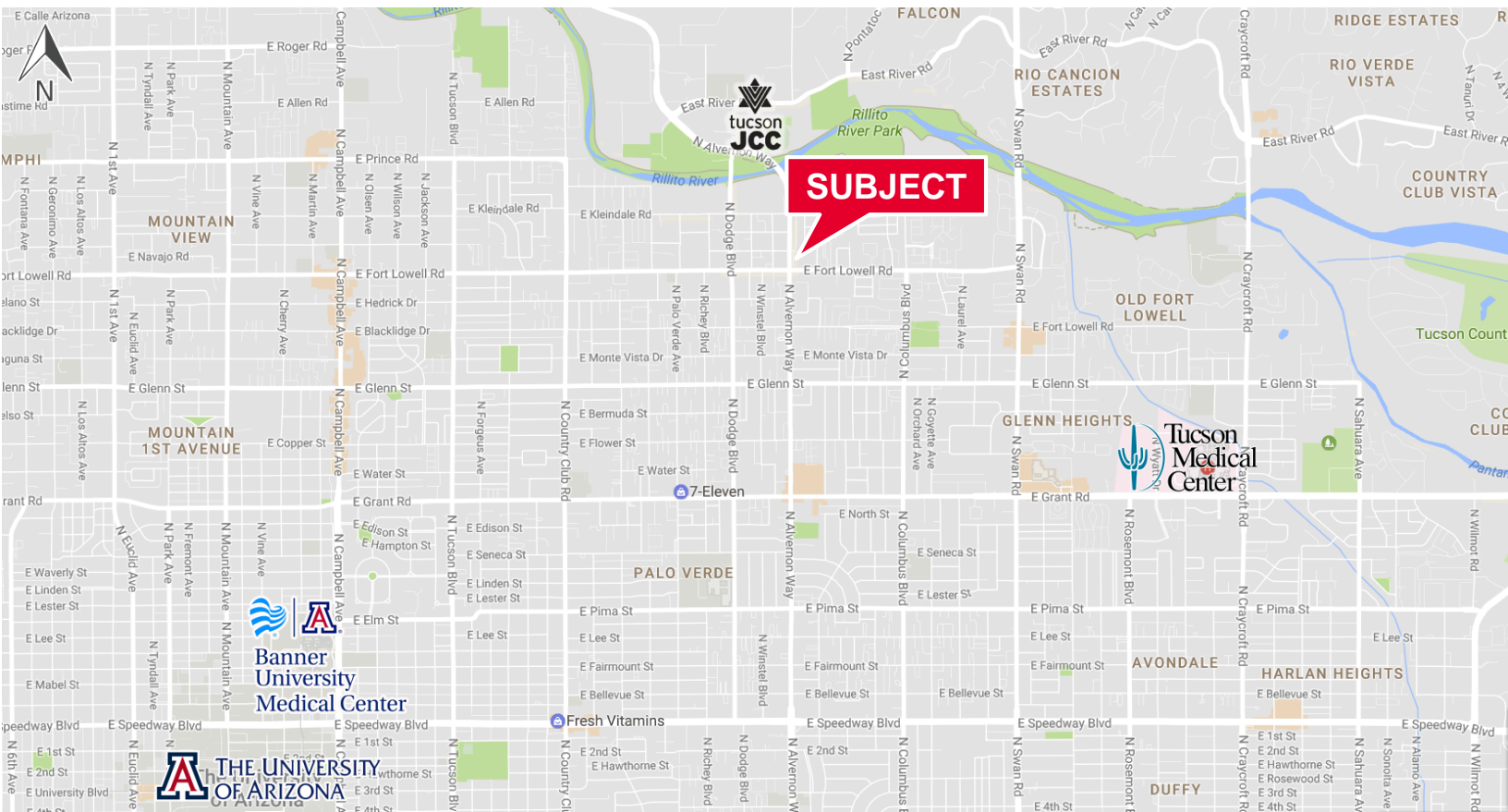
OFFICE | MEDICAL
PUENTE NUEVO
 PLAZA


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

* To be Constructed

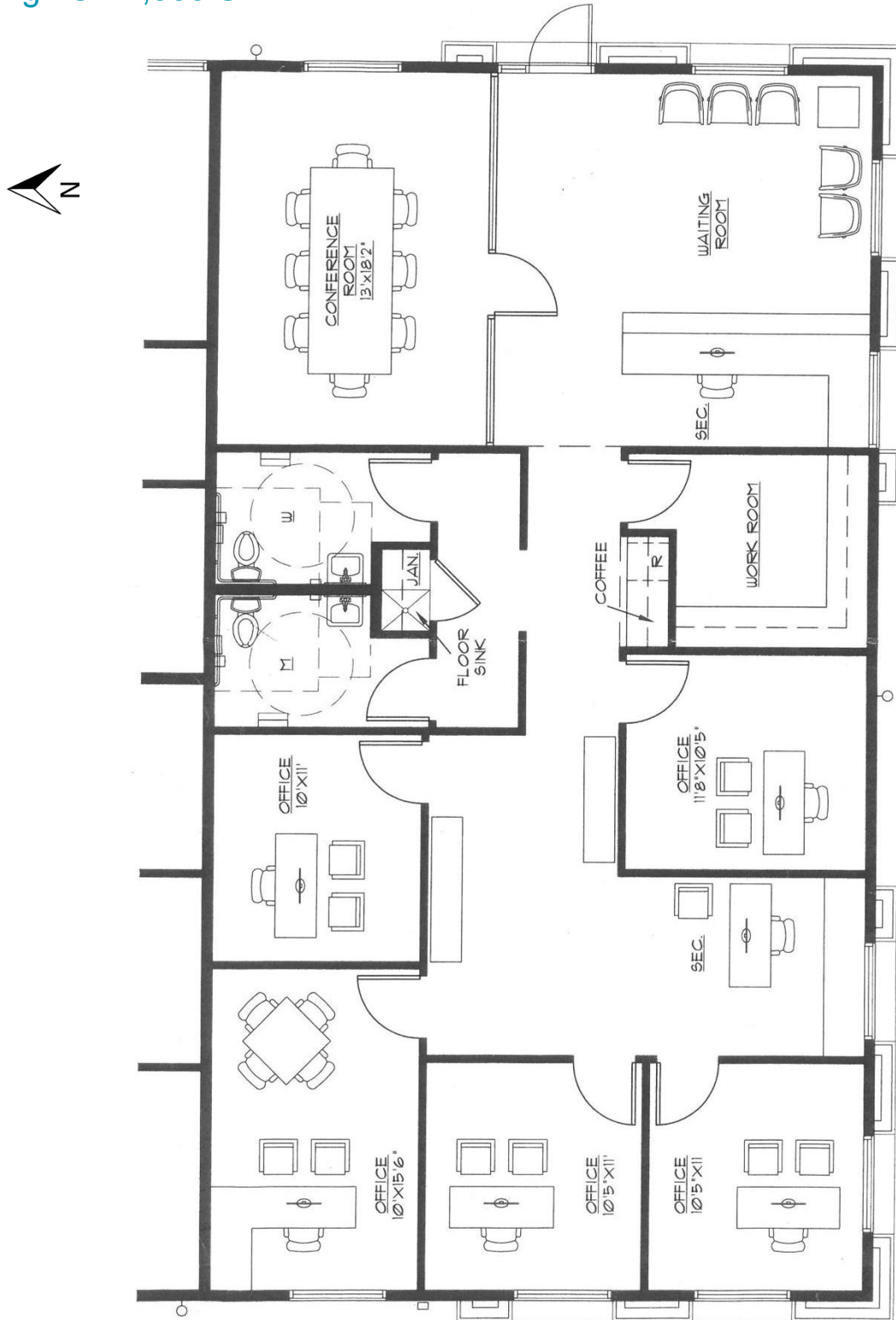
FOR LEASE	
Building	SF
1D	1,650 SF
3B (2nd Floor)	3,559 SF (2nd Floor)

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
3A	6,600 SF	• Camp Lowell Surgery Center Administration • Dehnert Dental
3B	13,341 SF	• Rick Engineering • Brake Max
4A	4,000 SF	• Lee Goldberg, MD Cardiologist
4B	7,960 SF	• Child & Family Support Services



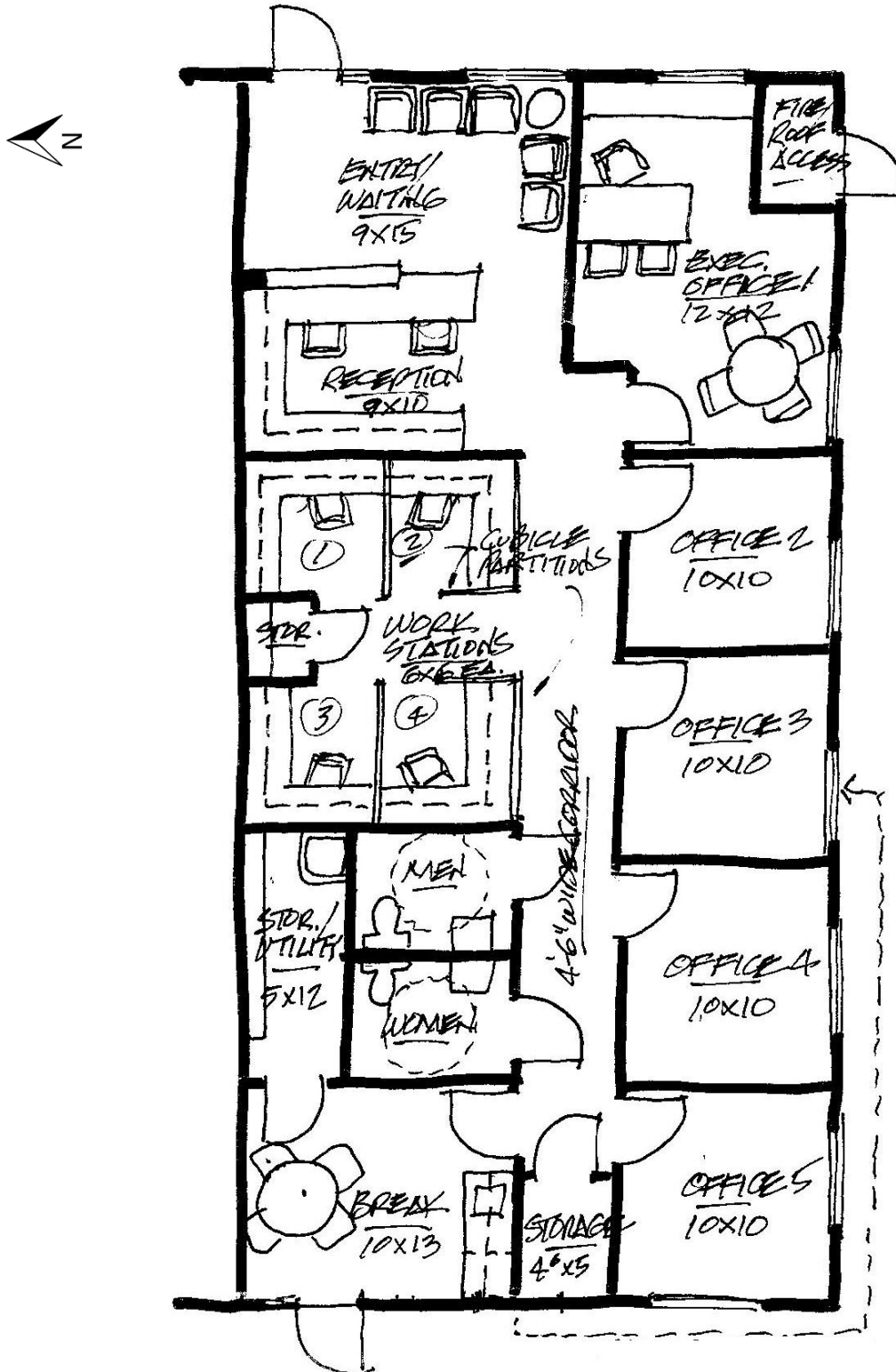
Concept Floor Plan (For Sale)
Building 1C - 1,935 SF

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Concept Floor Plan (For Lease)
Building 1D - 1,650 SF

OFFICE | MEDICAL



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

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

