

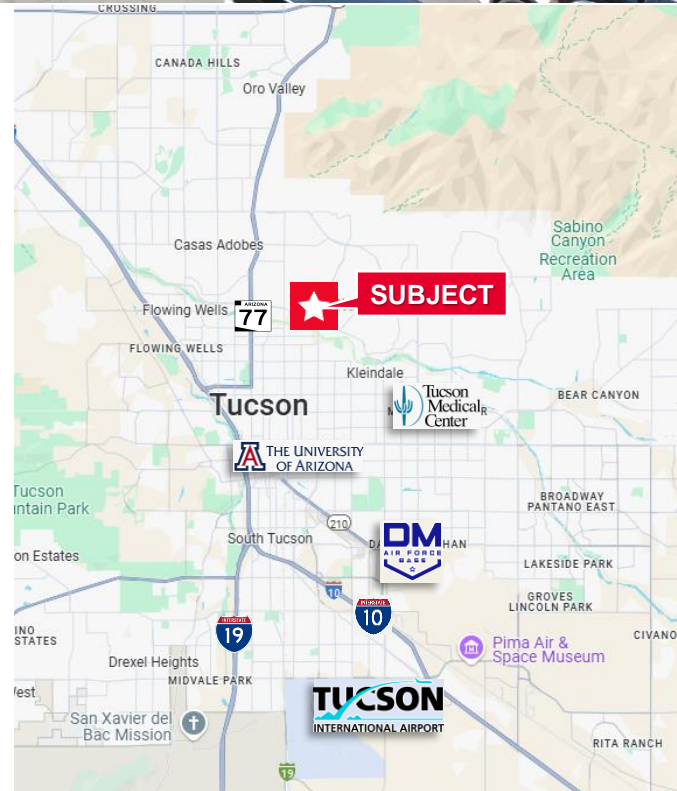


**3,410 SF Office Suite**

**Lease Rate: \$19.00/SF NNN (Estimate - \$7.60/SF)**

### Property Highlights

- Prestigious location on River Rd in Mesquite Corporate Park with convenient access to the Foothills and Central Tucson
- Great functional layout and move-in ready for Physical Therapy use
- Ample at door parking
- Zoning: O-3, City of Tucson

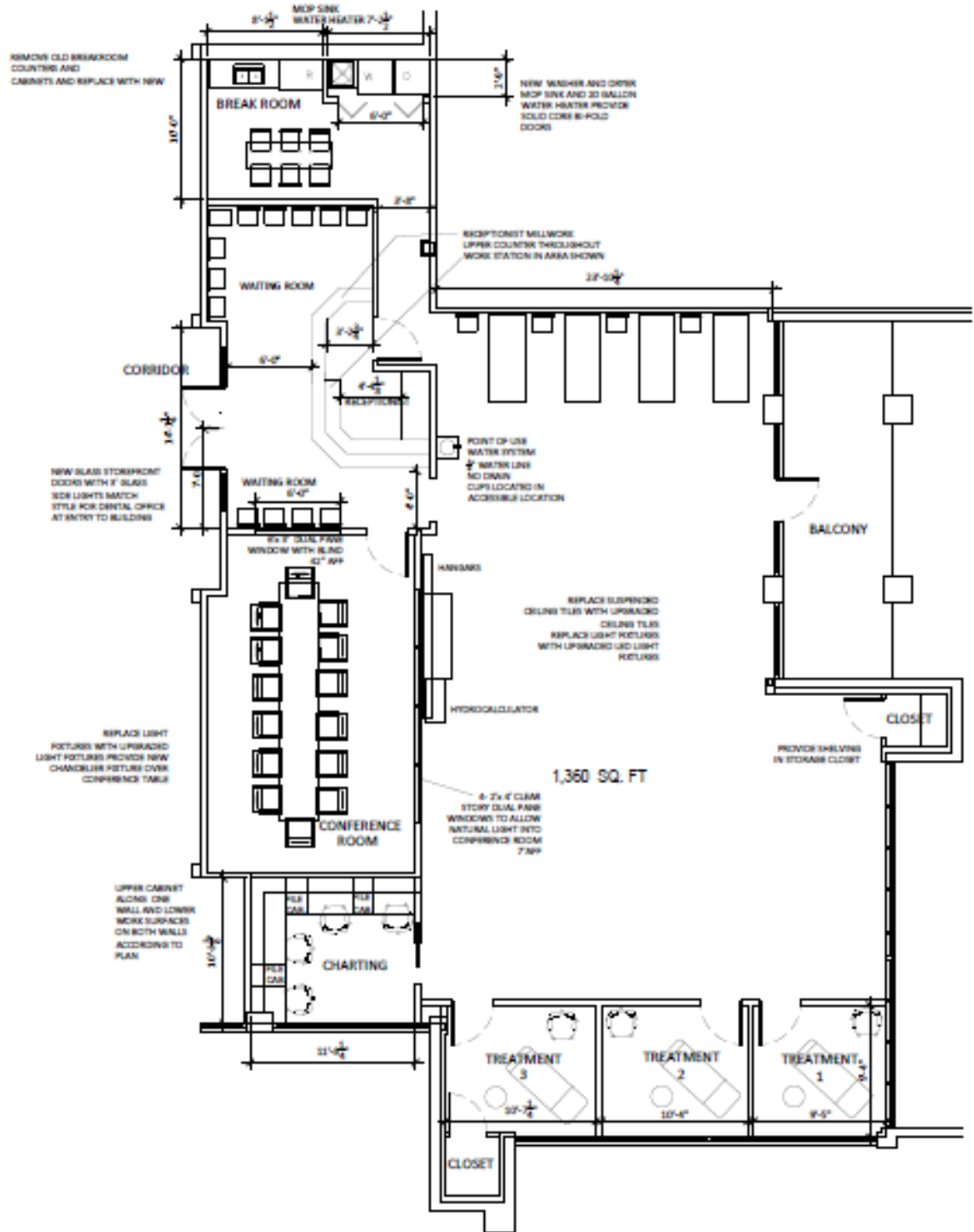


**Thomas J. Nieman**  
Principal, Office Properties  
+1 520 546 2728  
[tjnieman@picor.com](mailto:tjnieman@picor.com)

**Aaron LaPrise**  
Principal, Commercial Properties  
+1 520 546 2770  
[alaprise@picor.com](mailto:alaprise@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

Floor Plan



Aaron LaPrise  
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 +1 520 546 2770  
[alaprise@picor.com](mailto:alaprise@picor.com)

Thomas J. Nieman  
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 +1 520 546 2728  
[tنيان@picor.com](mailto:tنيان@picor.com)

PICOR Commercial Real Estate Services  
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[picor.com](http://picor.com)

**Aerial View**



**Thomas J. Nieman**  
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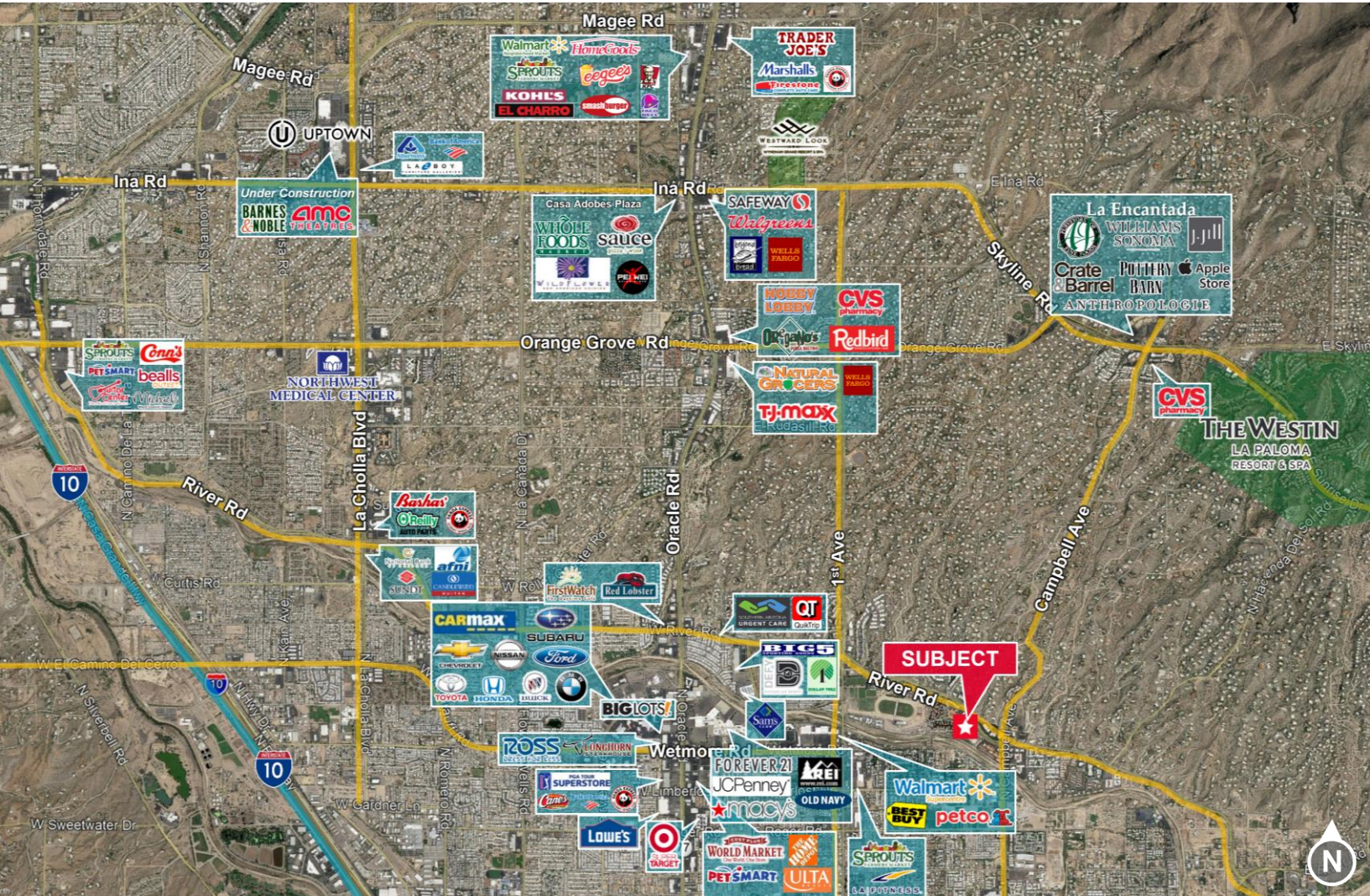
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3/12/2025



Trade Map



Thomas J. Nieman  
Principal, Office Properties  
+1 520 546 2728  
[tjnieman@picor.com](mailto:tjnieman@picor.com)

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[alaprise@picor.com](mailto:alaprise@picor.com)

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