



Lease Rate: \$15.00/SF Modified Gross

Property Highlights

- Total of 21,652 SF
- Site: 1.42 Acres (61,881 SF)
- Zoned C-1, City of Tucson
- Parking Ratio: 5.19/1,000 SF (9 covered, 105 surface)
- Tax Parcel Number: 112-04-459A
- Excellent midtown location with easy access to the Foothills, University, Downtown, Central and Northwest Tucson.

Lease Highlights

- Up to 6,194 SF available
- Immediate occupancy
- Negotiable improvement allowance
- Outstanding central location
- Monument signage & convenient parking

AVAILABLE SUITES

Building	Floor	Suite	Size (SF)
C	1 st	109	1,250
B	2 nd	201/202	1,782
B	2 nd	204*	1,036
B	2 nd	205*	883
B	2 nd	209	1,243

***204-205 1,919 SF contiguous**

Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

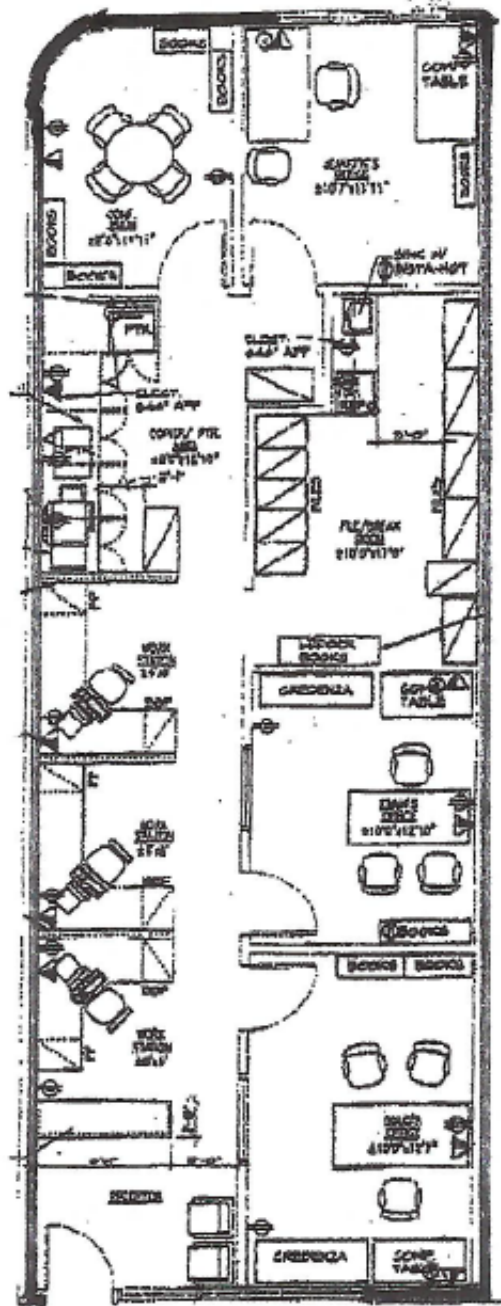
Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

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

Floor Plan

Suite 109 (1st Floor Bldg C) - 1,250 SF

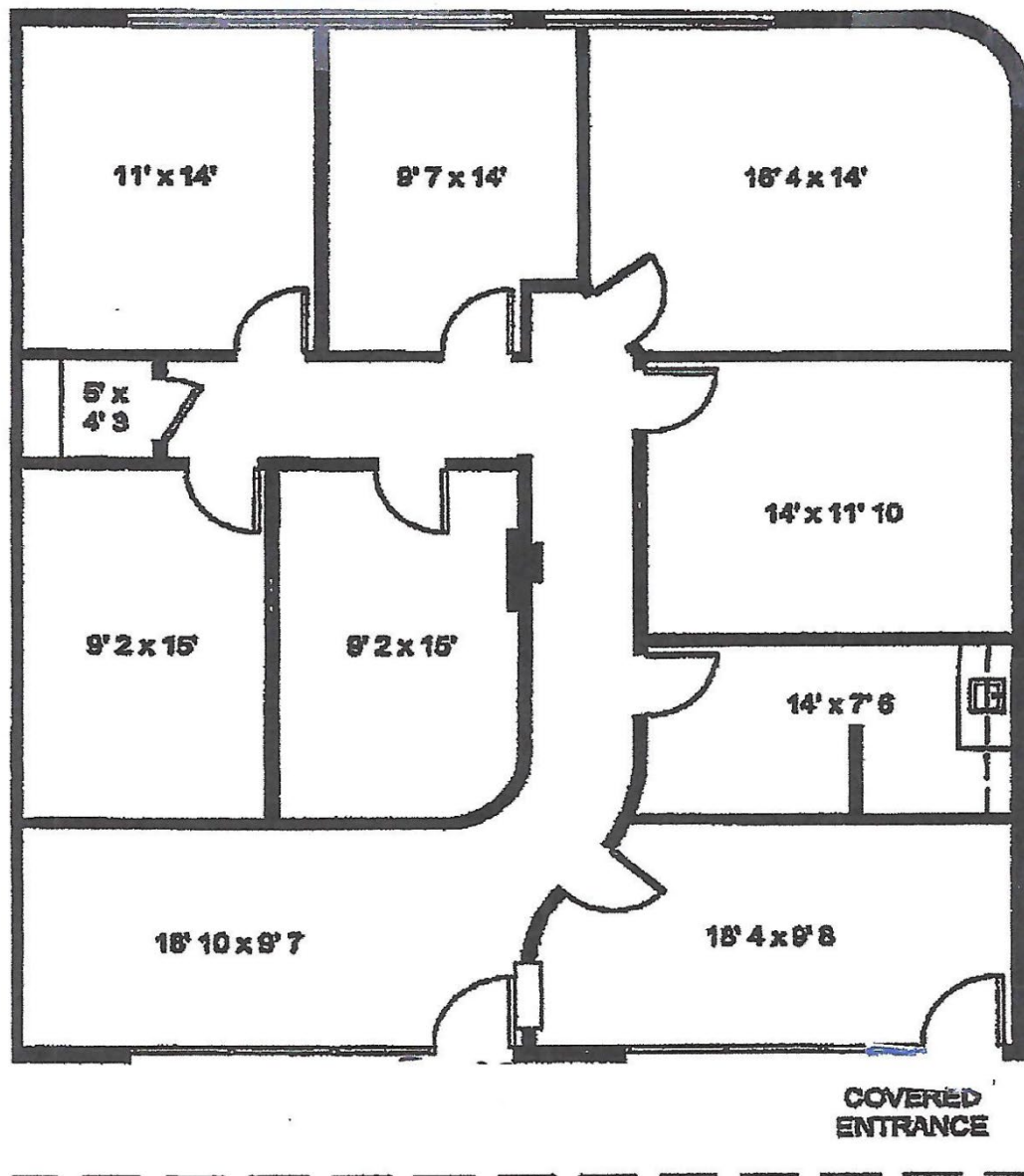
OFFICE



Floor Plan

Suite 201 / 202 (2nd Floor Bldg B) - 1,782 SF

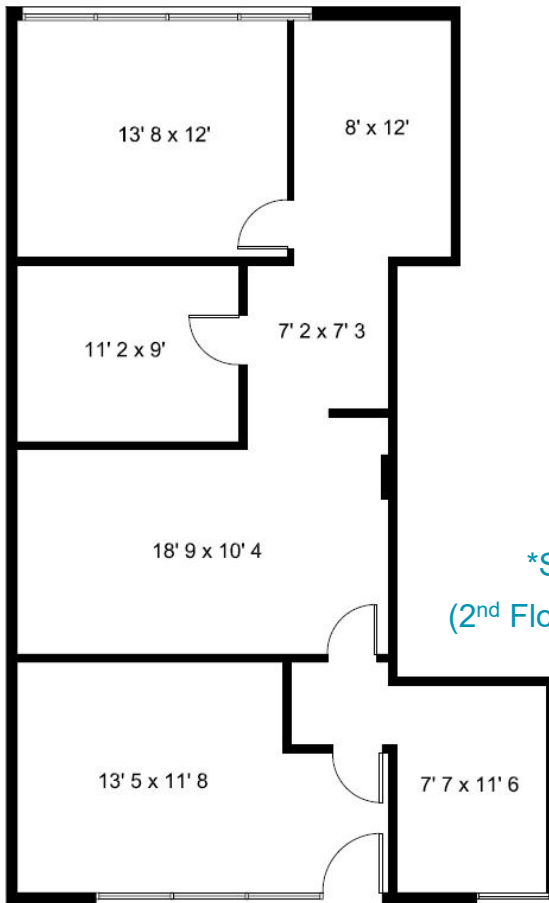
OFFICE



Floor Plan

Suite 204 (2nd Floor Bldg B) - 1,045 SF

*Can be combined

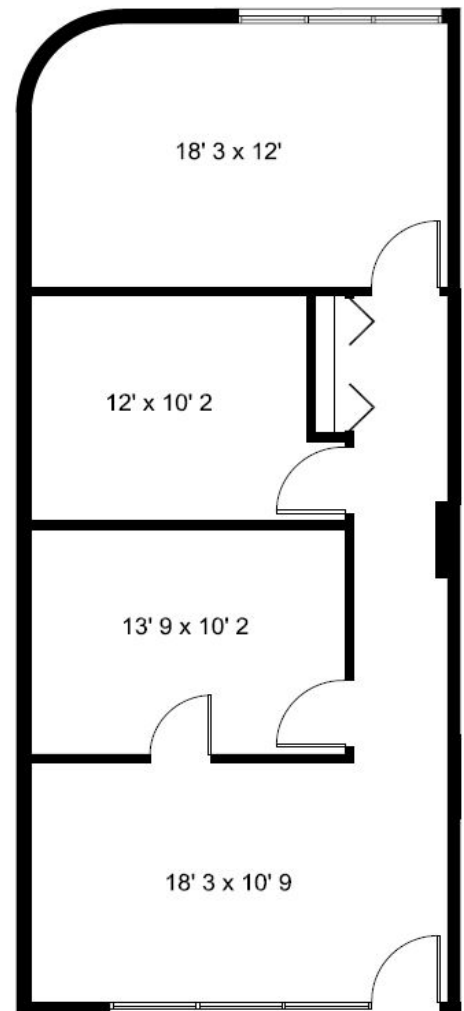


*Suites 204 & 205
(2nd Floor Bldg B) – 1,928 SF



Suite 205 (2nd Floor Bldg B) - 883 SF

*Can be combined



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

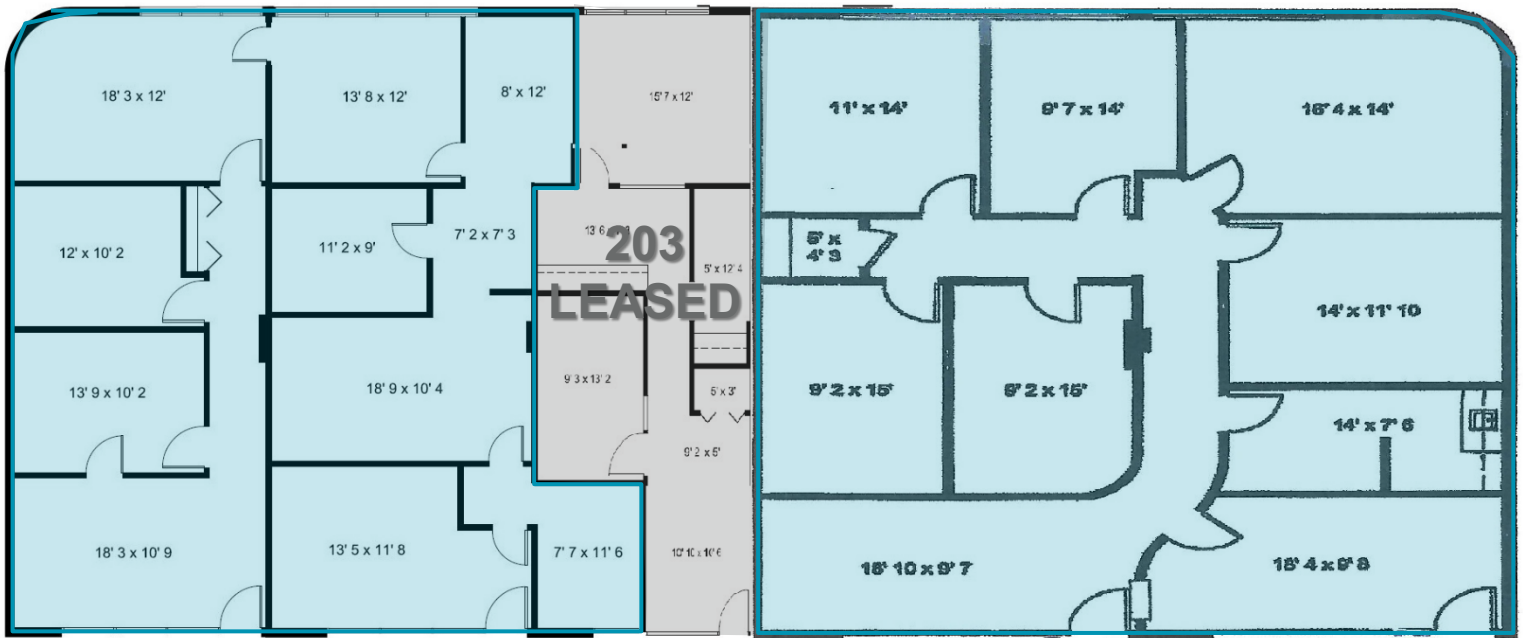
6/23/2023

Floor Plan

Suite 201-202: 1,782 SF

Suite 204-205 Combined: 1,919 SF

OFFICE



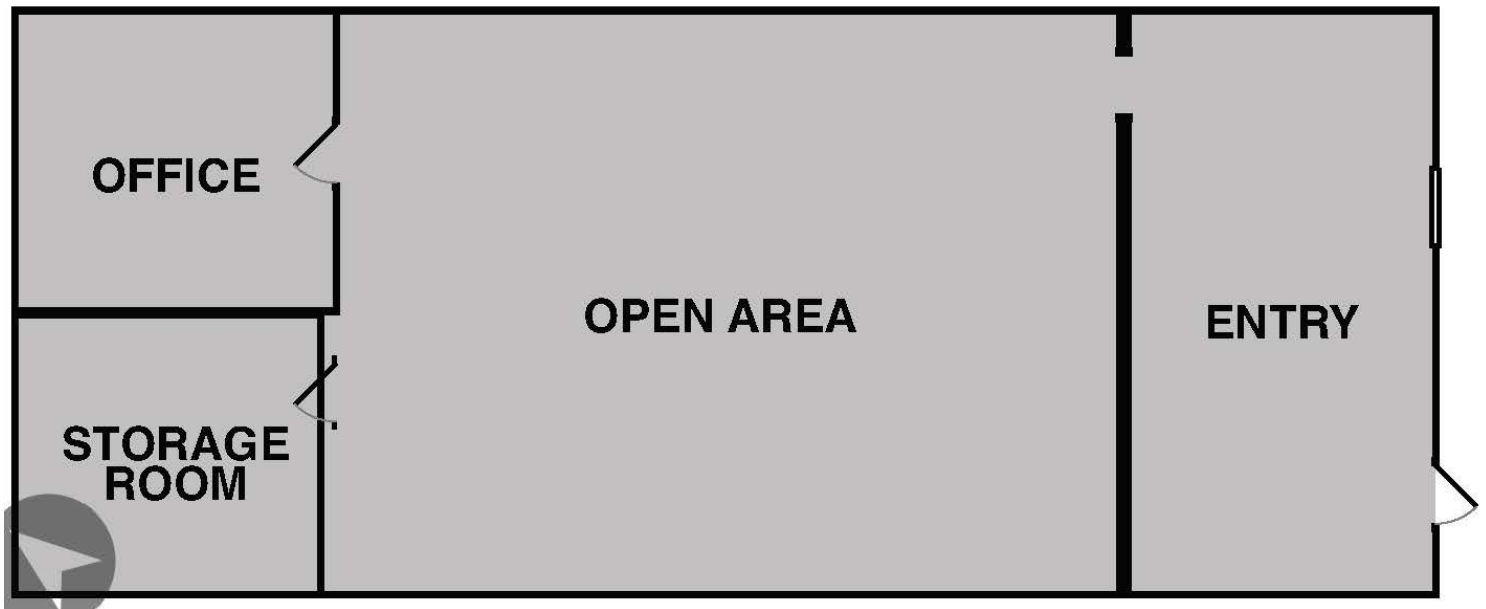
Suite 204-205
1,919 SF

Suite 201-202
1,782 SF

Floor Plan

Suite 209 (2nd Floor Bldg B) – 1,243 SF

OFFICE





FOR LEASE

3131 N. Country Club Road

Tucson, Arizona 85716



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

6/23/2023



3131 N. Country Club Road
Tucson, Arizona 85716

OFFICE



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

The map displays the Mountain View neighborhood in Tucson, Arizona. A red star icon labeled "SUBJECT" is positioned at the intersection of E Kleindale Rd and N Dodge Blvd. The Rillito River flows through the upper portion of the map. Major streets shown include N Campbell Ave, N Dodge Blvd, E Fort Lowell Rd, and E Glenn St. The Tucson Botanical Gardens are located in the bottom right corner. The map also shows various other streets such as E Limberlost Dr, E Roger Rd, E Allen Rd, E Prince Rd, E Fort Lowell Rd, E Hedrick Dr, E Blacklidge Dr, E Glenn St, E Copper St, E Water St, E Grant Rd, E Monte Vista Dr, E Bermuda St, E Flower St, E Water St, N Tucson Blvd, N Jackson Ave, N Wilson Ave, N Olsen Ave, N Martin Ave, N Vine Ave, N Park Ave, N Tyndal Ave, N Mountain Ave, N Dodge Blvd, N Alvernon Way, N Winstel Blvd, N Alvernon Way, N Country Club Rd, and N Fort Lowell Rd.

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 6/23/2023

Trade Map

