



**OFFICE CONDOMINIUM**

**3,099 SF Office Condo**  
**Lease Rate: \$19.75/SF NNN**  
**(\$50.00/SF Tenant Improvement Allowance)**  
**Sale Price: \$149.00/SF**

**Property Highlights**

- Ideally situated at Magee & La Cholla, primary arterials for NW Tucson
- New La Cholla & Magee traffic interchange completed
- Quality medical or professional office space can be designed for your requirements
- Abundant at-door parking - 1 space per 200 SF
- Outstanding access from Magee



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Site Plan

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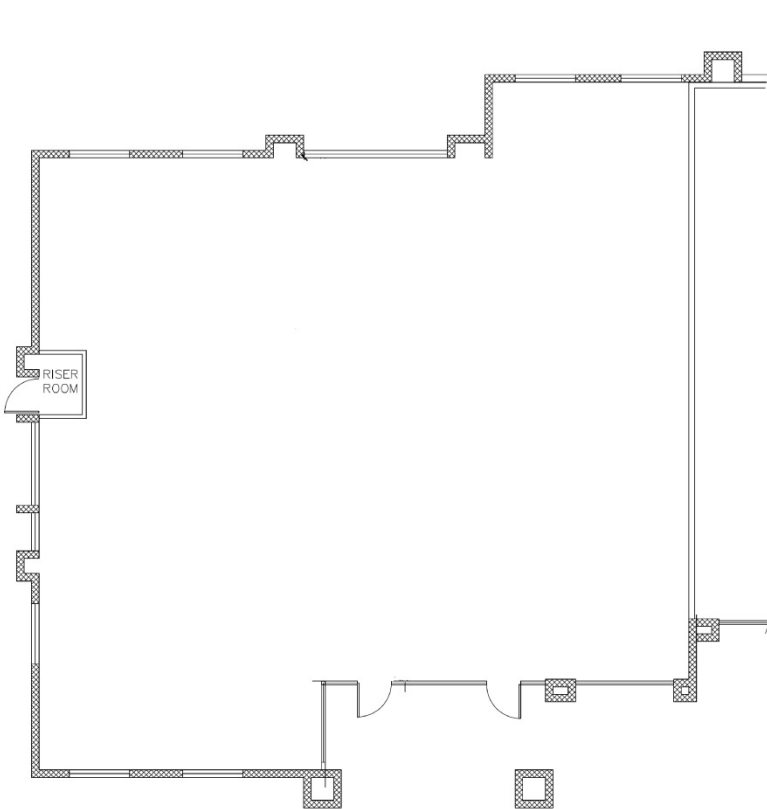
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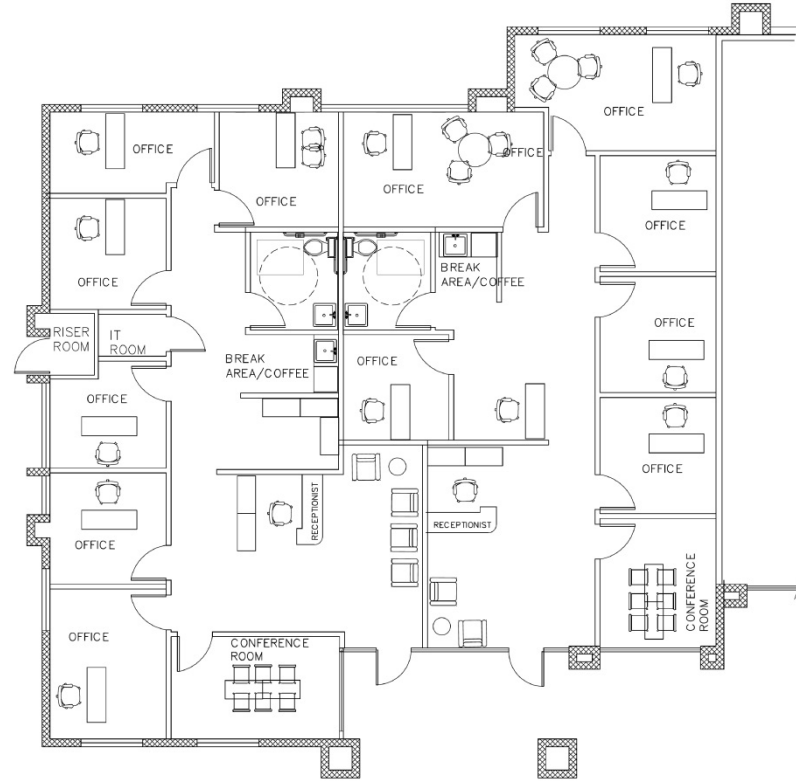
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**Floor Plan 3,099 SF**

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**FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
Existing Shell Space



**OFFICE SPACE CONCEPTS**  
SCALE 1/4" = 1'-0"  
Concept Plan For Tenant Improvements