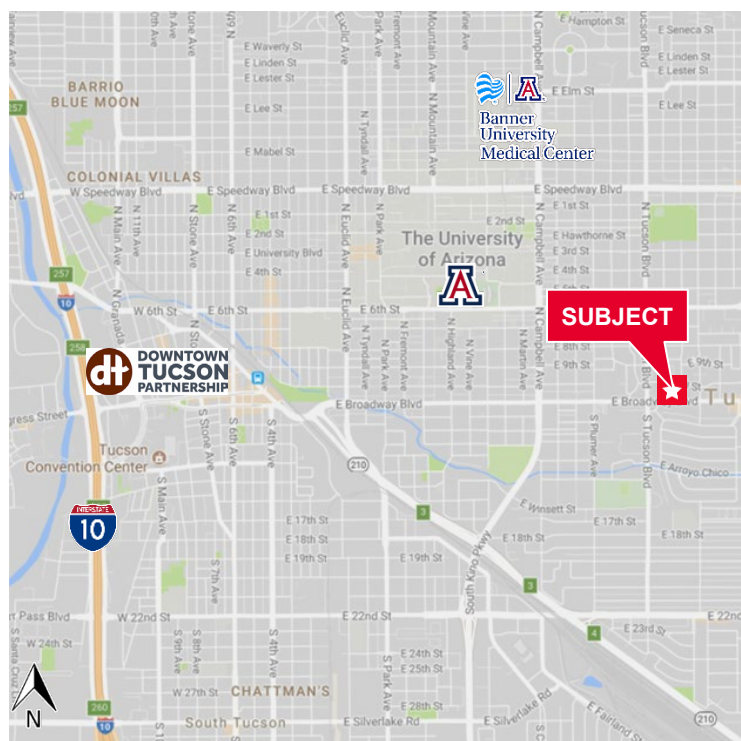




For Lease: 5,000 SF – 9,472 SF USF*
Lease Rate: \$14.50 / SF Full Service**

Property Features

- Flexible zoning entitlements for range of uses, including Office, Medical, R & D, Bio-Med Research
- 2.8-acre midtown park-like campus with lush vegetation & abundant at-door parking
- Convenient access to Metro Tucson's major employment centers
- Close to University of Arizona, Banner UMC & downtown; walking distance to Sam Hughes neighbourhood
- Existing improvements include offices and production areas
- Central plan HVAC, loading dock, automated access control, fire control system, oxygen storage tank
- Significant building and monument signage
- *All square footages quoted are usable SF, rentable SF will be calculated once tenant demising needs are known
- **Net of Janitorial



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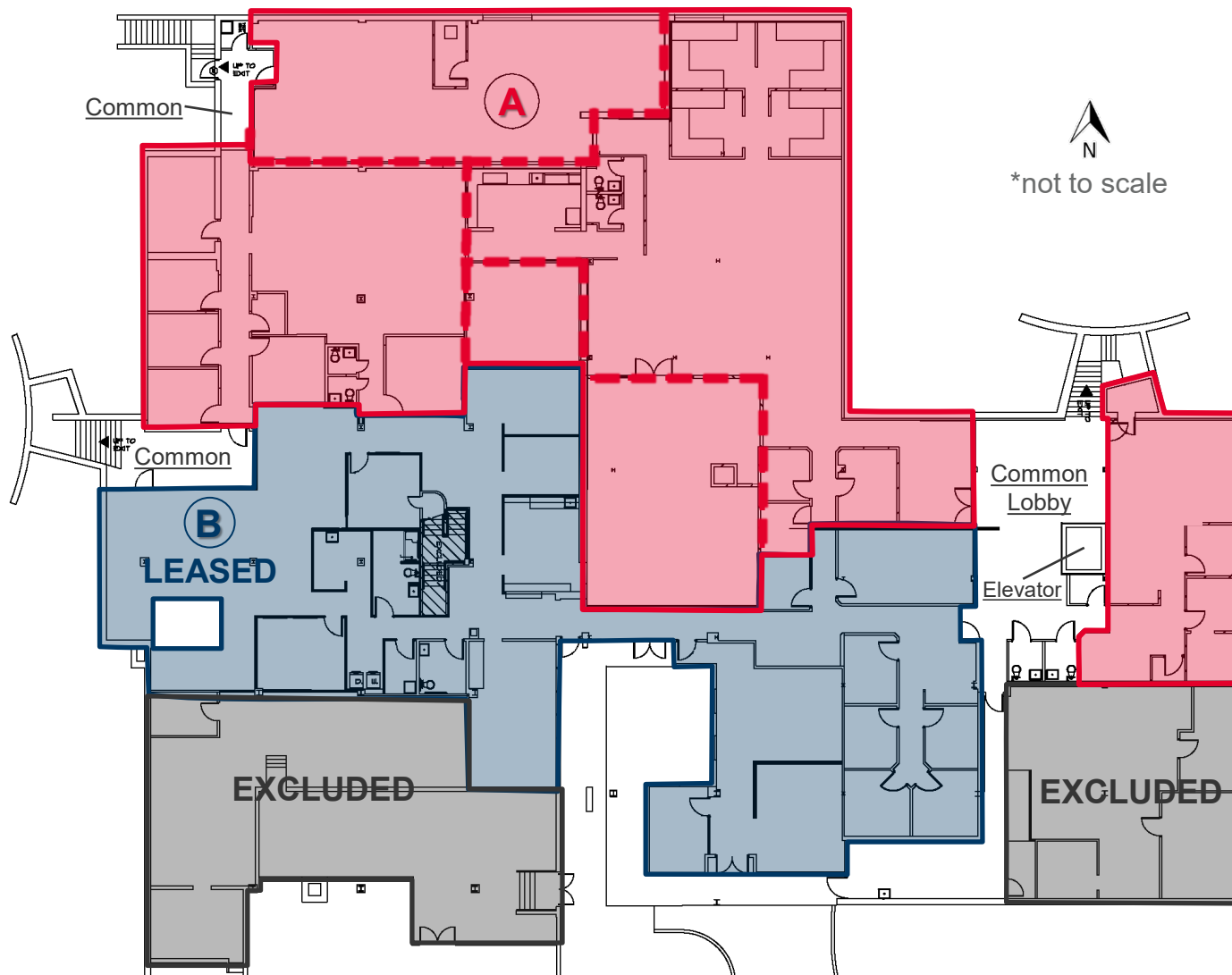
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Below Grade Floor Plan



Area	Usable SF	Lease Rate
A	5,000-9,472 SF	\$14.50/SF Full Service*

*Net of Janitorial

NOTES:

- All square footages quoted are usable SF
- Rentable square footage will be calculated once tenant demising needs are known
- Spaces can combine in multiple configurations
- Adjacent tenant has right of first refusal on areas A & B

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West Elevation



South Elevation



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