

OFFICE/FLEX SPACE


Landlord willing to offer a free rent concession on new leases*

**Offer dependent upon lease terms.*

±1,060 SF & ±1,900 SF Office/Flex Space
Lease Rate: \$16/SF Modified Gross

Property Highlights

- Located in Broadbent Business Park, Grant west of I-10
- New paint, new shade structures, and new landscaping within the last 2 years

Property Details

Possession	Immediate
Assessor Parcel No.	115-16-0510
HVAC	100%
Construction	Concrete tilt
Zoning	I-1, City of Tucson
Year Built	1974
Parking	30 surface spaces

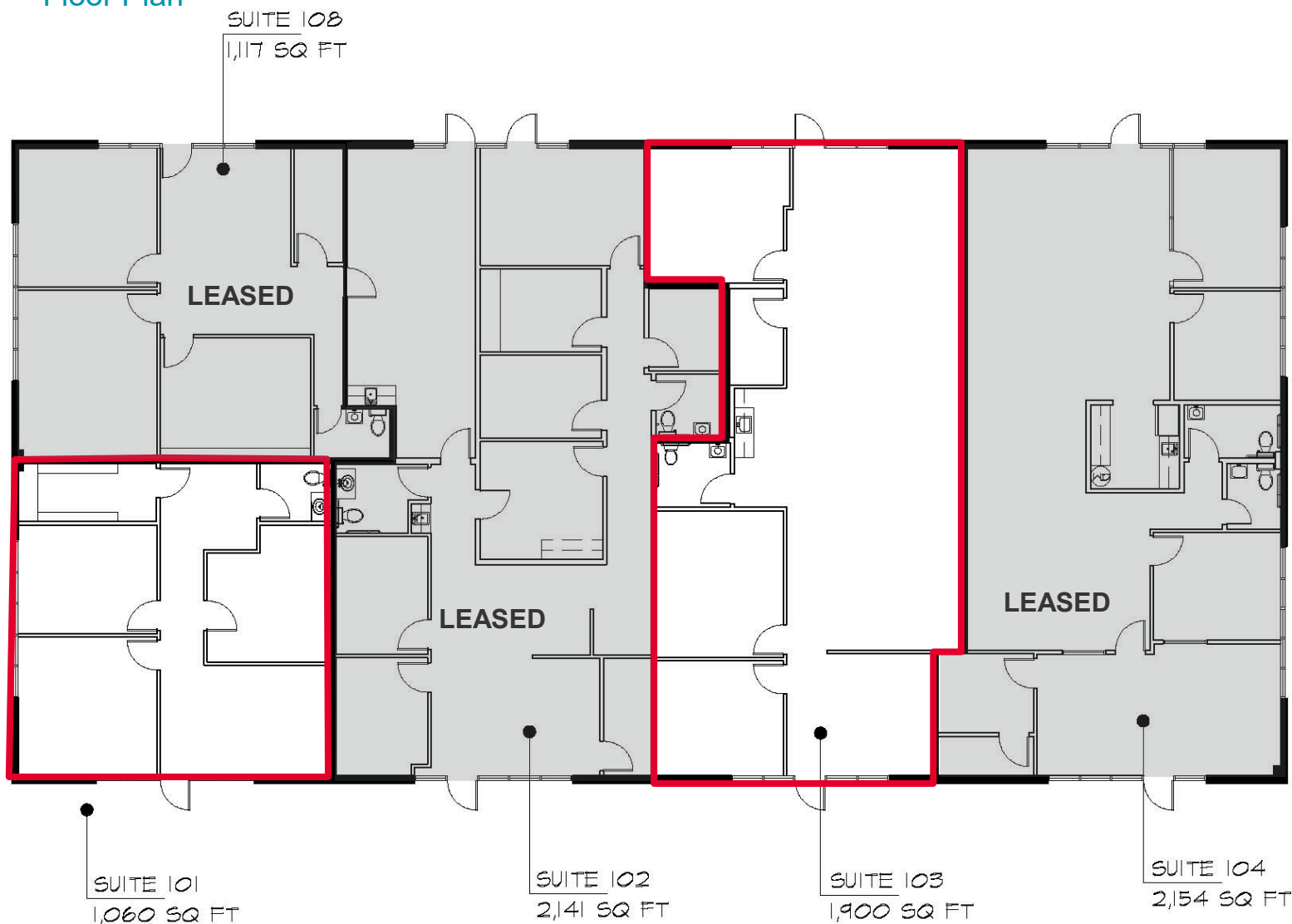


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Floor Plan



SUITE	SF	COMMENTS
101	1,050	3 large private offices, reception area and storage room. <i>Perfect for a CPA, Architect or Attorney office.</i>
103	1,900	Great mix of private offices and wide-open space. <i>Flexible floorplan lends itself to a variety of uses.</i>

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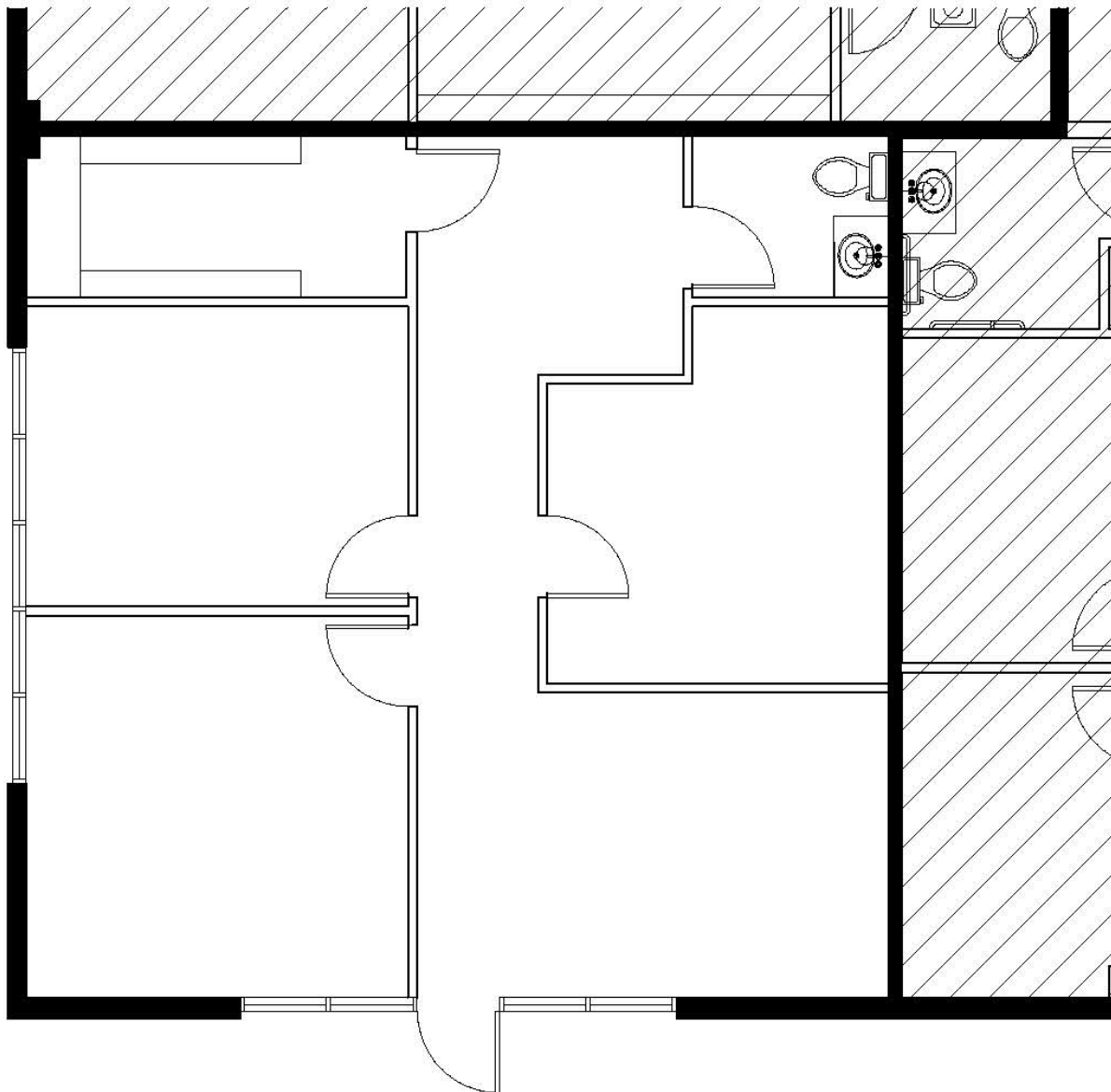
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10/4/2024

Floor Plan

Suite 101 – 1,060 SF



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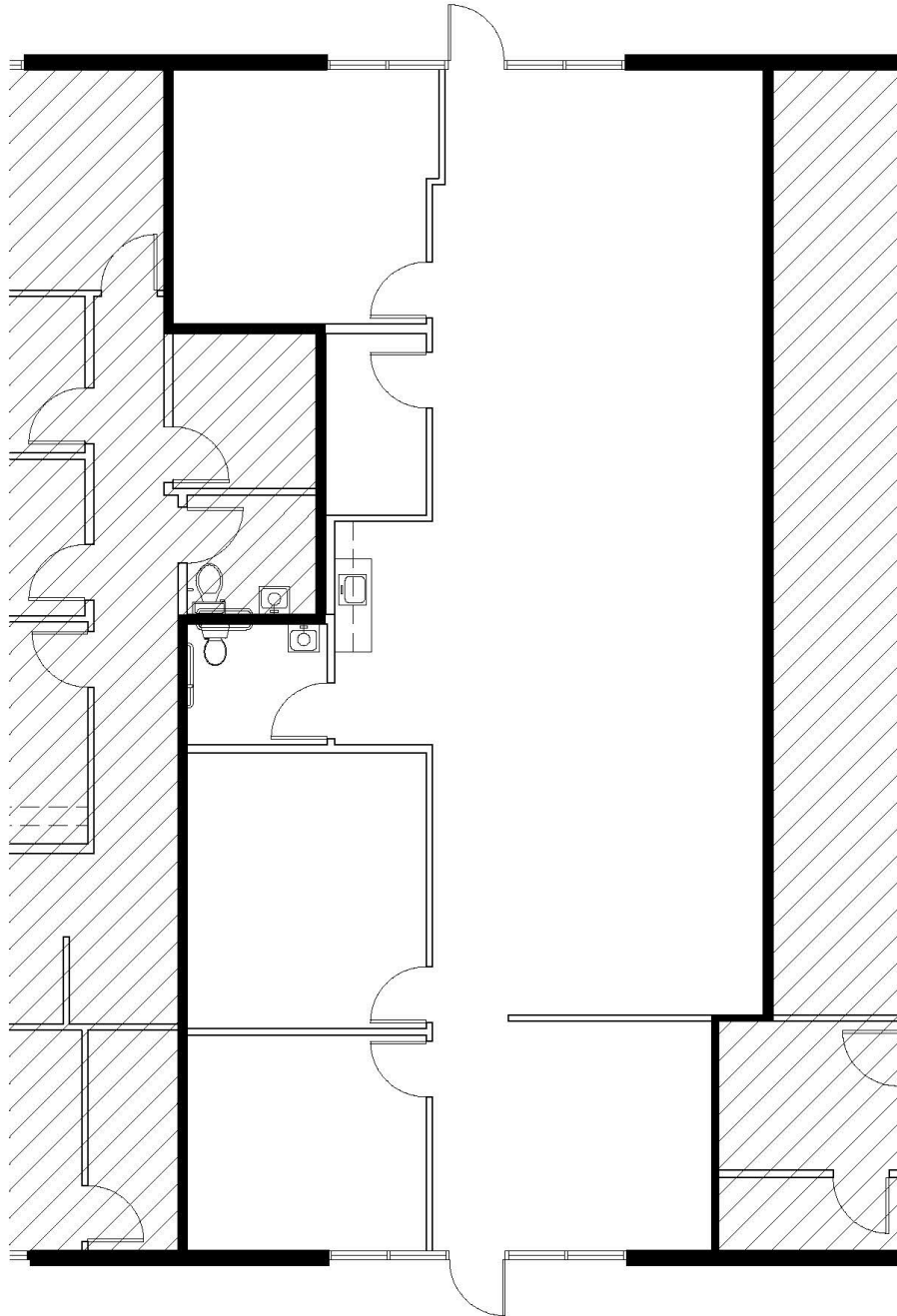
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Floor Plan

Suite 103 – 1,900 SF



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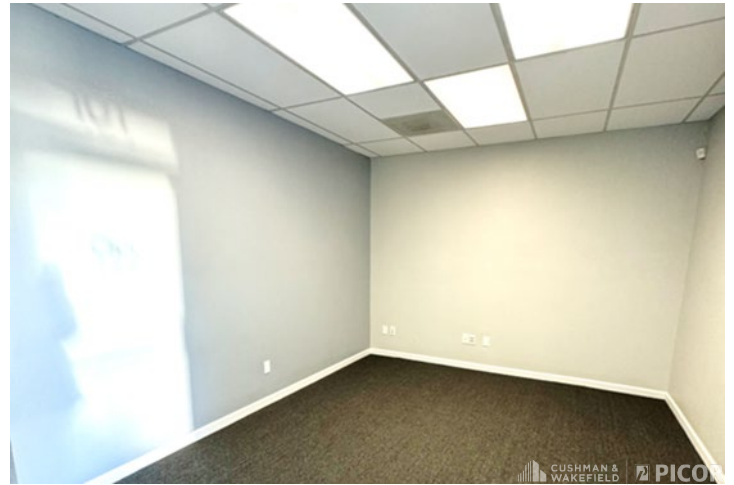
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Suite 101: Property Photos



Suite 103: Property Photos



Property Photos



