

For Lease

Riverfront Professional Offices

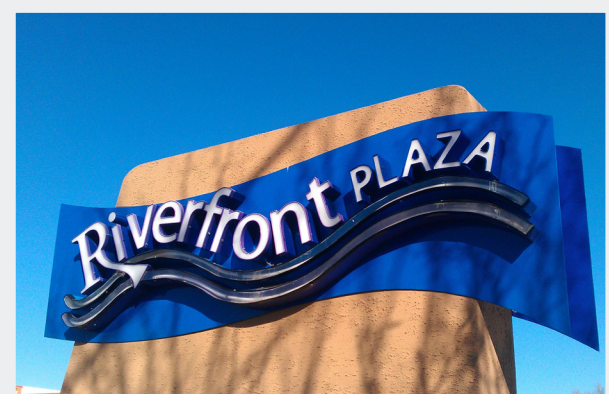
1360 W Irvington Rd
Tucson, Arizona

NAI Horizon



Property Features

- Newer construction presented with a \$45.00/SF build out allowance
- Dramatic views of Downtown and the Tucson Catalina Mountains
- Energy efficient construction
- Elevator service
- Great signage and building branding opportunities
- Close proximity to Downtown Tucson, Tucson International Airport
- Located along the Santa Cruz River Park
- Close to retail, restaurants and amenities
- Premier location in SW Metropolitan Tucson



For more information contact:

Scott Soelter

Owner/Agent

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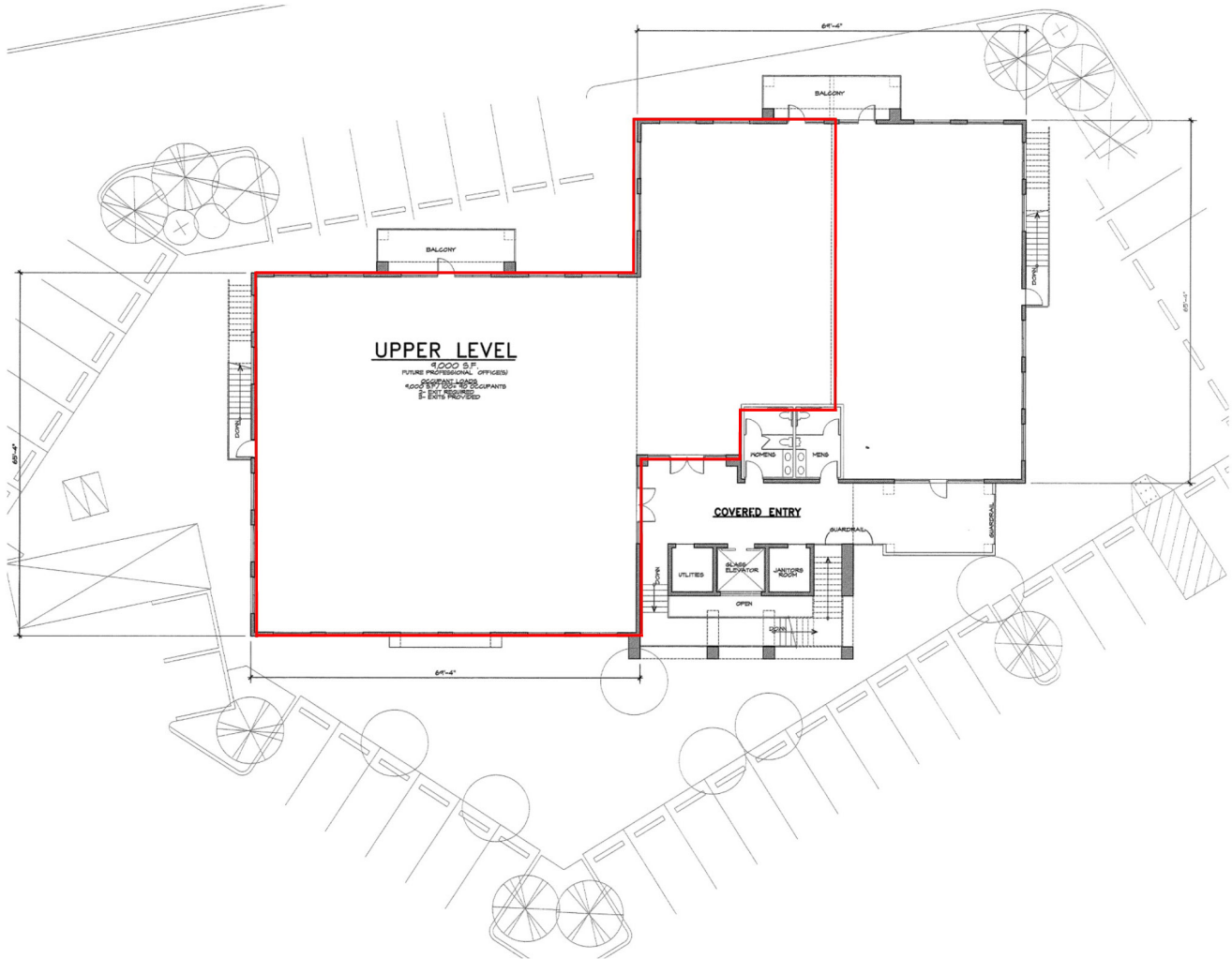
2900 N Swan Rd, Suite 200

Tucson, Arizona

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FLOOR PLAN



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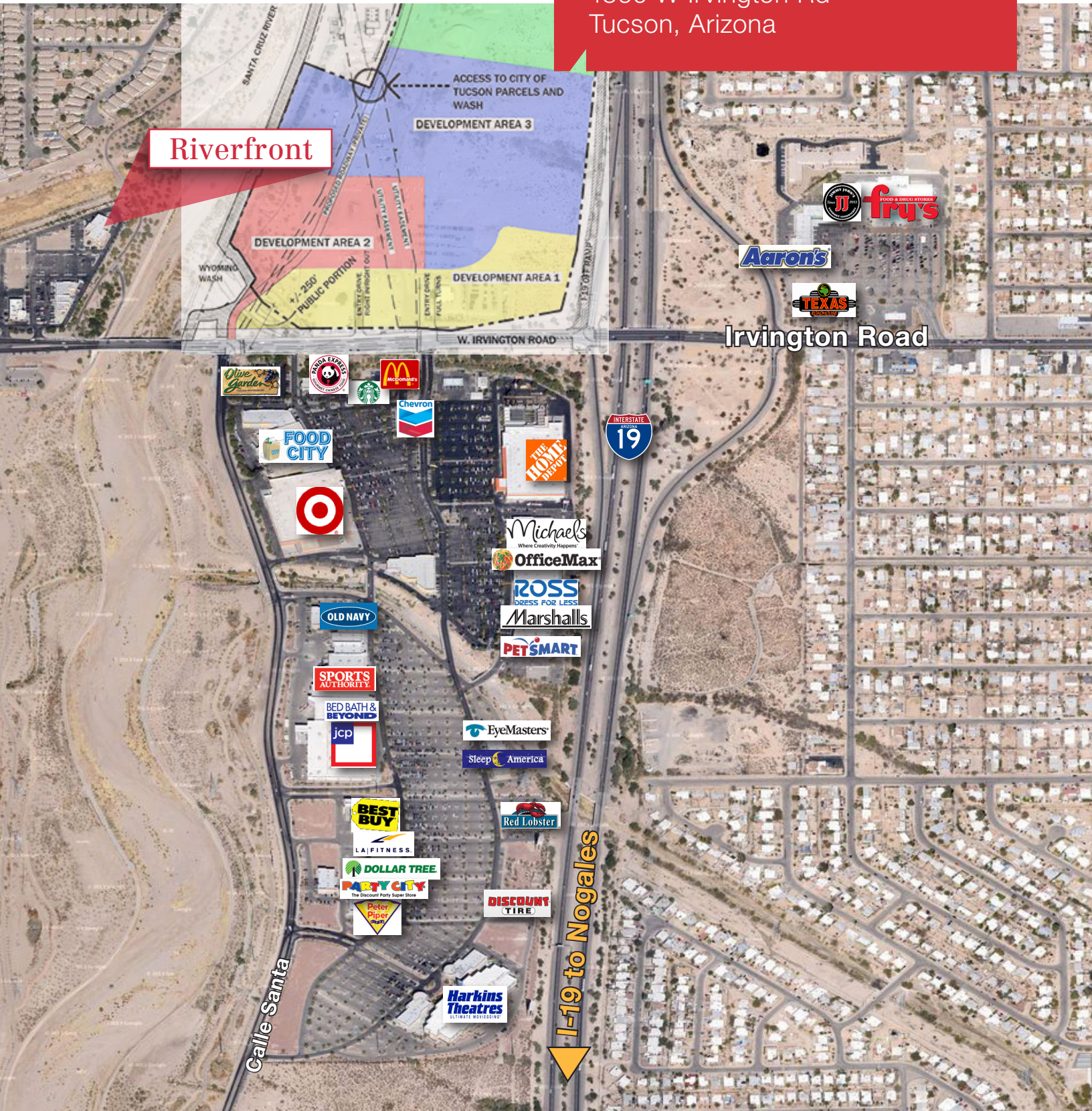
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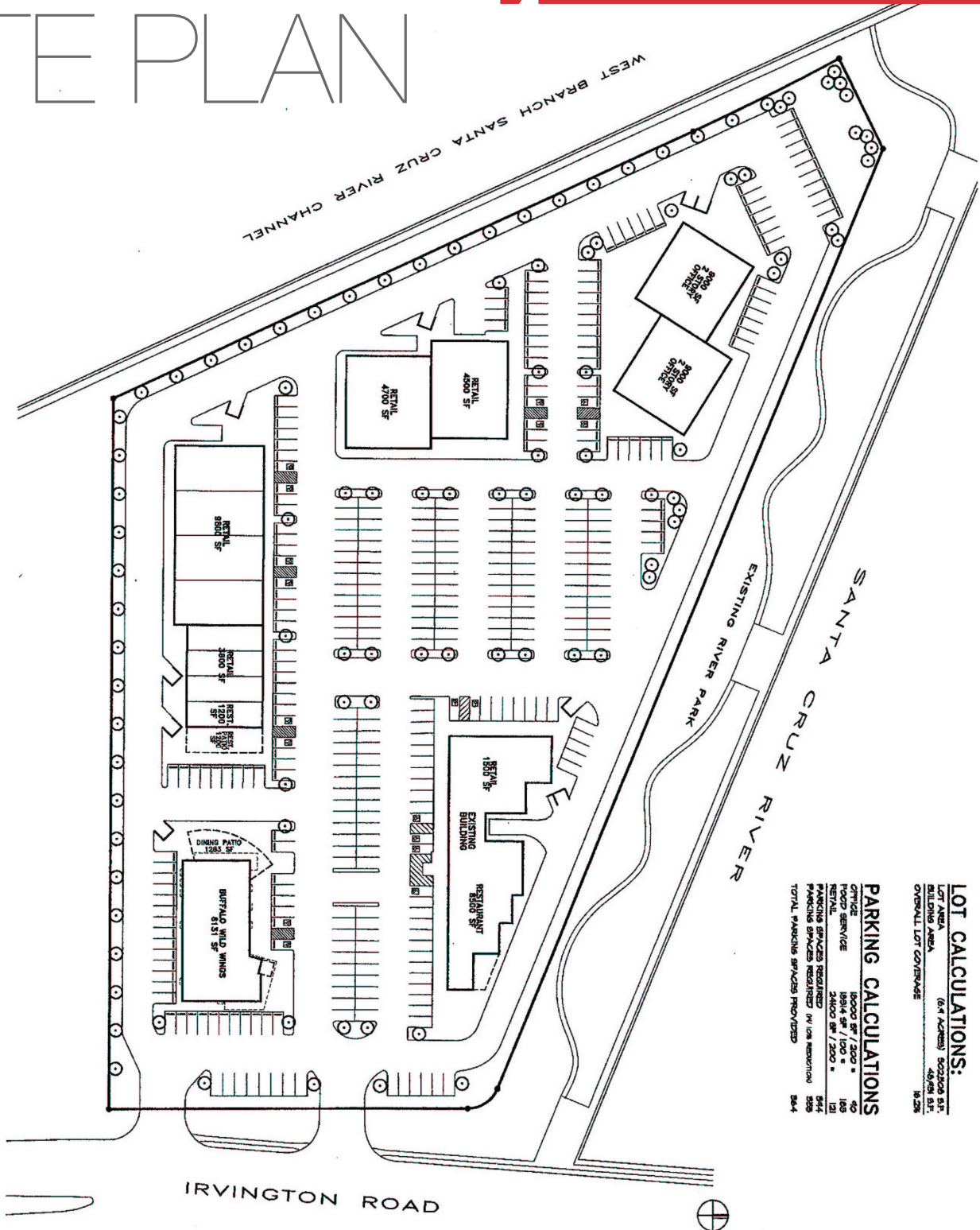
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SITE PLAN



LOT CALCULATIONS:

| | | |
|----------------------|-----------|-------------|
| LOT AREA | 6.4 ACRES | 802,000 SF. |
| BUILDING AREA | | 46,000 SF. |
| OVERALL LOT COVERAGE | | 18.2% |

PARKING CALCULATIONS

| | | |
|--|-------------------|-----|
| OFFICE | 16,000 SF / 200 * | 80 |
| RETAIL | 16,000 SF / 100 * | 160 |
| PARKING SPACES REQUIRED | 24,000 SF / 200 * | 120 |
| PARKING SPACES REQUIRED (w/ 10% RESERVATION) | | 132 |
| TOTAL PARKING SPACES PROVIDED | | 264 |