

# VALENICA TECH PARK

3000 E. VALENICA ROAD | TUCSON, AZ 85706  
SWC of Valenica Rd. & Country Club Rd.



## OFFICE/FLEX SPACE & PAD AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite#100  
Tucson, AZ 85712  
P: 520.296.0200  
F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)  
Owner/Agent

**Isaac Figueroa, CCIM, SIOR**  
Principal, Vice President  
520.296.0200 x218  
[isaac@larsenbaker.com](mailto:isaac@larsenbaker.com)

*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen – Designated Broker – Owner/Agent.*

# AVAILABILITY

Office/Flex: 3000 E. VALENCIA RD:  
Suite 150 - ±8,930 SF

Lease Rate: \$9.00 PSF + NNN\*  
(*\$0.75 PSF NNN\* monthly*)

*\*NNN estimated at \$3.25 PSF*

*PAD Available (yellow), BTS For Lease or Ground Lease*

# PROPERTY FEATURES

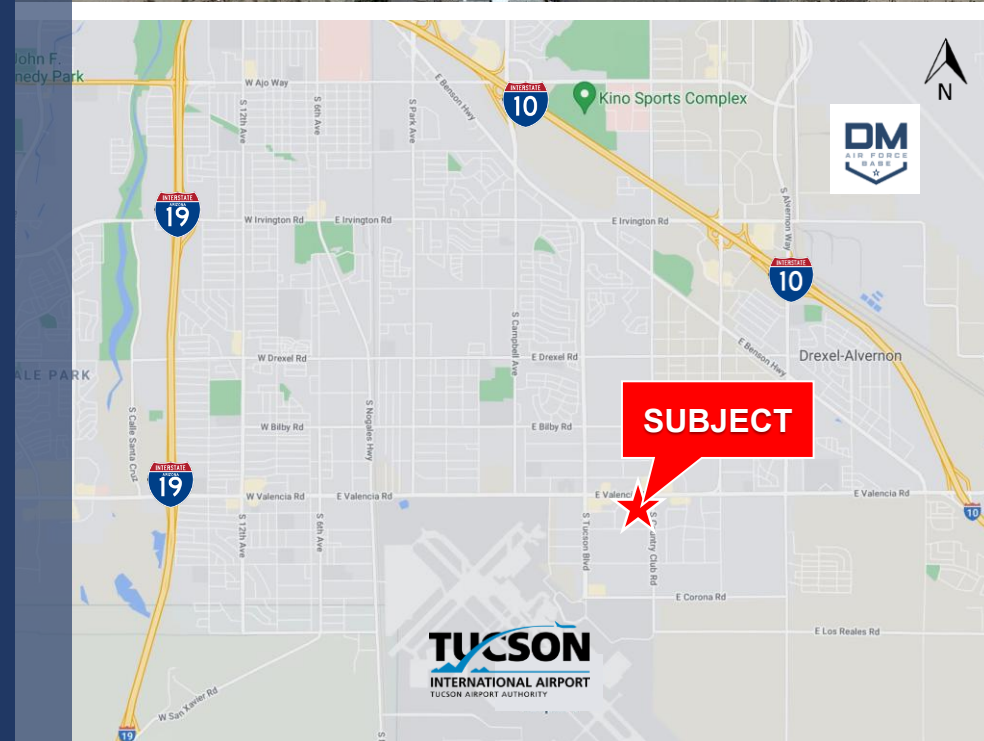
Parking: 3.3/1,000 SF

Zoning: P-1, I-1

Total GLA: ±90,000 SF

# PROPERTY HIGHLIGHTS

- Depressed Dock and At Grade Loading
- Potential for Fenced Yard
- Retail Pad Available
- Excellent access and visibility – frontage on Valencia Rd and ample access via curb cuts to Valencia and Country Club roads
- Convenient to the Tucson International Airport, Davis Monthan Air Force Base and Tucson's largest private employer, Raytheon Missile Systems, Inc.
- Excellent access the Interstate-10 and Interstate-19



# AERIAL VIEW

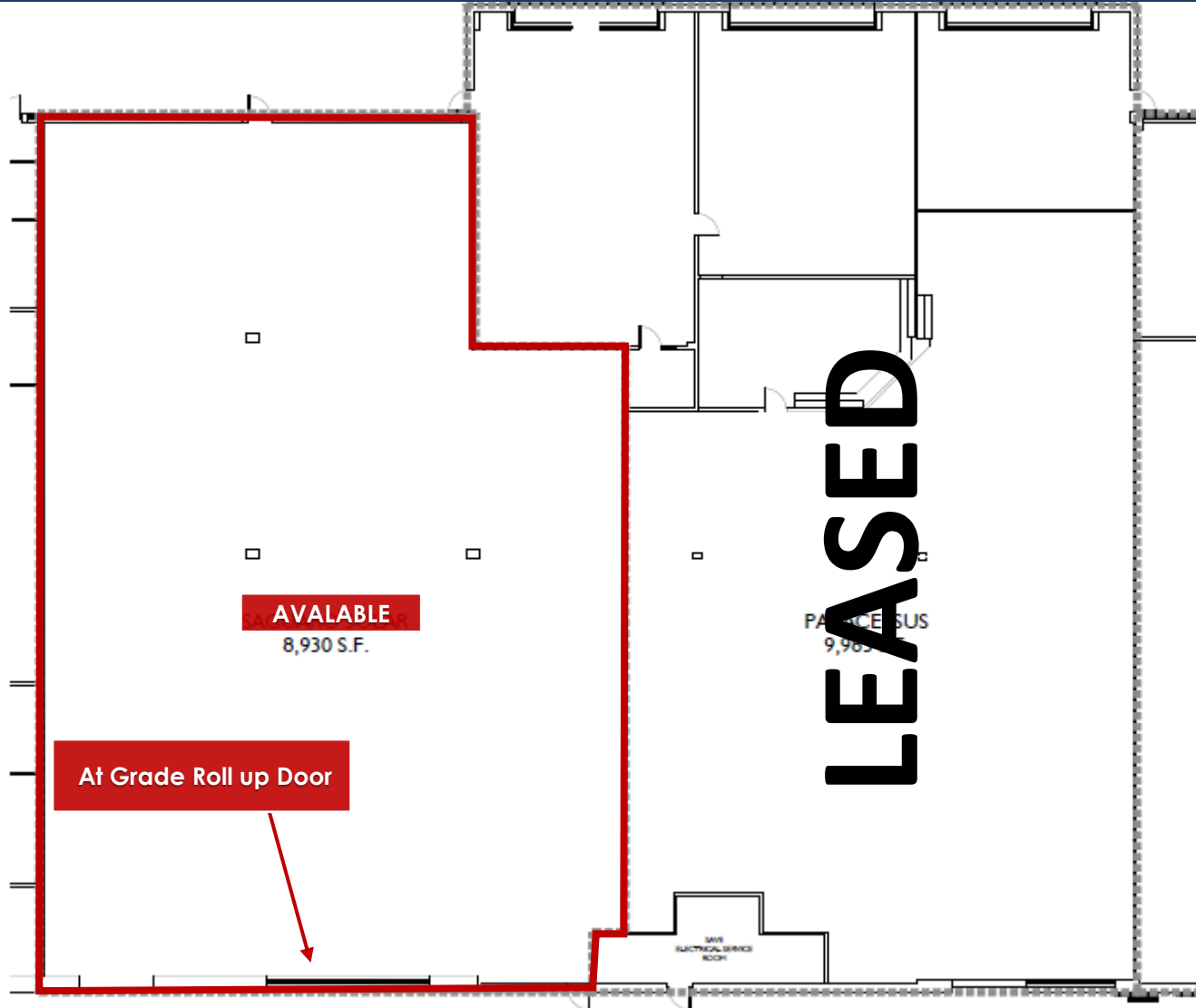


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# FLOORPLAN- SUITE 150



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# AERIAL MAP



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