

CBRE

workspace
property trust

±100,273 SF Office
For Lease

FOR LEASE

3535 E Valencia Rd

Tucson, AZ 85706

Overview

\$19.00/SF NNN

LEASE RATE

±100,273 SF

OFFICE BUILDING

72

PERSON BREAKROOM

HVAC

(8), Fifty (50) ton units on each roof

6.1/1,000

PARKING

2001

YEAR BUILT

BUILDING INCLUDES LARGE OPEN AREAS, FACILITIES, OFFICES & TRAINING ROOMS THAT COULD ACCOMMODATE AN ENGINEERING OR CALL CENTER USE.

**3535 E Valencia Rd
Tucson, AZ 85706**



3535 E Valencia Rd offers both efficient and flexible opportunities with high ceilings and an open floor plan, great for a backend office or call center. Nestled within the dynamic Tucson Airport submarket, enjoy serene views from quiet exterior porches while being strategically positioned near excellent restaurant and retail amenities, catering to the needs of employees and clients. With easy access to I-10 and proximity to downtown Tucson, seize the opportunity to establish your business in the vibrant heart of Arizona's second-largest metropolitan area, serving as a pivotal anchor in the Southern Arizona corridor.

With over one million residents and a reputation for fostering cutting-edge industries such as biotech, aerospace, healthcare, and more, Tucson offers an ideal environment for growth and prosperity. Experience the low cost of doing business in a city known for its pioneering manufacturing landscape across diverse sectors including defense, optics, solar, and information technology.

3535 E
Valencia Rd

PALO VERDE RD

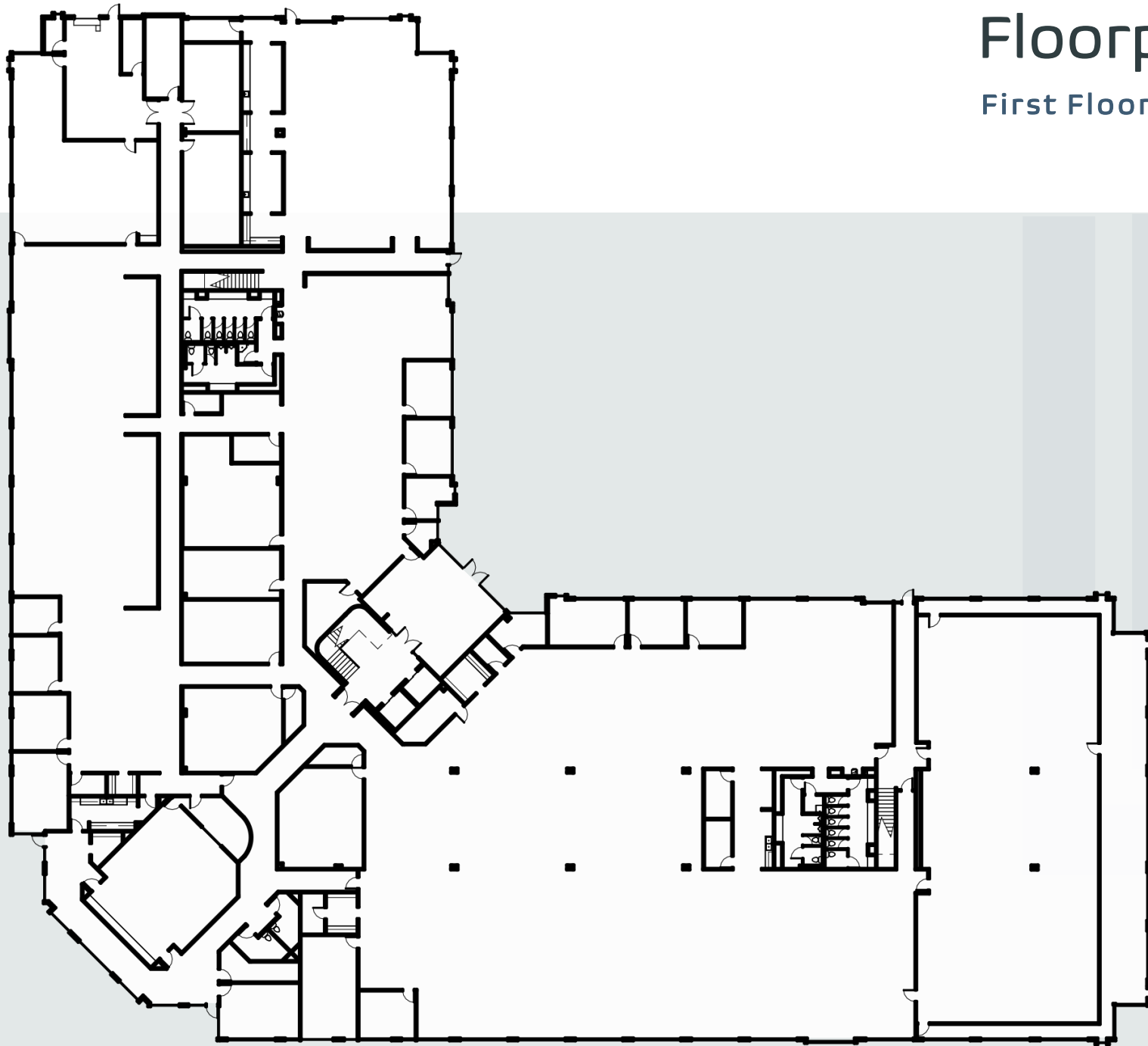
VALENCIA RD



Not to scale

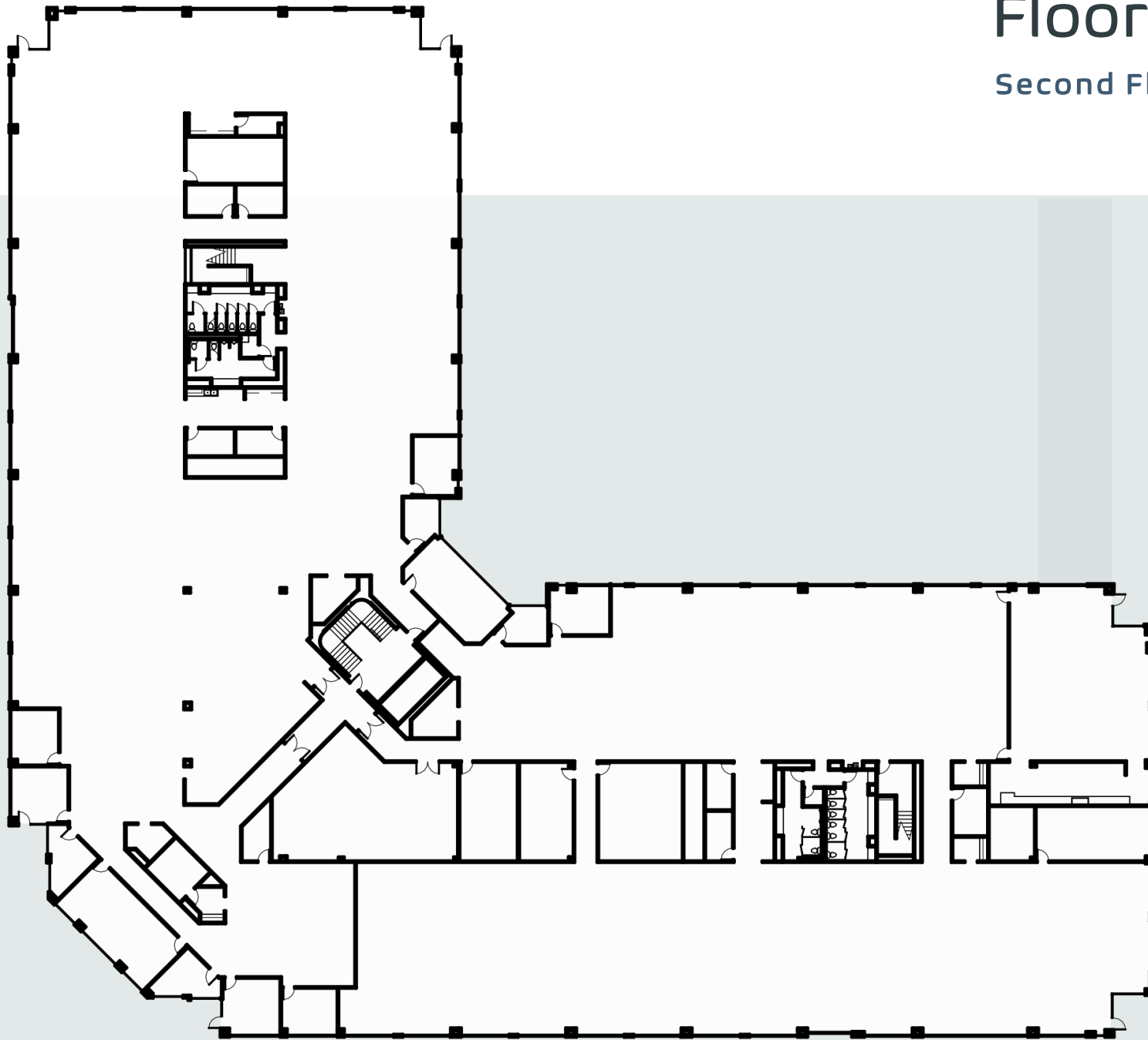
Floorplan

First Floor



Floorplan

Second Floor





3535 E
Valencia Rd

VALENCIA RD

PALO VERDE RD



Not to scale



INTERIOR PHOTOS





Locations

workspace
property trust

Where You Are + Where You Want to Be

WA
228,842
Square Feet

OR
266,841
Square Feet

CA
617,906
Square Feet

AZ
1.5M
Square Feet

KS
102,035
Square Feet

TX
1.5M
Square Feet

MN
1.5M
Square Feet

WI
222,704
Square Feet

IL
841,499
Square Feet

MO
384,729
Square Feet

OH
1.3M
Square Feet

PA
4.4M
Square Feet

NC
577,749
Square Feet

GA
1.4M
Square Feet

FL
3M
Square Feet





±100,273 SF OFFICE FOR LEASE

3535 E Valencia Rd

Tucson, AZ 85706

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CBRE

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