

FOR SALE

PREMIER CLASS A OFFICE CONDO

6430 N Swan Road | Tucson, AZ
at the NEC of Swan Road & Skyline Drive

CBRE



Location

6430 N Swan Road, at the northeast corner of Swan Road & Skyline Drive.

Available

Suite 110 ±979 SF

Sale Price

\$420,000 (\$429.00/SF)

Year Built

2015

Parking

Total parking is 3.68/1,000 SF

Utilities

Separately metered utilities with service from Southwest Gas and TEP.

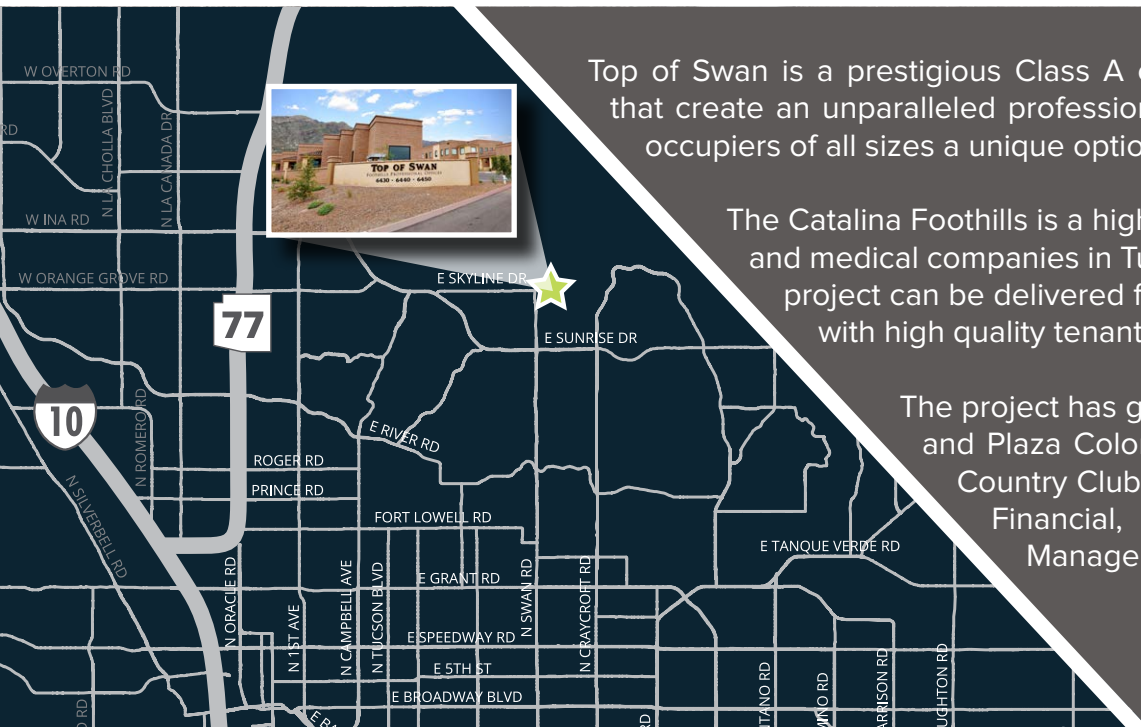
Data Providers

Comcast and Time Warner

Zoning

CB-1, Pima County (According to Pima County Assessor)

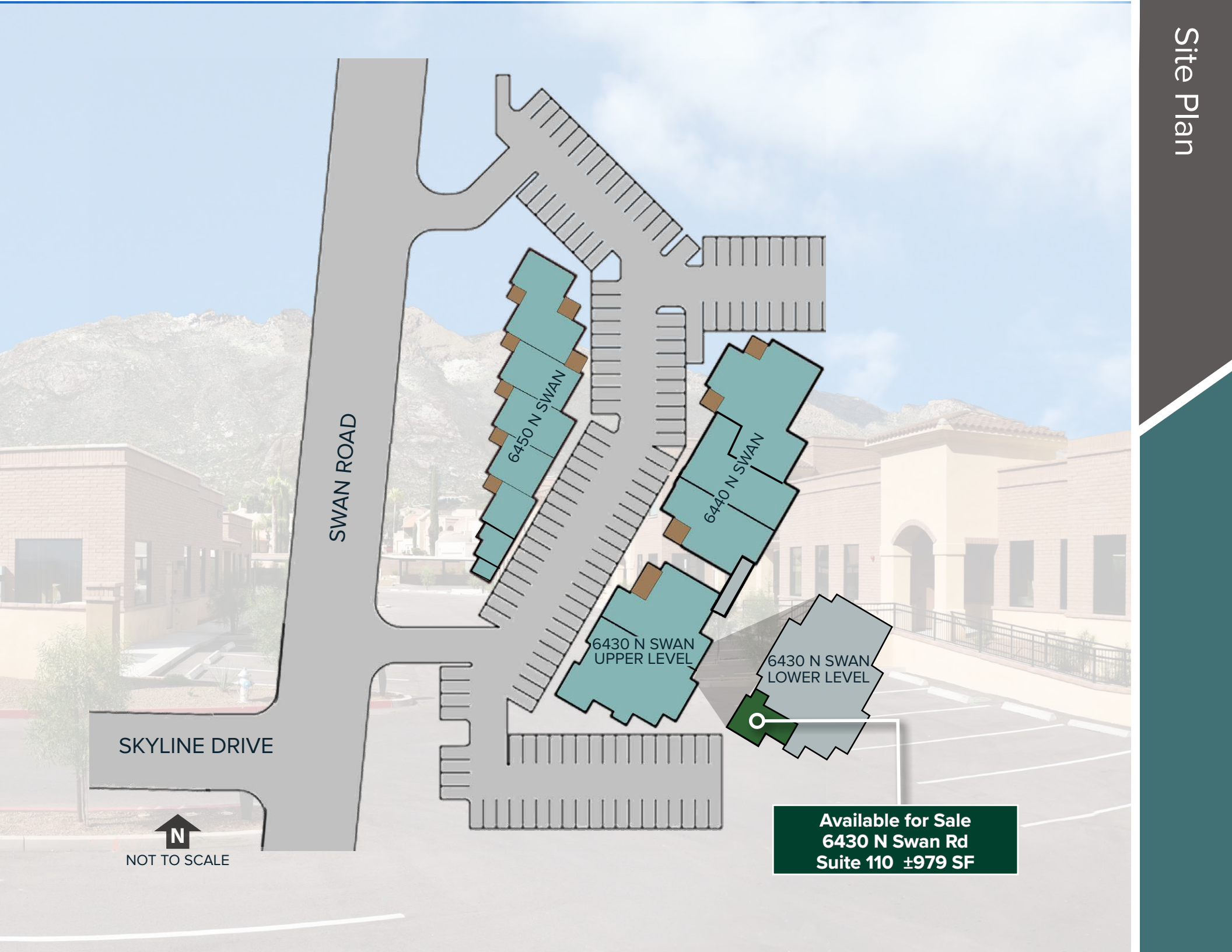




Top of Swan is a prestigious Class A office location with views of the Catalina Mountains that create an unparalleled professional office setting. The flexibility of the space allows occupiers of all sizes a unique option with quality space in a beautiful setting.

The Catalina Foothills is a highly desired location for the leading professional office and medical companies in Tucson. Built in 2015, this quality masonry construction project can be delivered for purchase in shell condition or is available for lease with high quality tenant improvements.

The project has great access to area amenities including La Encantada and Plaza Colonial, as well as La Paloma Country Club and Skyline Country Club. Current companies at Top of Swan include Allworth Financial, Research Corporation Technologies, GDL Asset Management, Edward Jones, and PH Robb.



SWAN ROAD

SKYLINE DRIVE



NOT TO SCALE

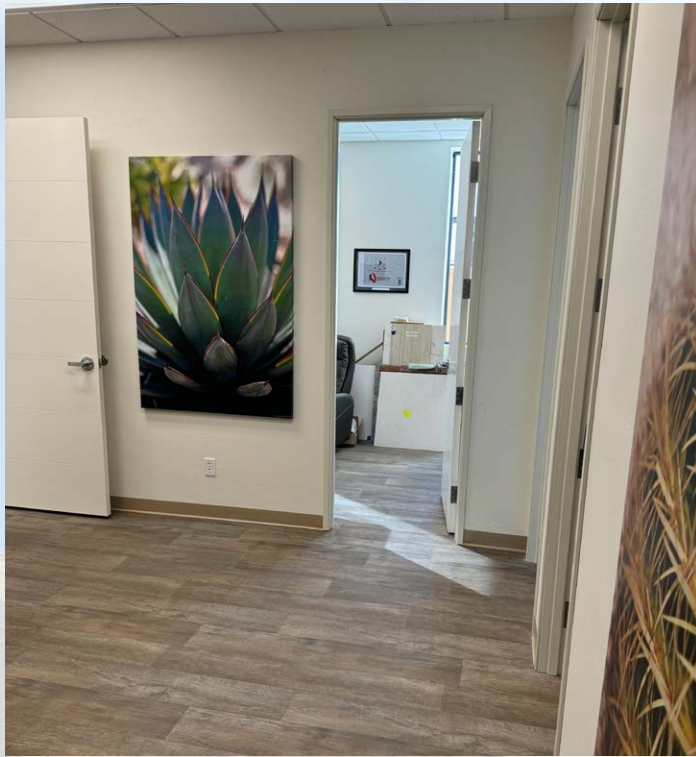
6450 N SWAN

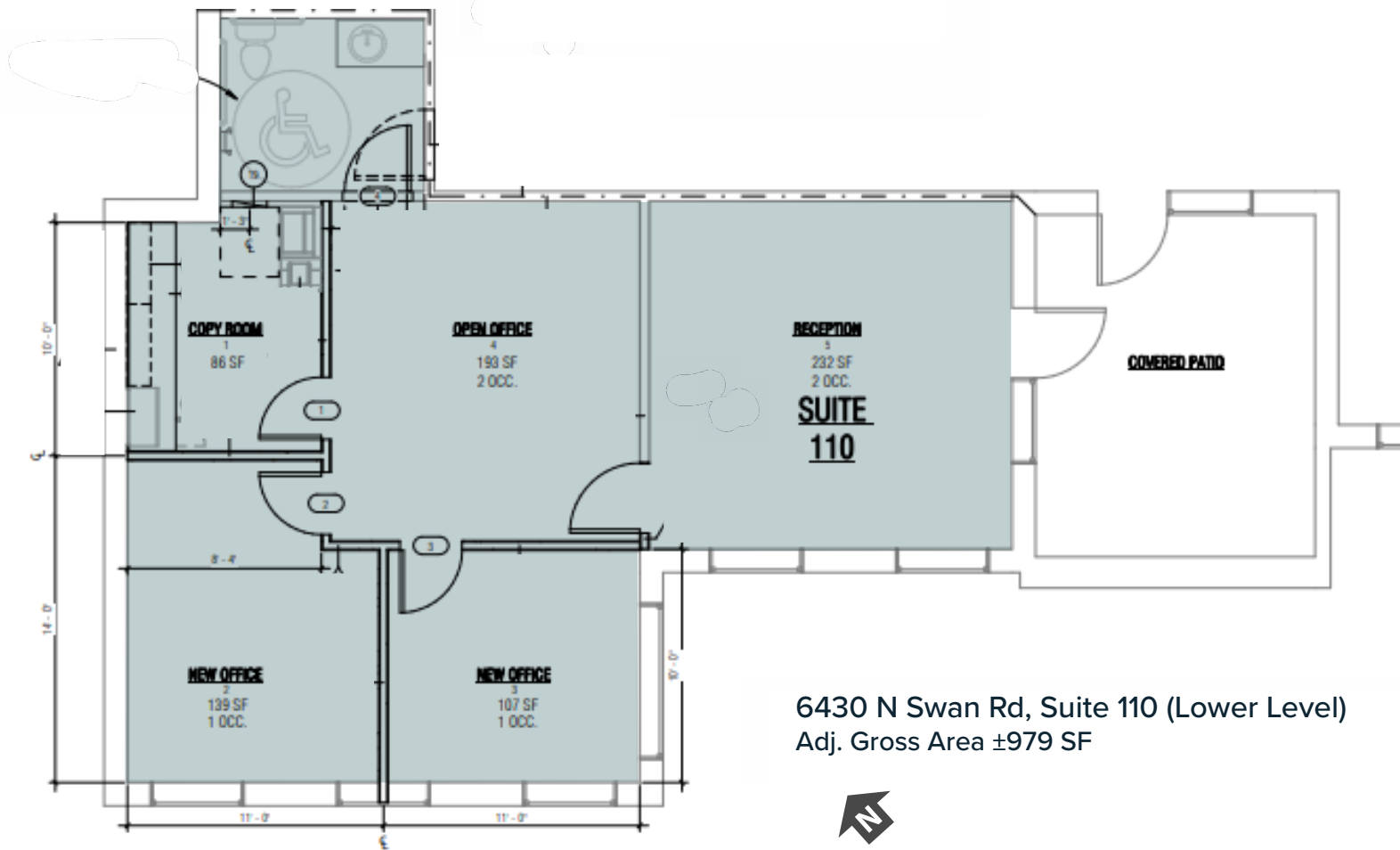
6440 N SWAN

6430 N SWAN
UPPER LEVEL

6430 N SWAN
LOWER LEVEL

Available for Sale
6430 N Swan Rd
Suite 110 ±979 SF





6430 N Swan Rd, Suite 110 (Lower Level)
Adj. Gross Area ±979 SF



NOT TO SCALE
DIMENSIONS APPROXIMATE

① FLOOR PLAN
1/4" = 1'-0"

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