

Paloma Village

PRIME FOOTHILLS CLASS "A" OFFICE SPACE

SEC OF SKYLINE AND CAMPBELL

6340 N. Campbell Avenue, Tucson, AZ



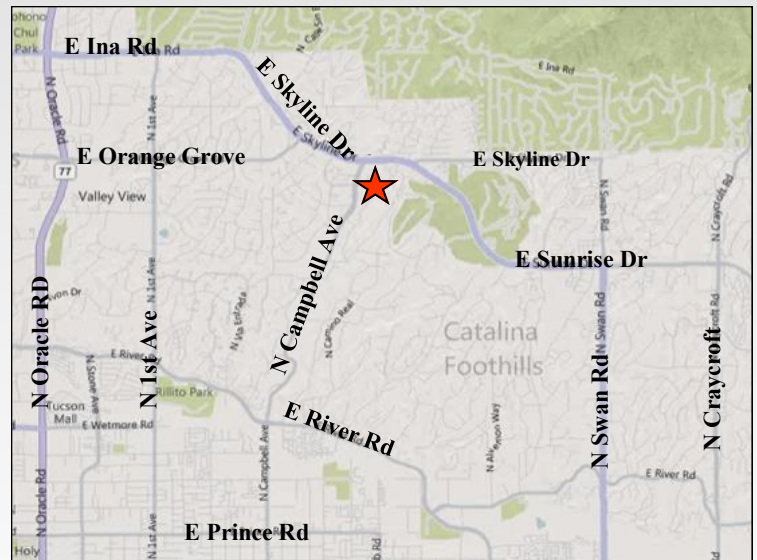
Space Available for Lease

- **Total Building Size:** 22,000 Square Feet
- **Space Available:** 4,142 RSF
(Divisible)
- **Rental Rate:** \$17.50/SF/YR
- **Lease Type:** NNN, (+/- \$7.25)
- **Tenant Improvements:** Available

Comments:

- Built out as typical offices with lobby, reception, breakroom, private offices, work stations and conference room.
- Existing suite of 4,142 SF can be divisible to various sizes including $\pm 1,400$ SF or 2,800 SF.
- Prime central foothills location with easy access to all areas of Tucson.
- Project includes high end office and retail space, restaurants and an Embassy Suites hotel. Tenants include Starbucks, CVS and Flemings Steakhouse.
- In walking proximity to prestigious La Encantada Mall.

Location Map



Exclusively Represented by:

Doug Marsh
Owner/Agent



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Tucson, AZ 85718
Phone (520) 232-0200
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6340 N. Campbell Ave. - Aerial

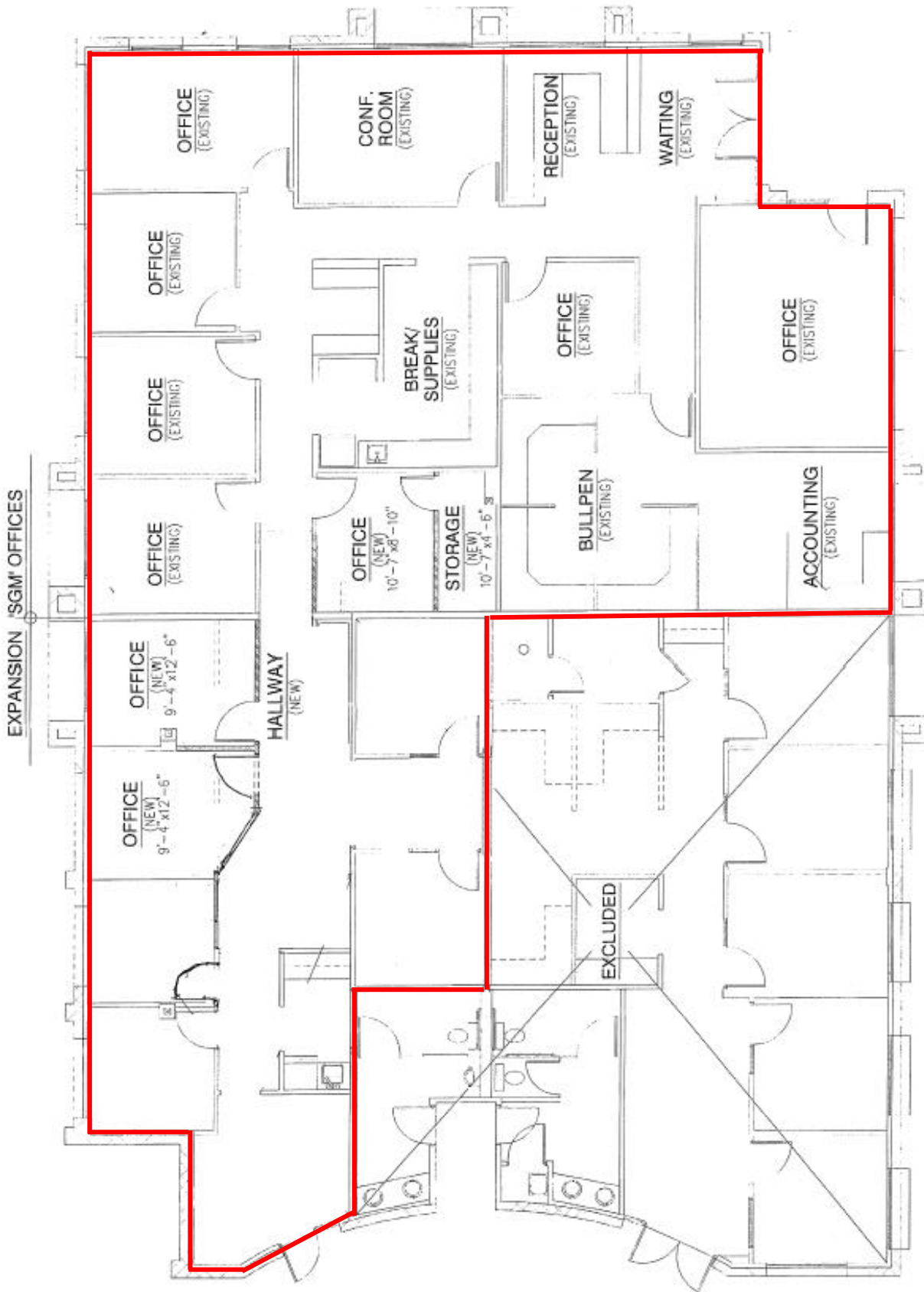


Site Plan



The information contained herein has been given to us by the owner of the property or from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Floor Plan - Suite 170



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