

FOR LEASE:
RETAIL / OFFICE SPACE

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

NOW LEASING:
OFFICES ON
THE LOOP

\$887 - \$2,765/MO



PROPERTY OVERVIEW

Vast Commercial Real Estate Solutions is pleased to offer retail and office space for lease at 7650-7670 East Broadway Blvd. Offices on the Loop is a highly visible, multi-tenant office/service/retail property with frontage on Broadway Blvd, directly across from Home Depot. It is located just west of Pantano Road and is surrounded by shopping, restaurants, banks, and other businesses. The property was recently transformed with a brand new look through the completion of a major capital improvement campaign, including a new roof, new paint, new parking lot, gated interior courtyards, and new vehicle/pedestrian access from both Broadway and The Loop. The property features beautifully landscaped garden style offices. French doors and multiple windows provide lots of natural light, and most suites include private balconies. Covered parking and fiber optic cable are available. Leases are modified gross with a base year on expenses. Electricity and telephone/internet are separately metered and in Tenant's name.

PROPERTY HIGHLIGHTS



C-1 Zoning



Loop Bike Path



Modified Gross

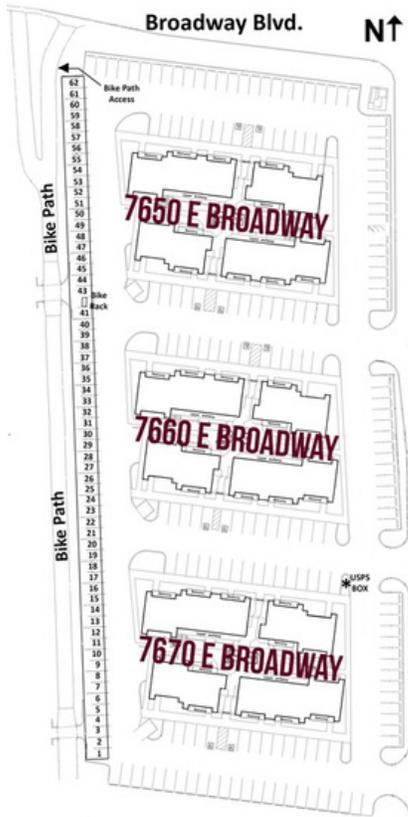


532 - 1,659 SF

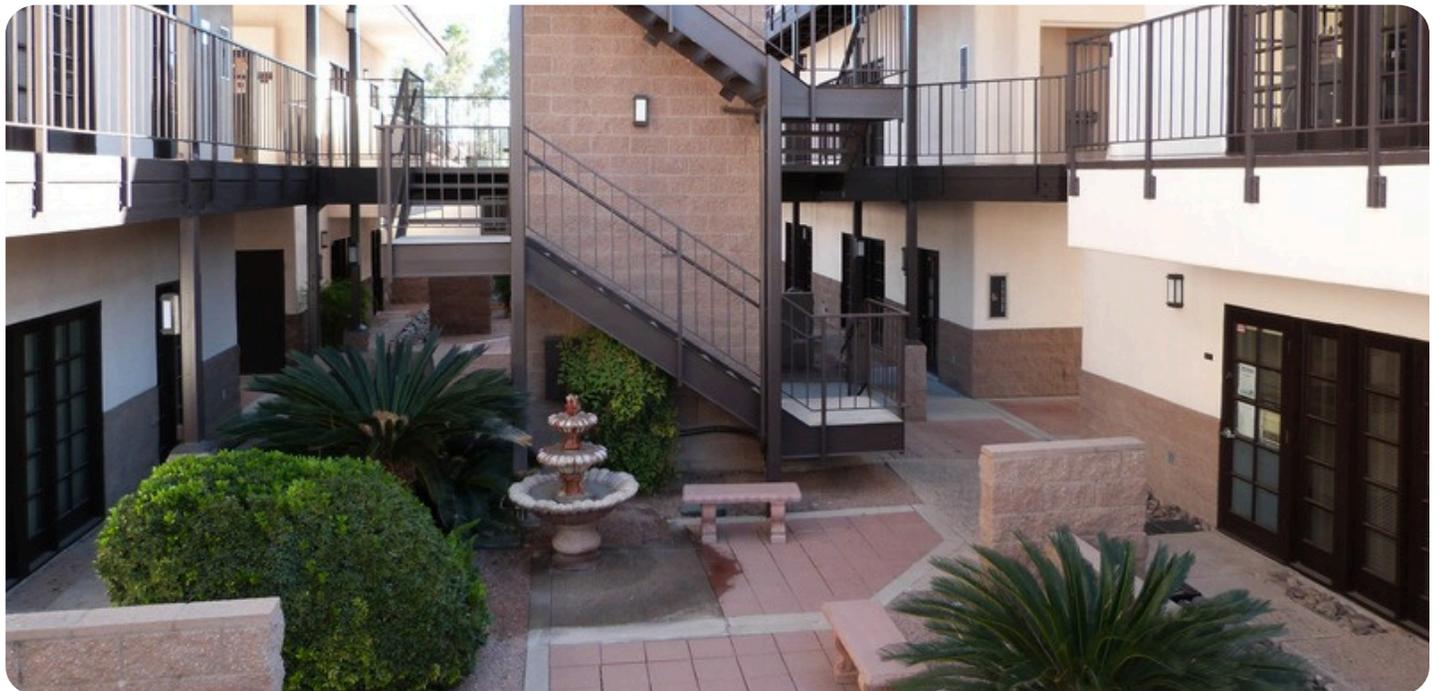
ROB FISCHRUP
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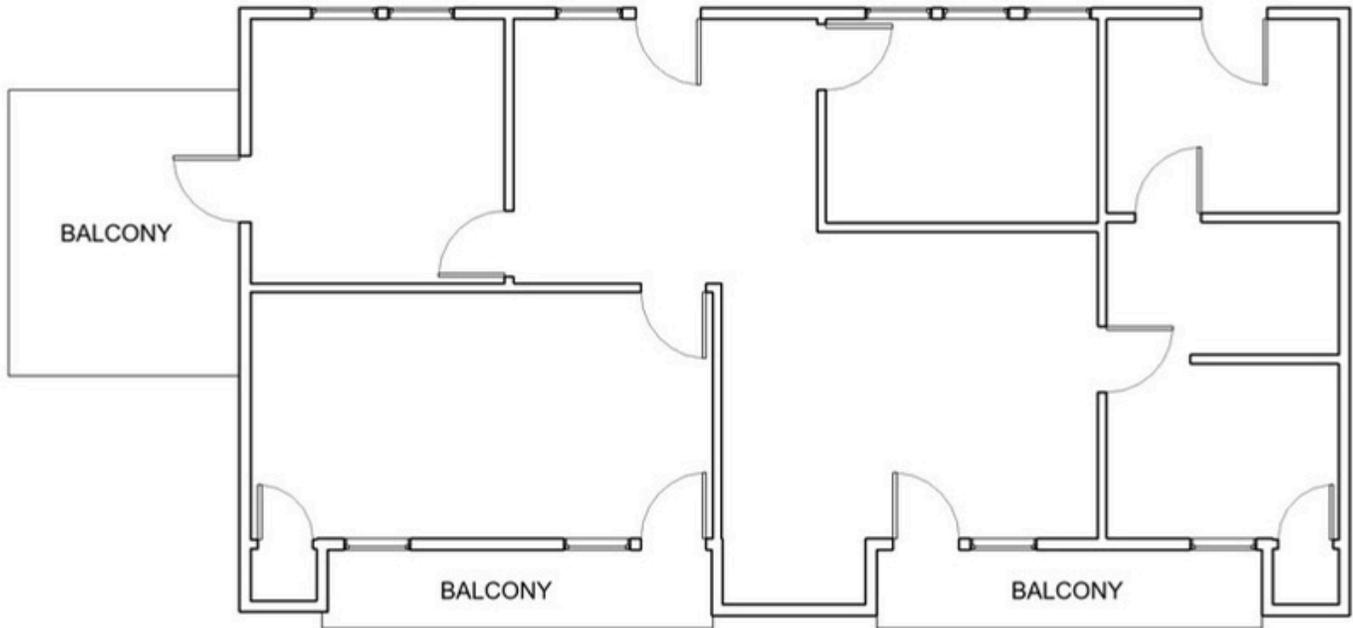
520.624.9400
www.vasttucson.com/lease/loop



Building	Suite	Size (SF)	Lease Rate
7650	A-303	1,593	\$2,655/mo (\$20/SF)
7650	A-308	1,103	\$1,838/mo (\$20/SF)
7650	A-310	532	\$887/mo (\$20/SF)
7660	B-101	1,659	\$2,765/mo (\$20/SF)
7660	B-202	760	\$1,267/mo (\$20/SF)
7670	C-103	691	\$1,035/mo (\$18/SF)
7670	C-203	919	\$1,379/mo (\$18/SF)
7670	C-309	732	LEASED!

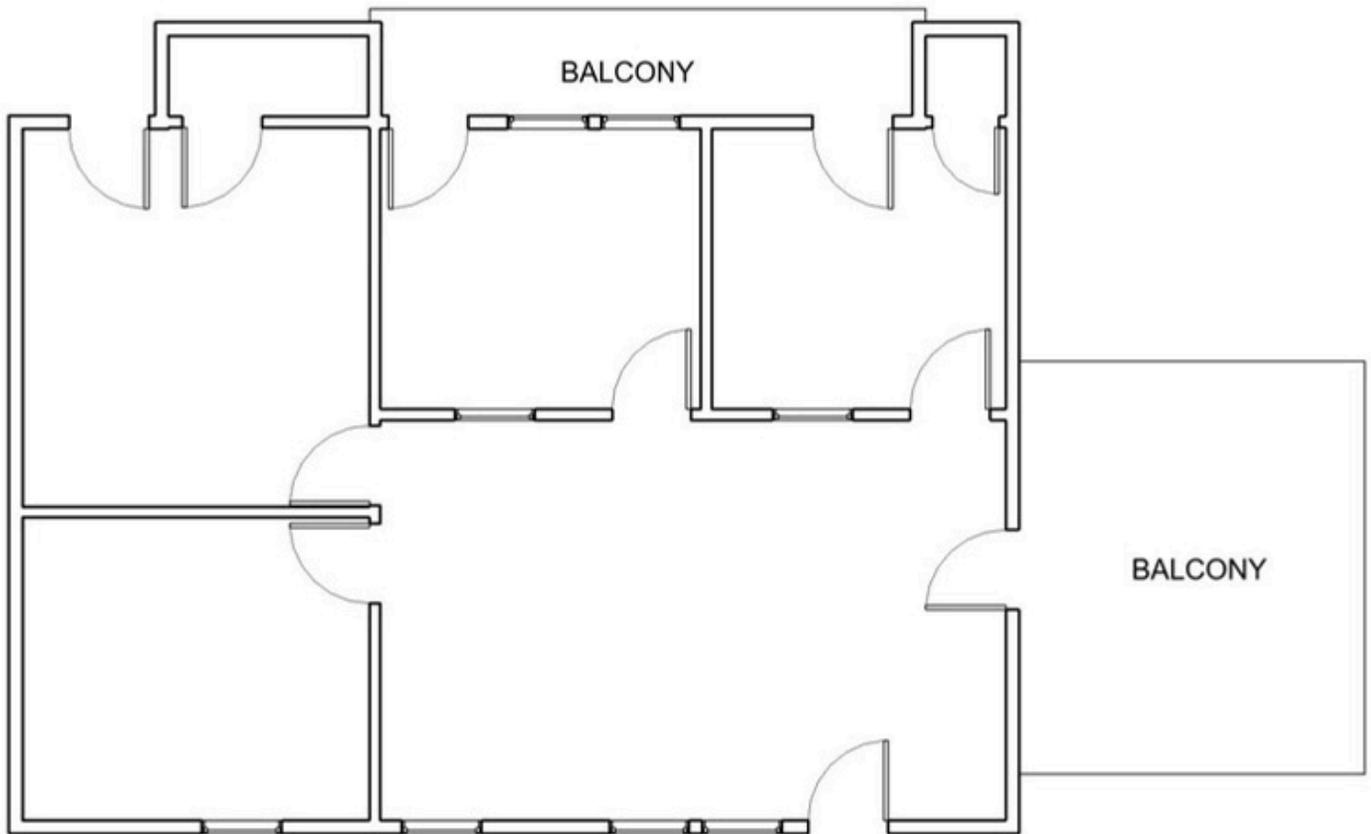


SUITE A-303



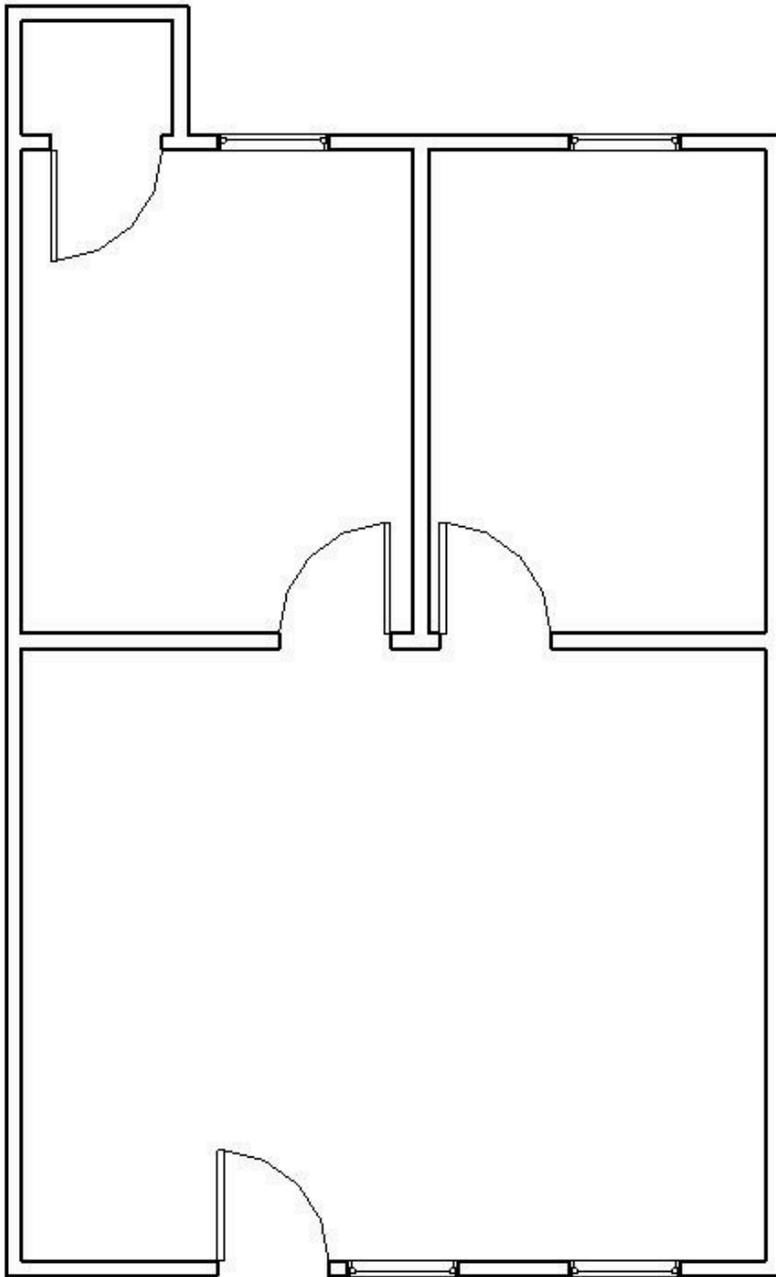
- 1,593 SF
- \$2,655/mo
(\$20/SF)
- Modified Gross

SUITE A-308



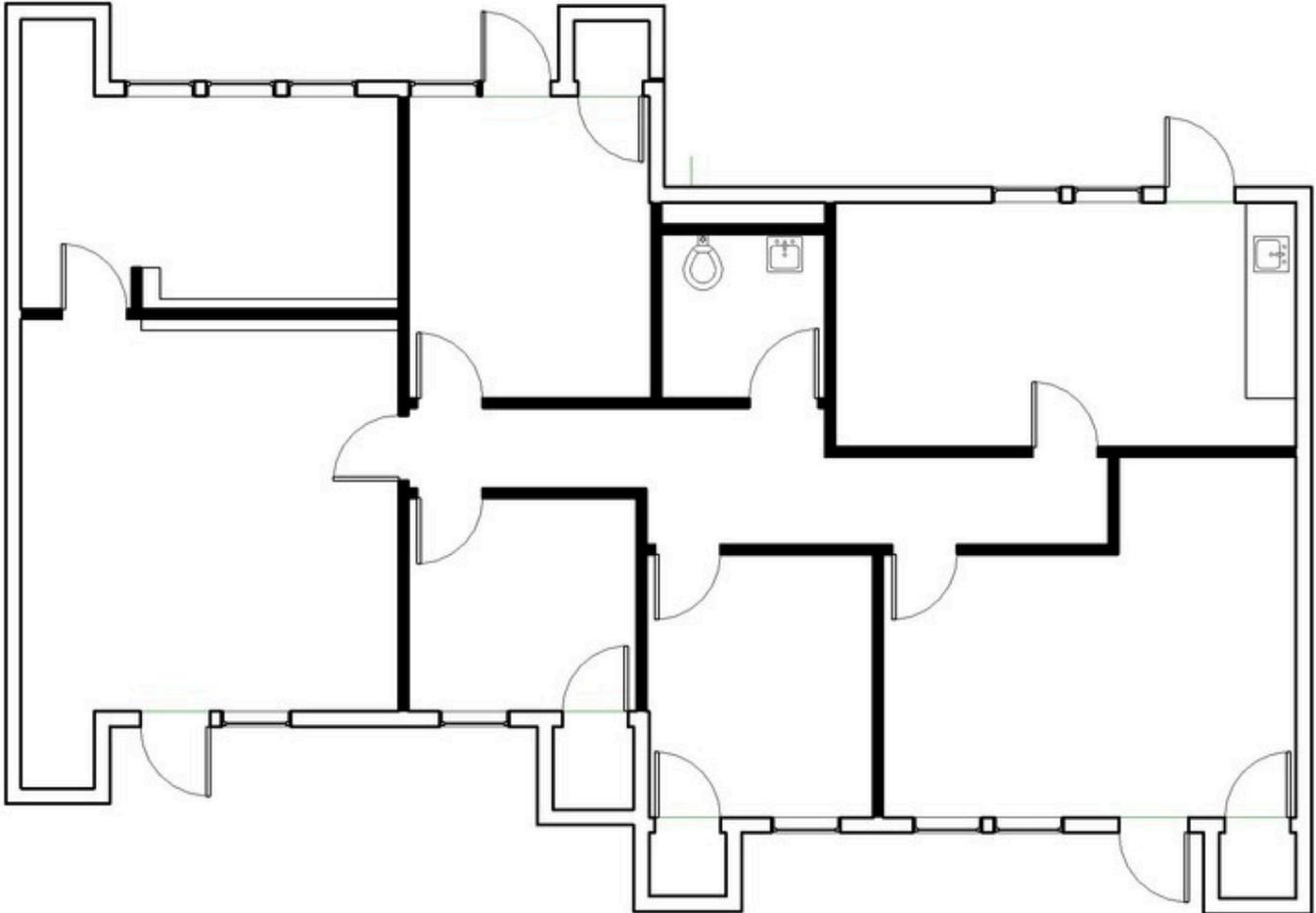
- 1,103 SF
- \$1,838/mo
(\$20/SF)
- Modified Gross,
electric separate

SUITE A-310



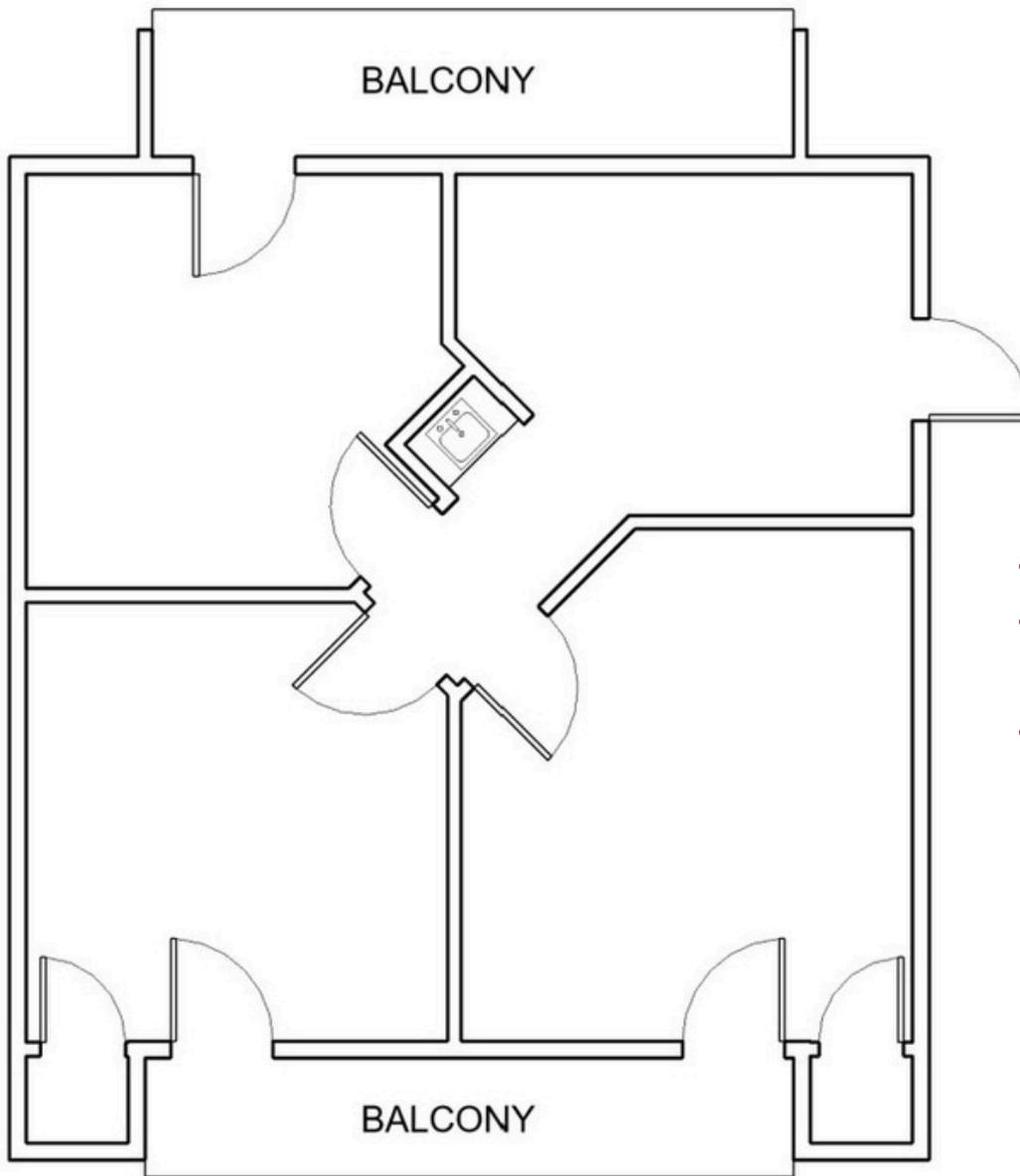
- 532 SF
- \$887/mo (\$20/SF)
- Modified Gross

SUITE B-101



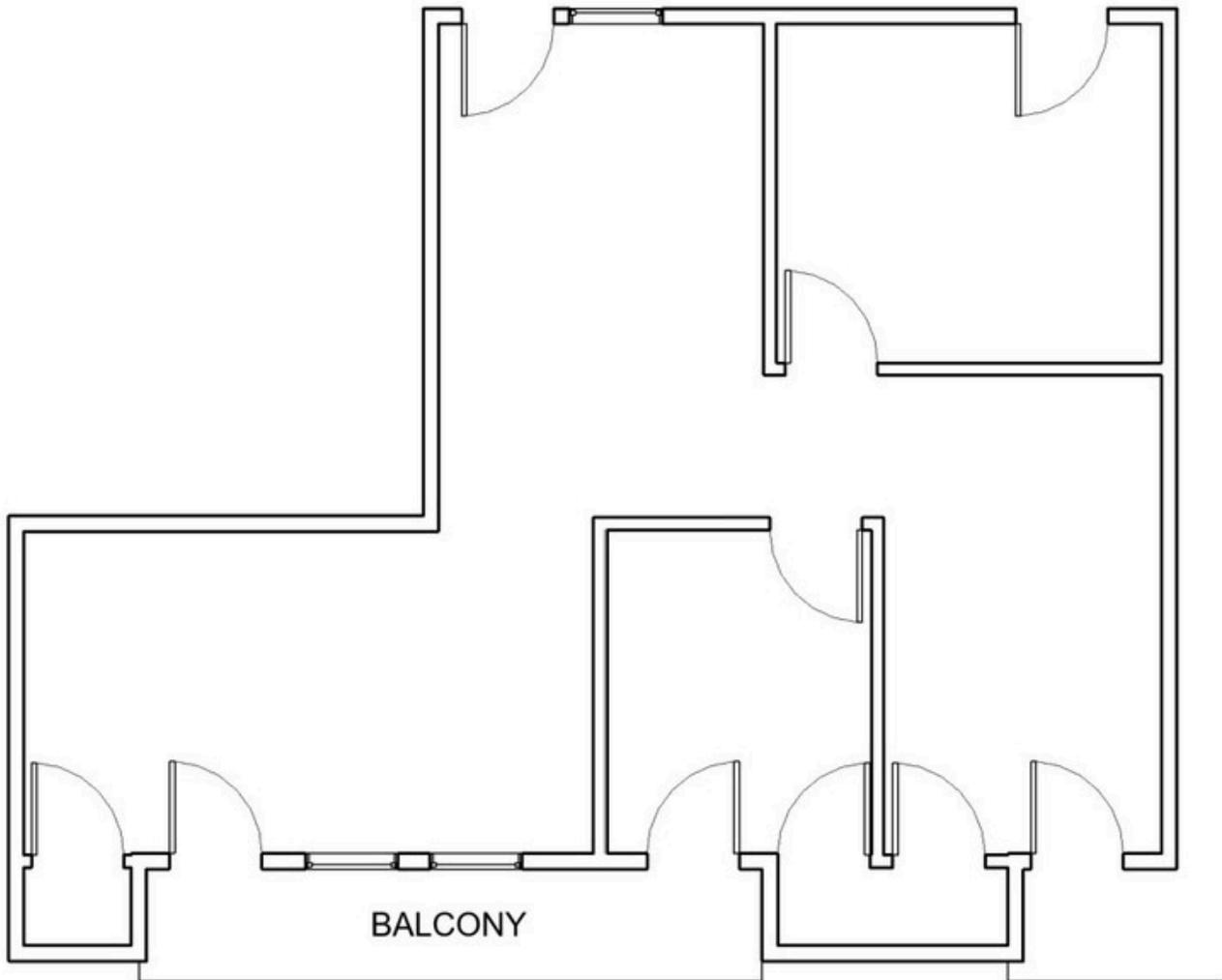
- 1,659 SF
- \$2,765/mo
(\$20/SF)
- Modified Gross,
electric separate

SUITE B-202



- 760 SF
- \$1,267/mo
(\$20/SF)
- Modified Gross,
electric separate

SUITE C-203



- 919 SF
- \$1,379/mo
(\$18/SF)
- Modified Gross,
electric separate