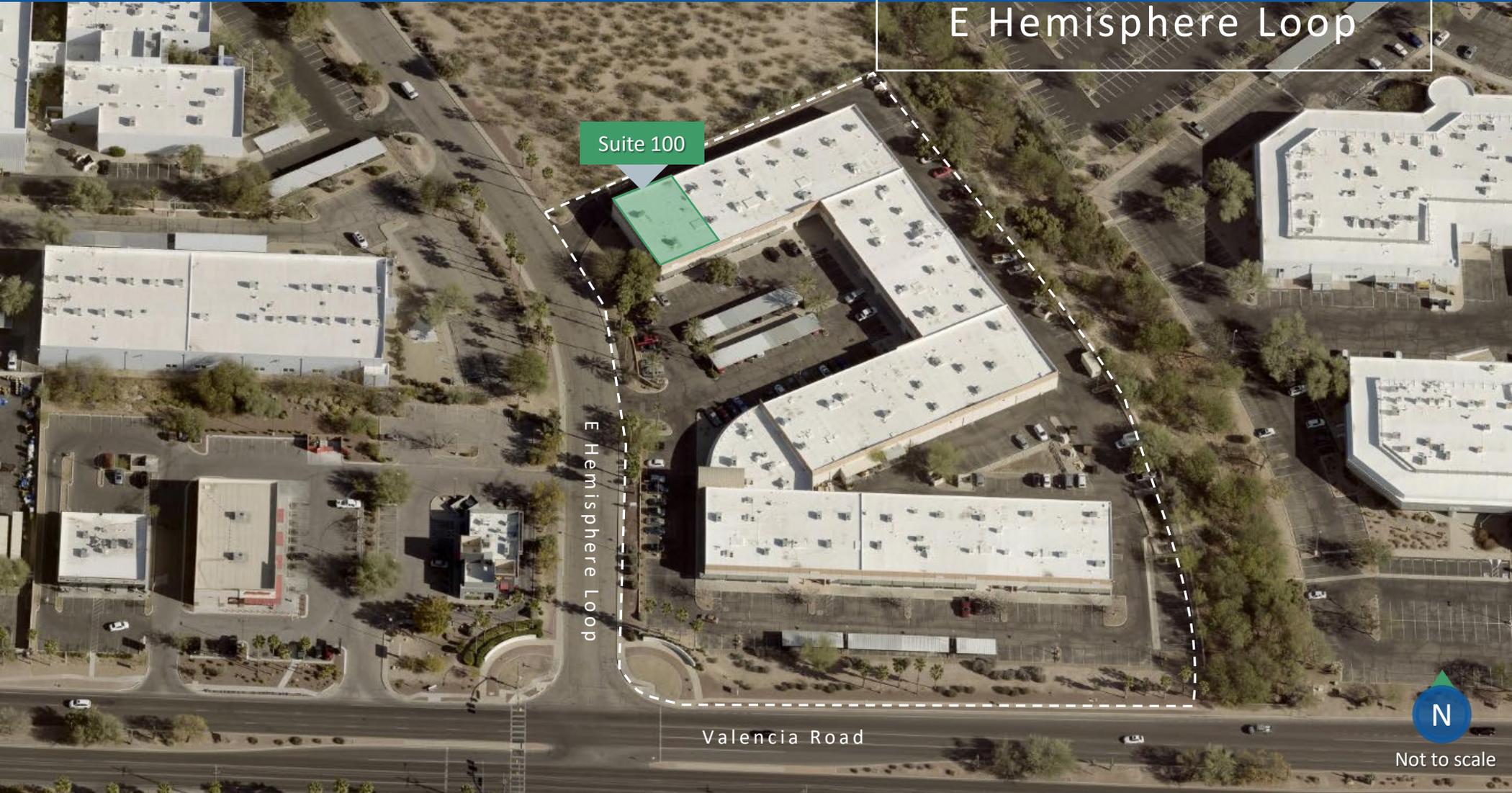


For Lease | 4,082 SF
Flex/Office/Warehouse Space

3280

E Hemisphere Loop



Suite 100

E Hemisphere Loop

Valencia Road



Not to scale

CONTACT

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Property Highlights



Address

3280 E Hemisphere Loop, Tucson, Arizona



Building Size

±82,639 SF



Lot Size

±5.5 acres



Construction

Tilt-up concrete building with contemporary architectural features



Parking

199 spaces (44 covered)



Clear Height

±16'



Sprinklers

Ordinary Hazard



Zoning

I-1 (City of Tucson), Light Industrial



Fiber

Cox Cable, T-1, and Time Warner Fiber



Traffic Counts

Valencia Rd: 37,568 cars per day (PAG 2025)



Available Space Highlights



Suite

100



Size (SF)

±4,082



Lease Rate

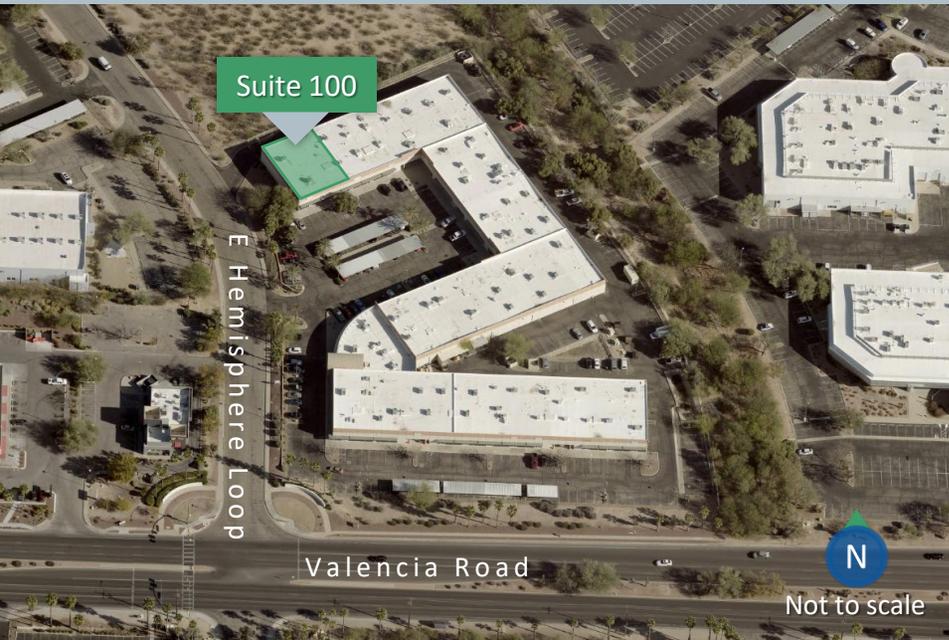
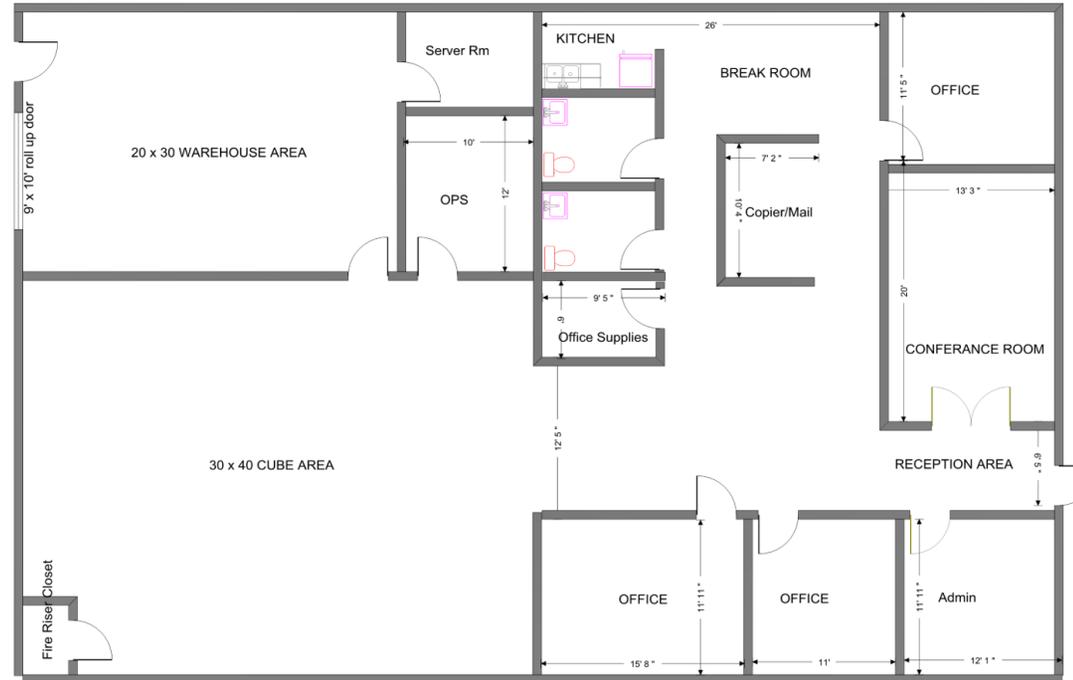
\$0.85/SF/Mo, NNN



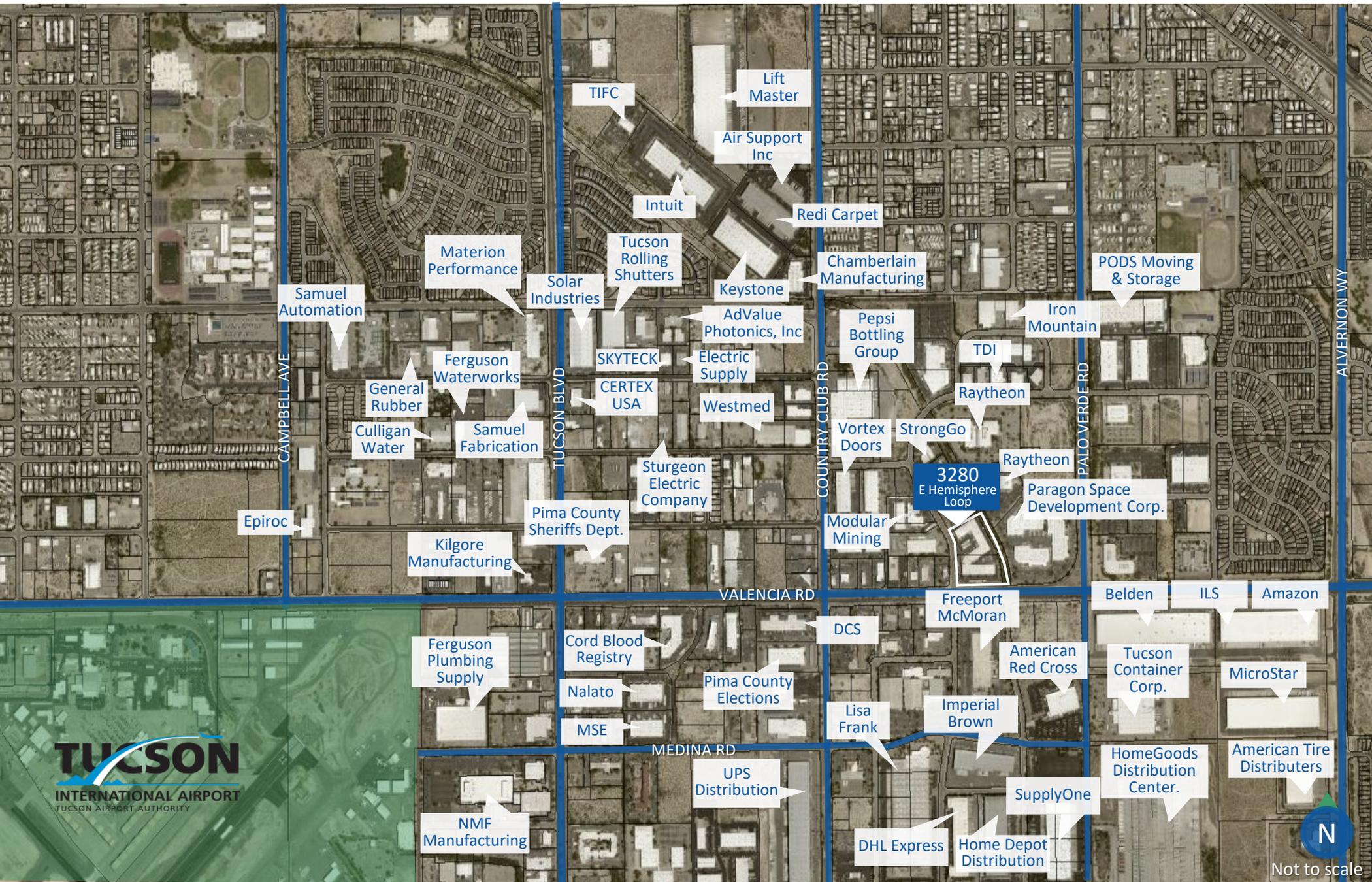
Description

Office space with small warehouse

Floor Plan



Corporate Neighbors Aerial



Amenities Aerial



3280
E Hemisphere
Loop

Carl's Jr.
Wendy's
BAGGIN'S
Gourmet Sandwiches

McDonald's

BURGER KING **Denny's** **Jerry Bob's**
Family Restaurant
HOME 2 SUITES BY HILTON
TOWNEPLACE SUITES
MARRIOTT
STAYBRIDGE SUITES **COUNTRY**
INN & SUITES BY RADISSON

JJ **PGT PARADISE**
LOCAL PARADISE
FLAPS AND RACKS
PIZZA
AutoZone

Residence INN
BY MARRIOTT

BW Best Western.

Hilton Garden Inn
eegee's
Schlotzsky's

LAQUINTA INNS & SUITES **DOUBLETREE**
BY HILTON
BAYMONT BY WYNDHAM **Hampton**
BY HILTON

FOUR POINTS
BY SHERATON

TUCSON
INTERNATIONAL AIRPORT
TUCSON AIRPORT AUTHORITY



Not to scale

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