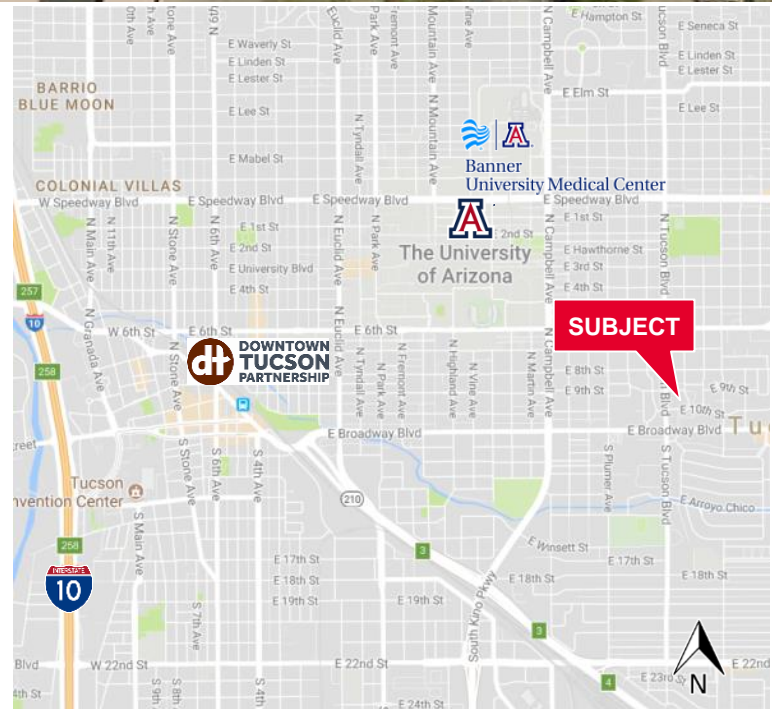




For Lease: Up to 27,128 SF
Lease Rate: \$16.50 to \$20.00 SF / Full Service

Property Features

- Flexible zoning entitlements for range of uses, including Office, Medical, R & D, Bio-Med Research
- 2.8 acre midtown park-like campus with lush vegetation & abundant at-door parking
- Convenient access to Metro Tucson's major employment centers
- Close to University of Arizona, Banner UMC & downtown; walking distance to Sam Hughes neighborhood
- Adaptable two-level floorplan demised to user requirements - negotiable improvement allowance
- Existing improvements include offices and production areas
- Central plan HVAC, loading dock, automated access control, fire control system, oxygen storage tank
- Significant building and monument signage



See Floor Plan on Following Page

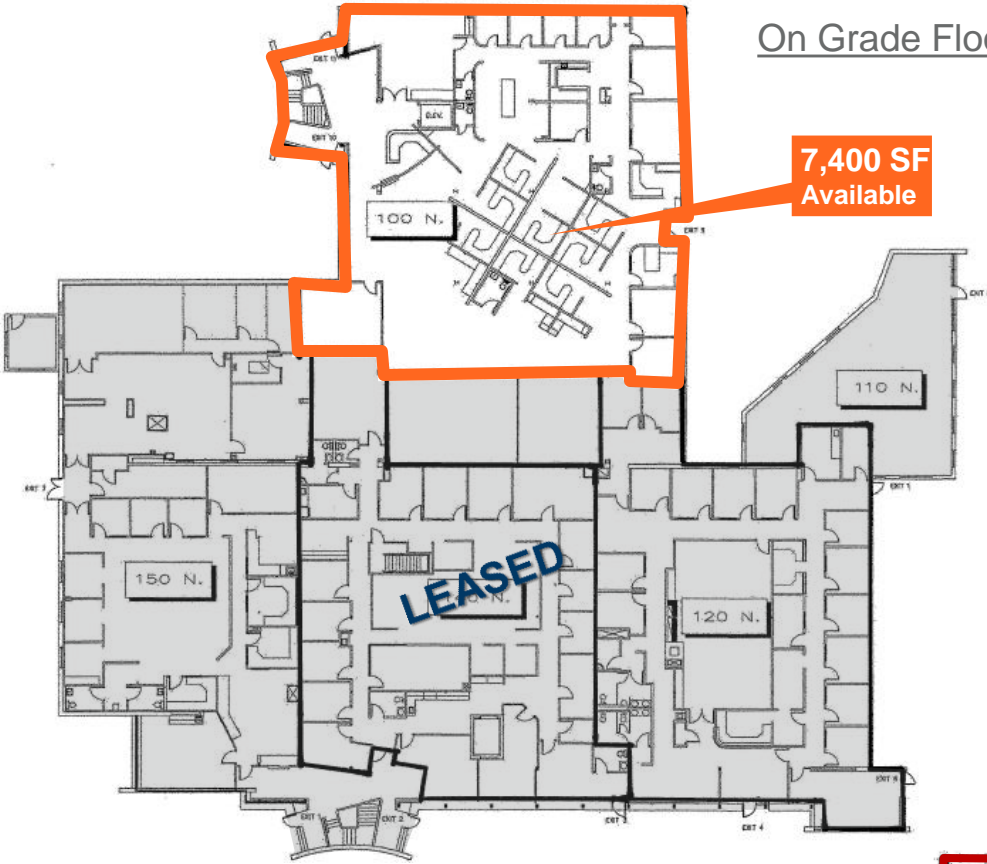
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On Grade Floor Plan

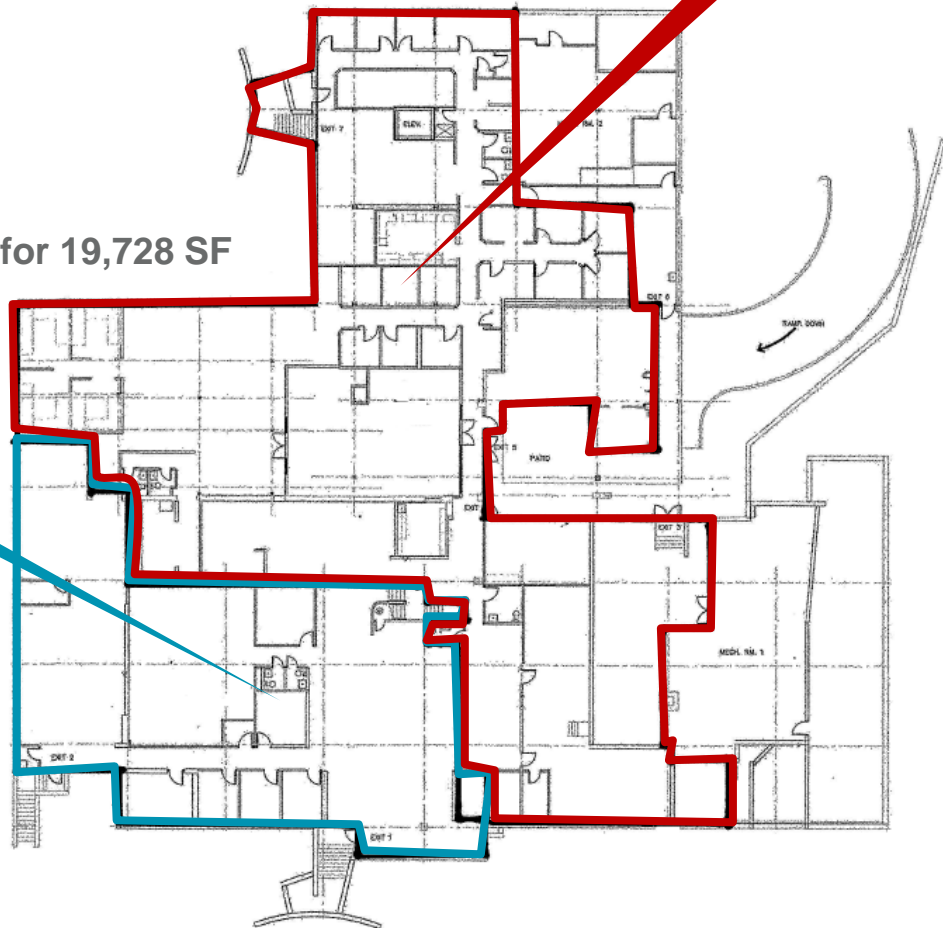


Below Grade Floor Plan

Suites can be combined for 19,728 SF

6,018 SF

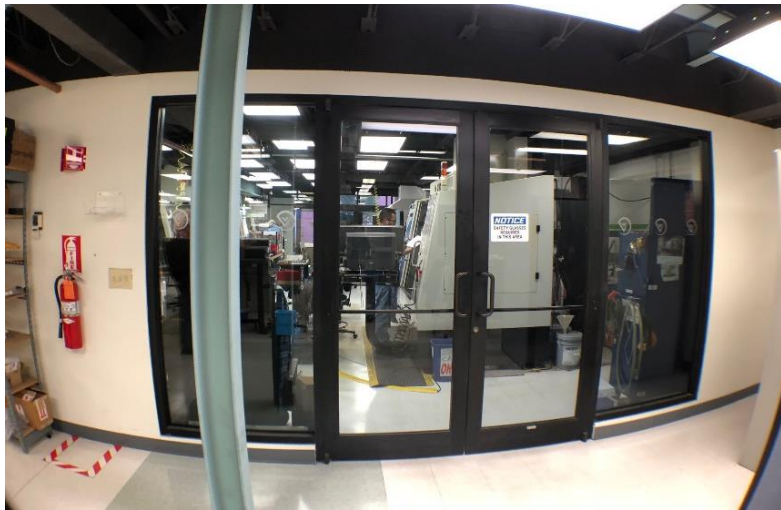
13,710 SF



Upscale Office Interior



R & D / Production Area



Park-like Midtown Campus Setting



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West Elevation



South Elevation



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