



# 3945 E PARADISE FALLS DR

TUCSON, AZ 85712

**CBRE**



# Building Specifications

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Available	±5,486 RSF to ±10,972 RSF First Floor
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Sublease Rate	\$24.00/RSF Modified Gross
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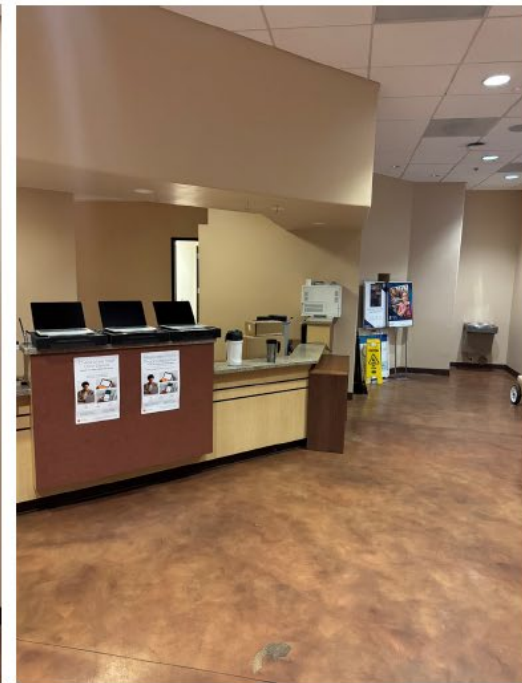
Master Lease Expiration	May 31, 2031
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Zoning	C-1, City of Tucson (according to Pima County Assessor)
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- Two-story professional office building located at the northwest corner of this center known as Paradise Falls Corporate Center.
  - Space has large windows and great natural light.
  - Very nice views, a private patio, and located right off The Loop.
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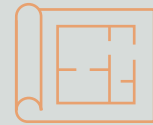
# FLOOR PLAN

First Floor



**Total Available**

±10,972 RSF

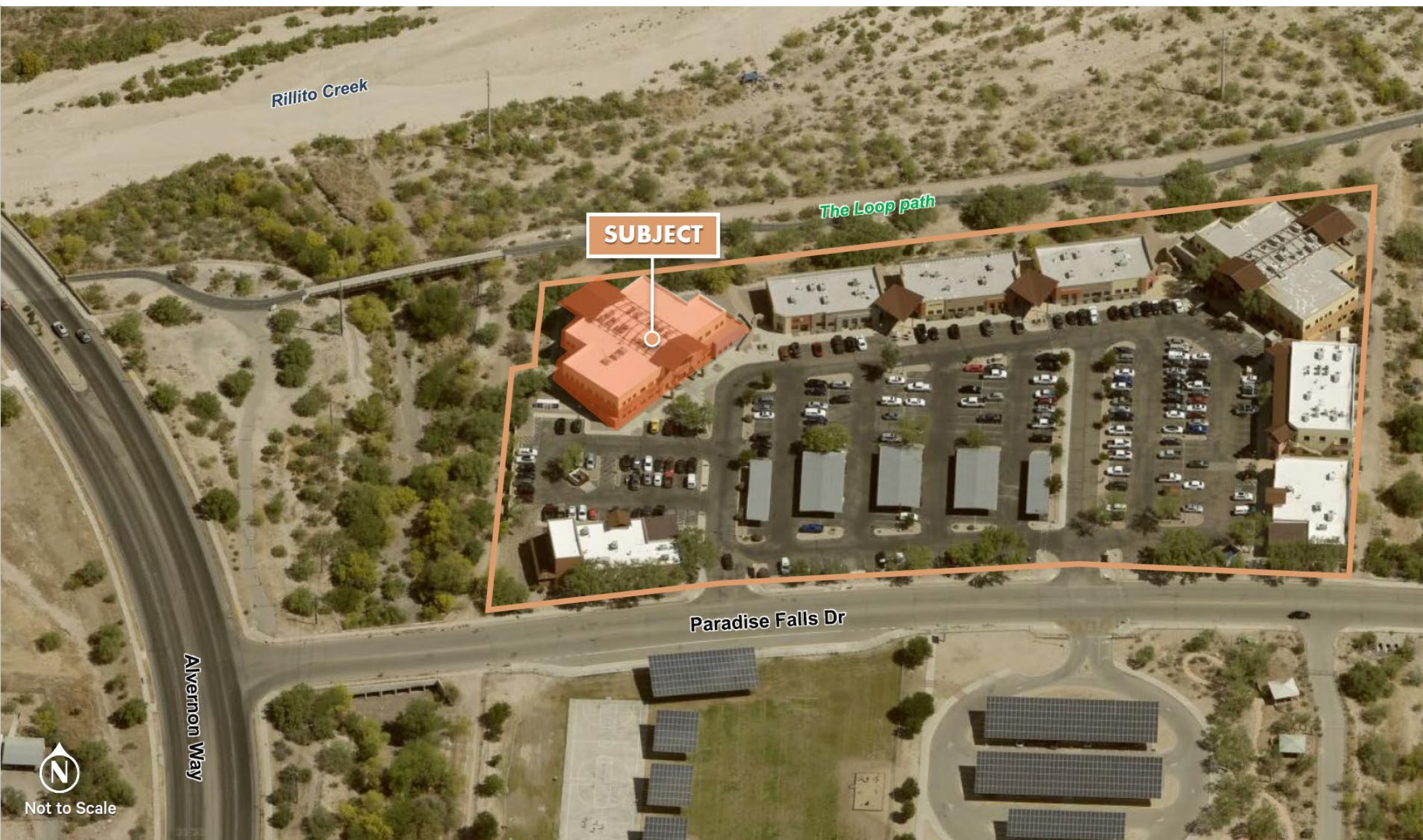


**Minimum Divisible**

±5,486 RSF



# Aerial





## CONTACT US

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# LOCATION MAP

**CBRE**

