



FOR LEASE

Office Space – Suite 201

6303 E Tanque Verde

Tucson, Arizona

Suite Size 1669 Sq Ft

Zoning: 0-3

Lease Rate: **\$16.50** / SF plus tax. (Full-service leases with base year provision.)

Utilities: Landlord pays all utilities, common area and suite maintenance, including janitorial & day porter services. Property taxes and insurance paid by Landlord.

Terms: Three -Year Minimum

Comments: **Strategically located at the intersection of Tanque Verde, Wilmot and Pima St,** great central access to Tucson's central/eastside market area. The **suite boasts floor to ceiling windows**, sliding glass door patio decks with views of the city on the southern side. The suite is accessible by glass windowed elevator that overlooks the atrium in the center of the office complex and stairwells on east and west ends. Open-air hallways surround the central atrium are completely enclosed with **new security fencing**. Private under building covered parking for tenants, solar covered parking structure with EV chargers for tenants and clients.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
alain@hcreinc.com



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030



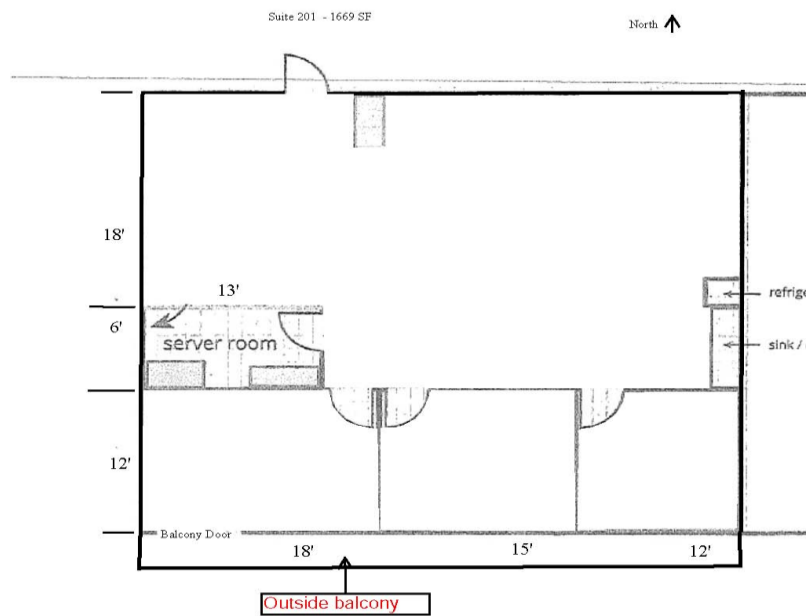
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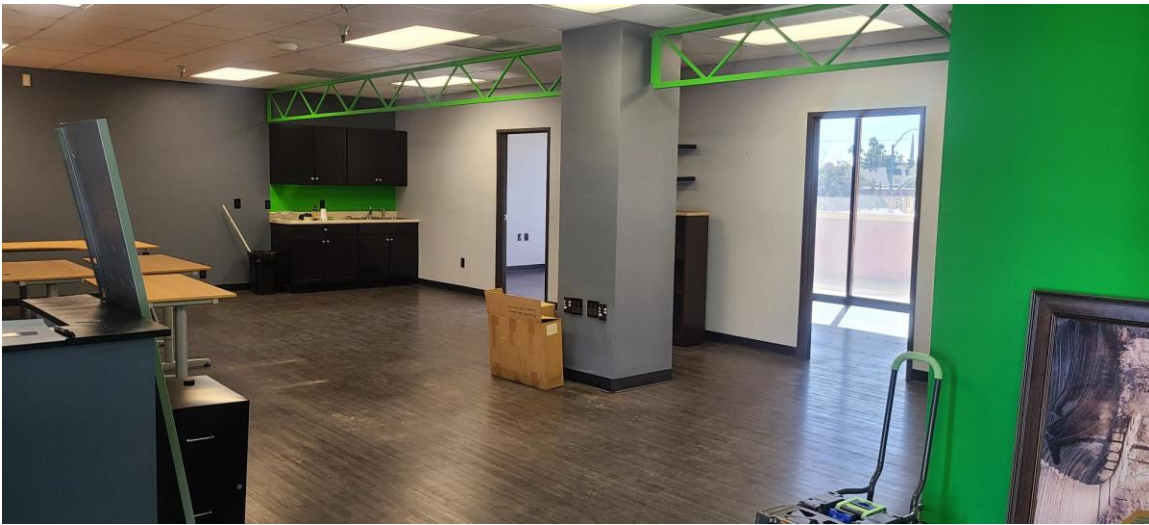
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6303 E Tanque Verde
New Security Fencing

