



# 3945 E PARADISE FALLS DR

TUCSON, AZ 85712

FOR SUBLEASE

**CBRE**



# Building Specifications

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Available                      ±4,464 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)

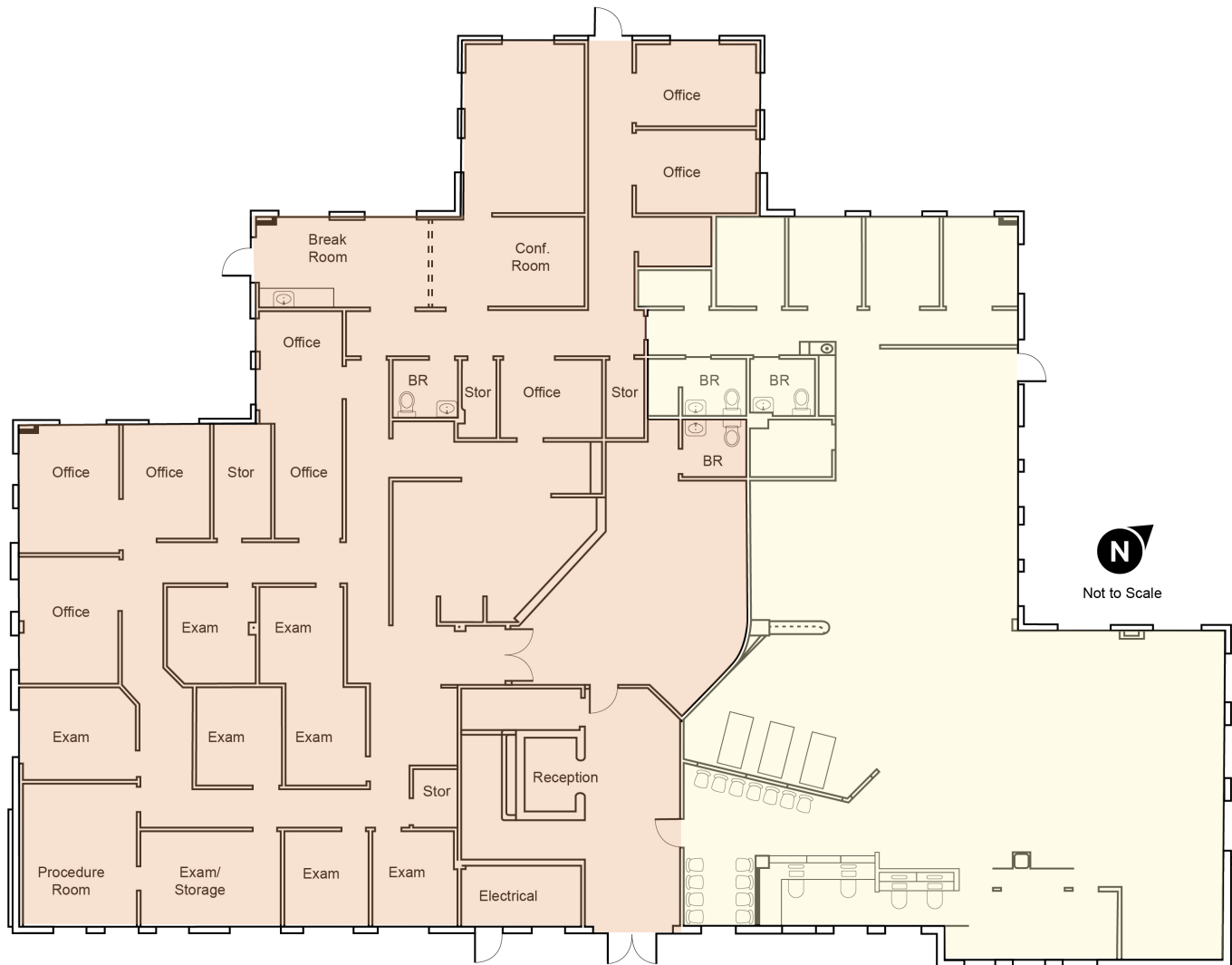
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- Two-story professional office building located at the northwest corner of this center known as Paradise Falls Corporate Center.
  - Space has large windows and great natural light.
  - Very nice views, a private patio, and located right off The Loop.
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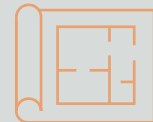


# Floor Plan

First Floor



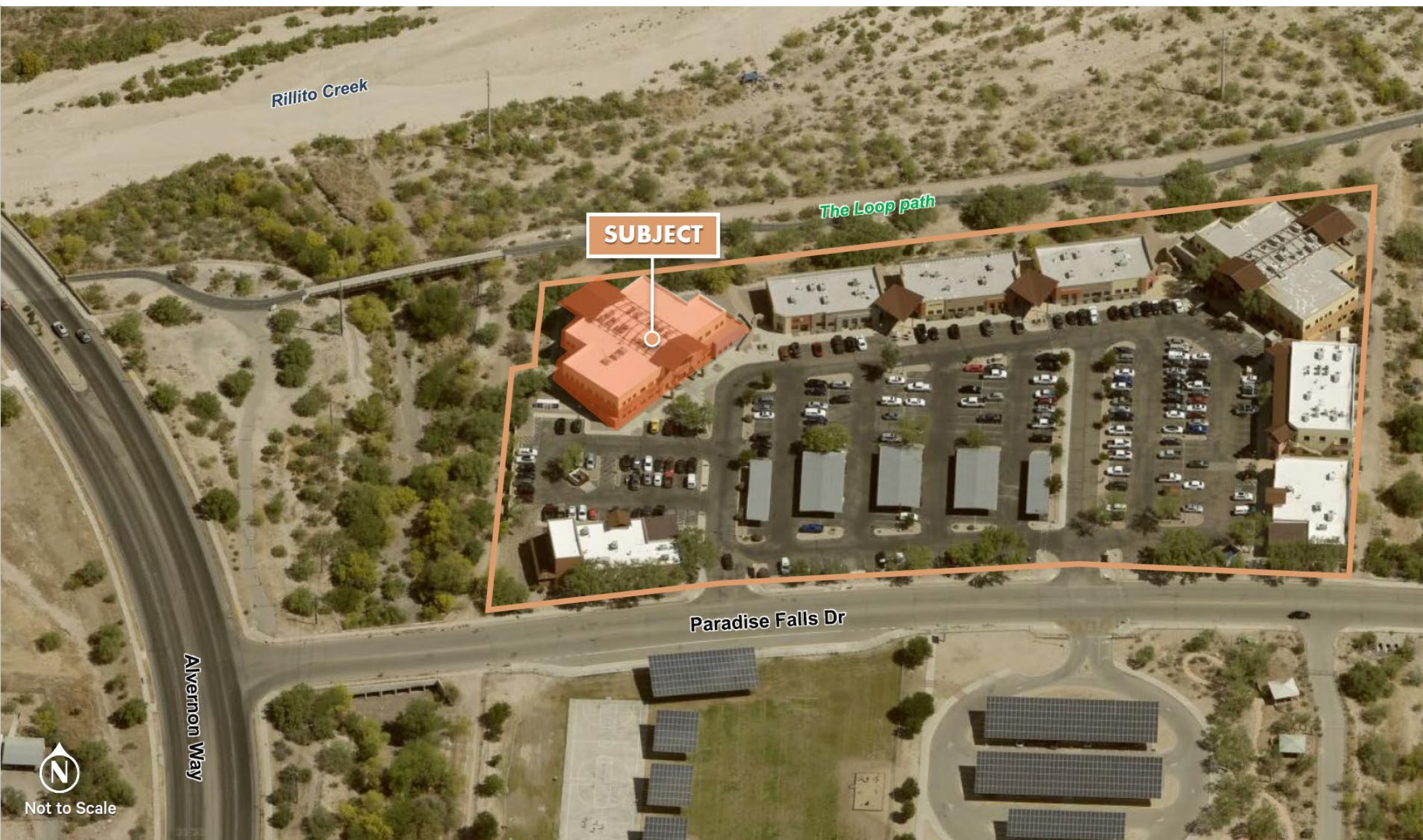
**Total Available**  
 $\pm 10,972$  RSF



**Divisible Sizes**  
 $\pm 6,508$  RSF  
 $\pm 4,464$  RSF



# Aerial





## CONTACT US

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## Location Map

