

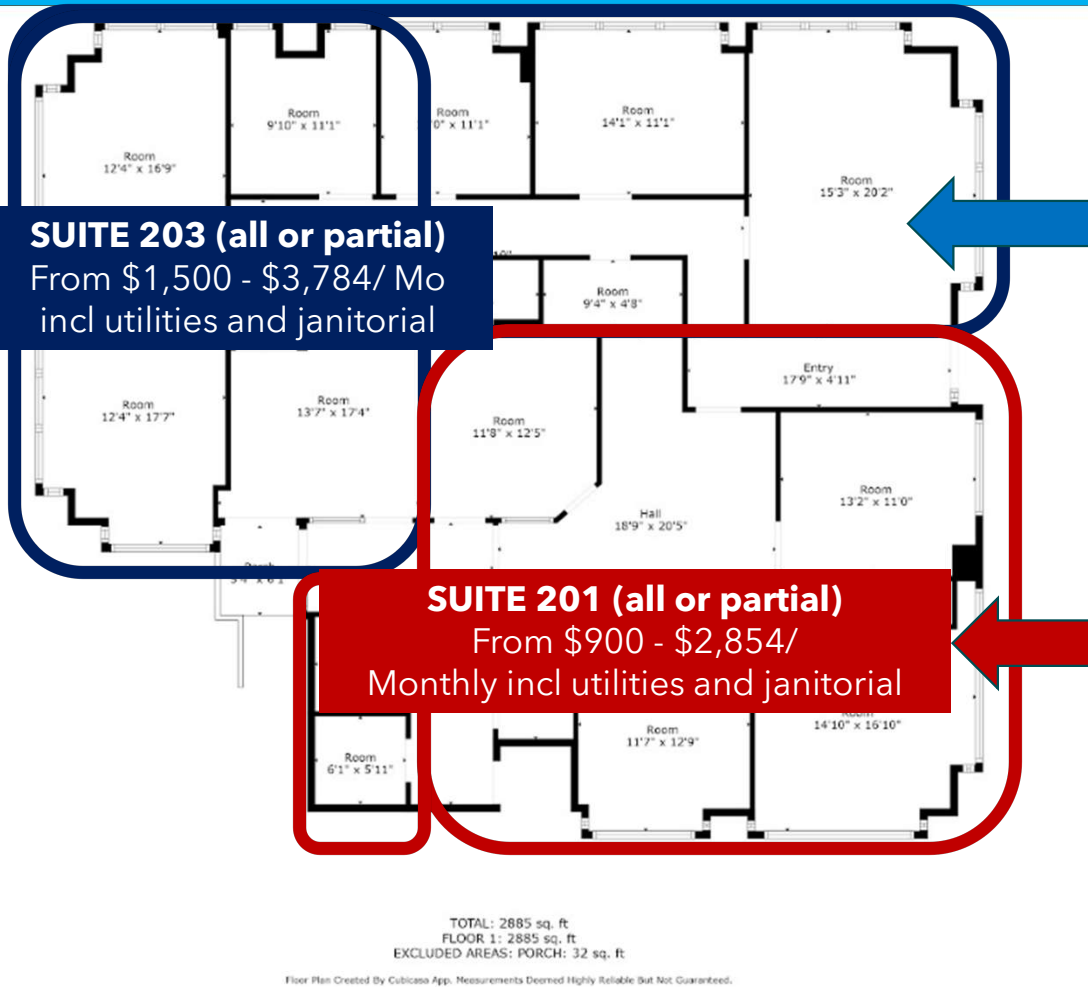
LOCATION! QUALITY! BUY for LESS than you can Build!
FOR SALE \$1.82M (or) LEASE (all or partial)
Call or text for prices and tour appointments



- Masters in Strategic Management & Real Estate Finance
- KB1 Licensed General Contractor
www.AZ-ICF.com
- Licensed Commercial Real Estate Agent

Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



MODIFIED GROSS LEASE

UPSTAIRS SUITES (with elevator)

SUITE 203 (all or partial)

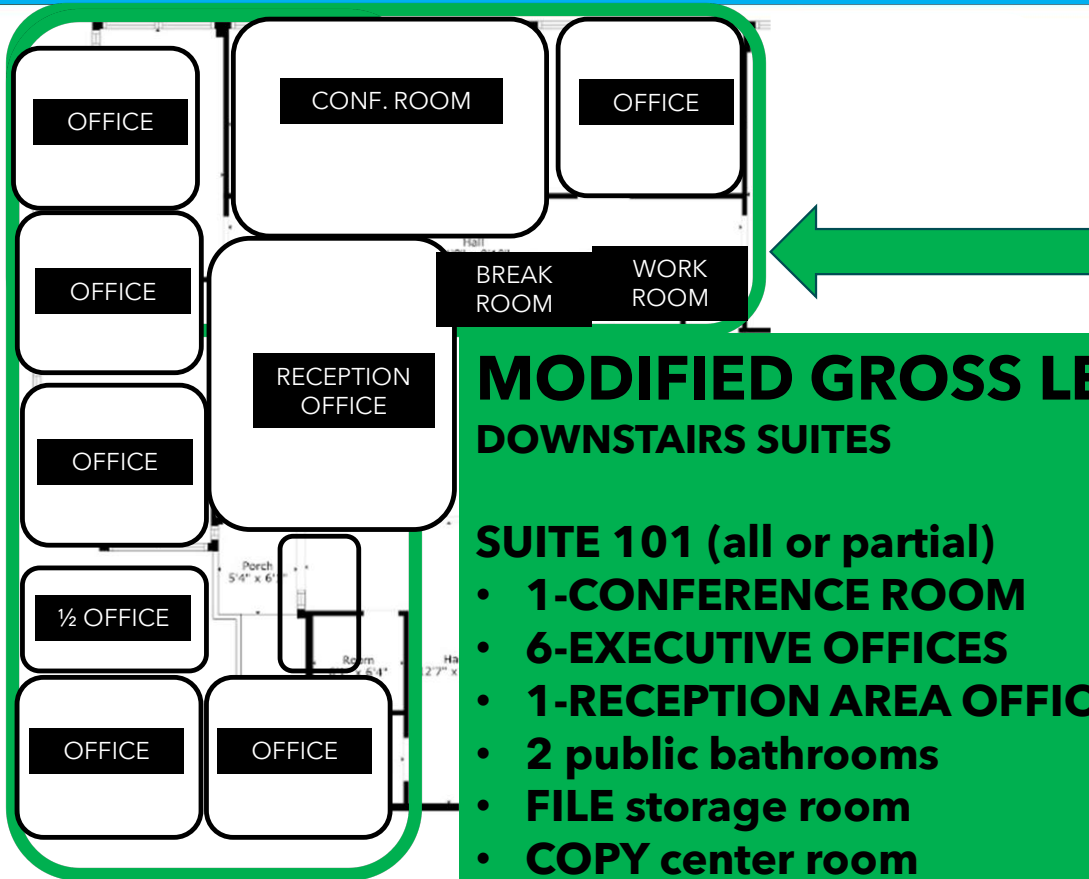
- 3-EXTRA LARGE OFFICES
- 3-EXECUTIVE OFFICES
- 1-RECEPTION AREA OFFICE
- Private $\frac{3}{4}$ BATH plus 2 public bathrooms
- KITCHENETTE

SUITE 201 (all or partial)

- 1-EXTRA LARGE OFFICE
- 3-EXECUTIVE OFFICES
- 1-RECEPTION AREA OFFICE
- 2 public bathrooms
- WET BAR with refrigerator

Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



SUITE 101 (all or partial)

From \$2,300 - \$4,054/ Mo
incl utilities and janitorial

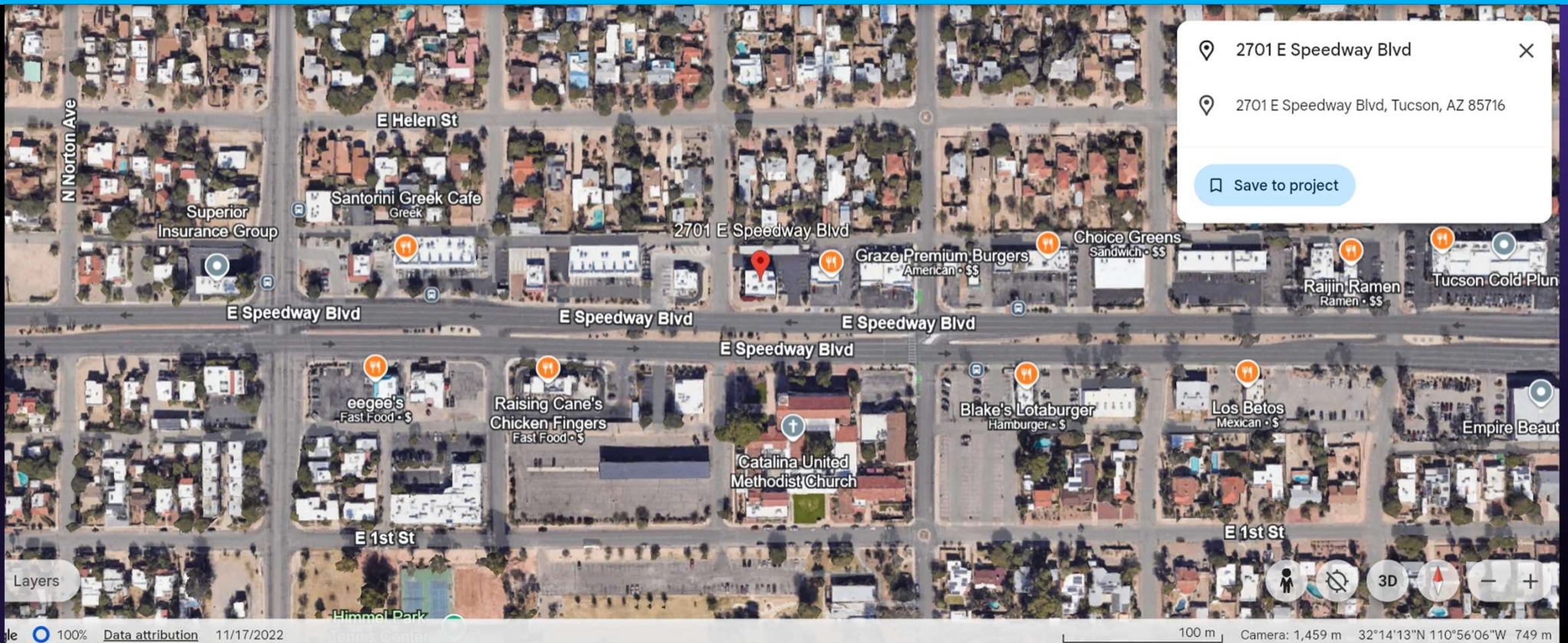
MODIFIED GROSS LEASE DOWNSTAIRS SUITES

SUITE 101 (all or partial)

- **1-CONFERENCE ROOM**
- **6-EXECUTIVE OFFICES**
- **1-RECEPTION AREA OFFICE**
- **2 public bathrooms**
- **FILE storage room**
- **COPY center room**
- **Break room**

Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

2701 E SPEEDWAY PROJECT - CONFIDENTIAL - NOT FOR RELEASE

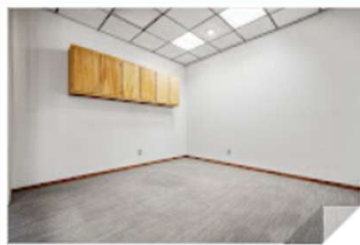
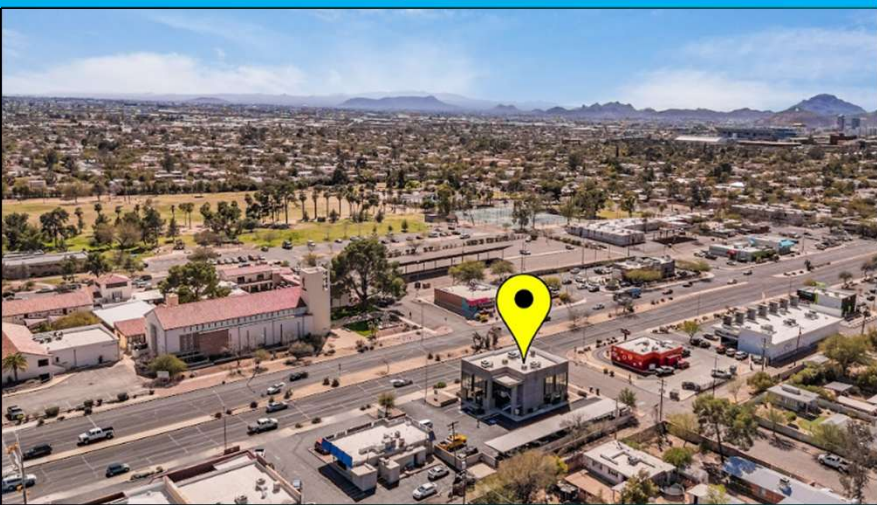


[GOOGLE EARTH LINK](#)

Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

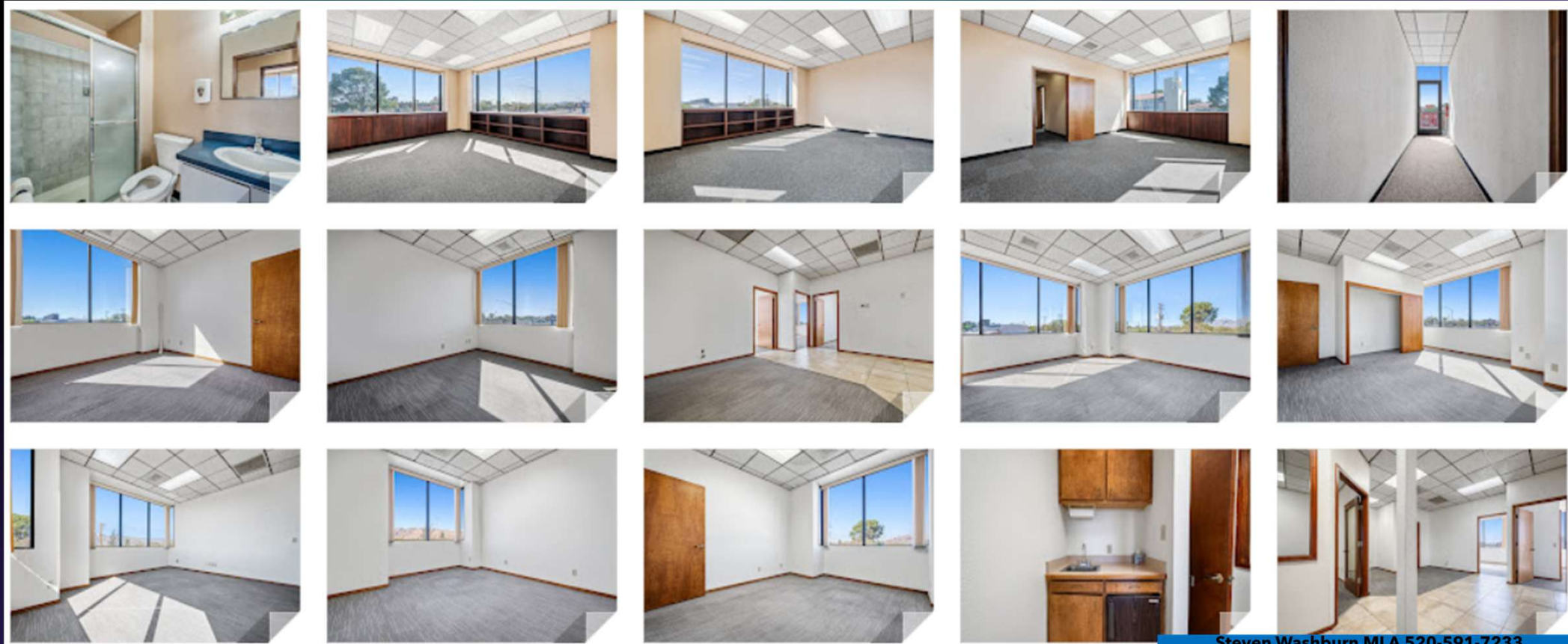
COPYRIGHT © 2024 ALL RIGHTS RESERVED - NO REPRODUCTION OR SHARING IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR smw337@alumni.Harvard.edu

University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

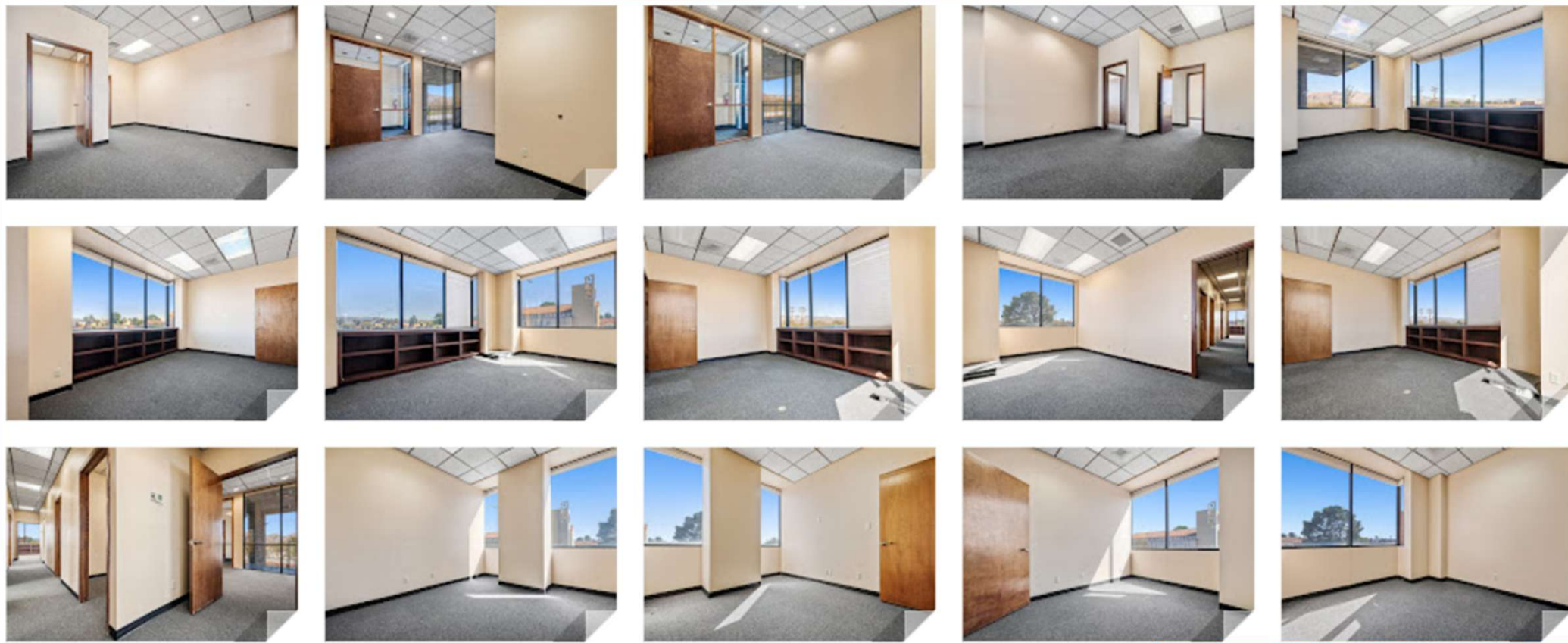
University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

COPYRIGHT © 2024 ALL RIGHTS RESERVED - NO REPRODUCTION OR SHARING IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR smw337@alumni.Harvard.edu

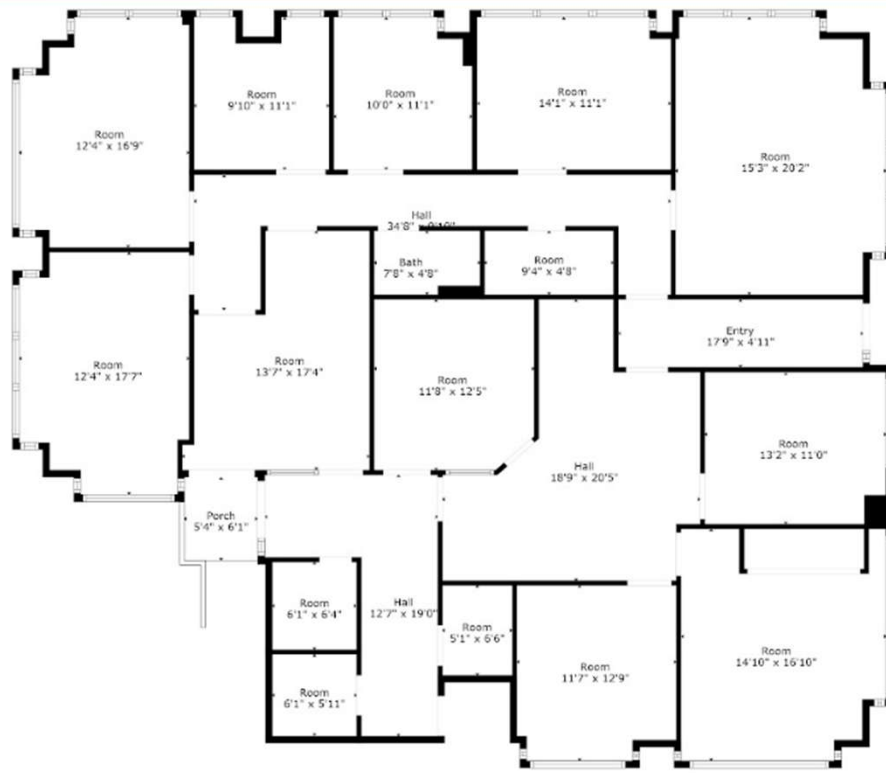
University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



Steven Washburn MLA 520-591-7233
Adrian Moreno eXp Realty 520-990-1168
eXp Realty Tucson, Arizona

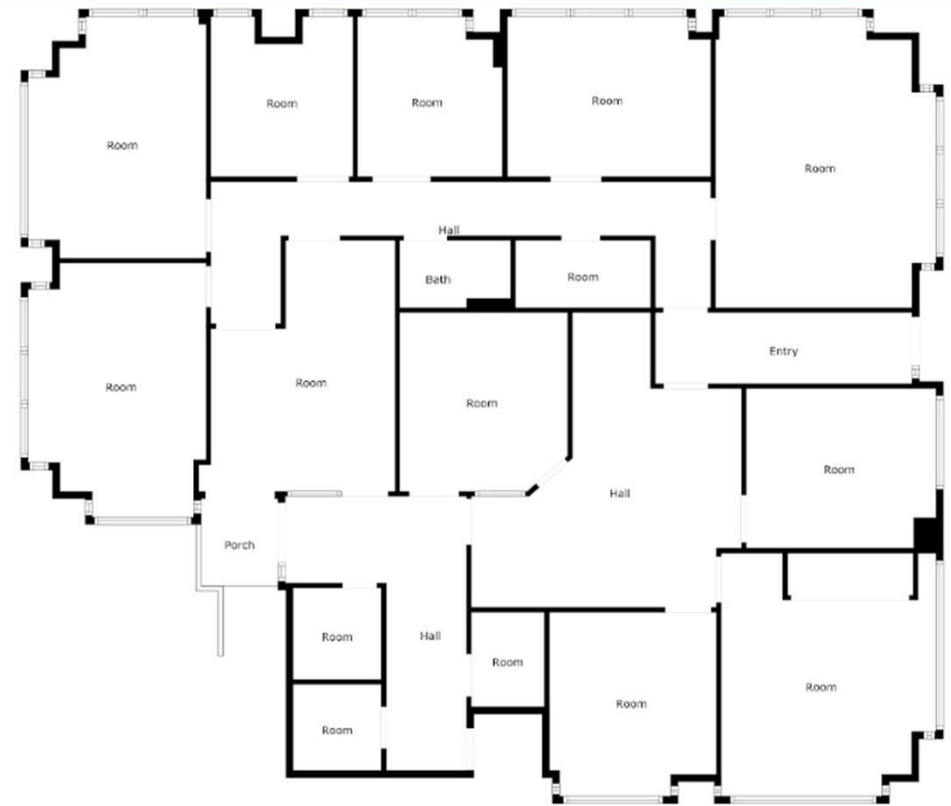
COPYRIGHT © 2024 ALL RIGHTS RESERVED - NO REPRODUCTION OR SHARING IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR smw337@alumni.Harvard.edu

University of Arizona area - 2701 E SPEEDWAY, Tucson, Arizona



TOTAL: 2885 sq. ft
FLOOR 1: 2885 sq. ft
EXCLUDED AREAS: PORCH: 32 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed

Steven Washburn **MLA 520-591-7233**
Adrian Moreno **eXp Realty 520-990-1168**
eXp Realty **Tucson, Arizona**