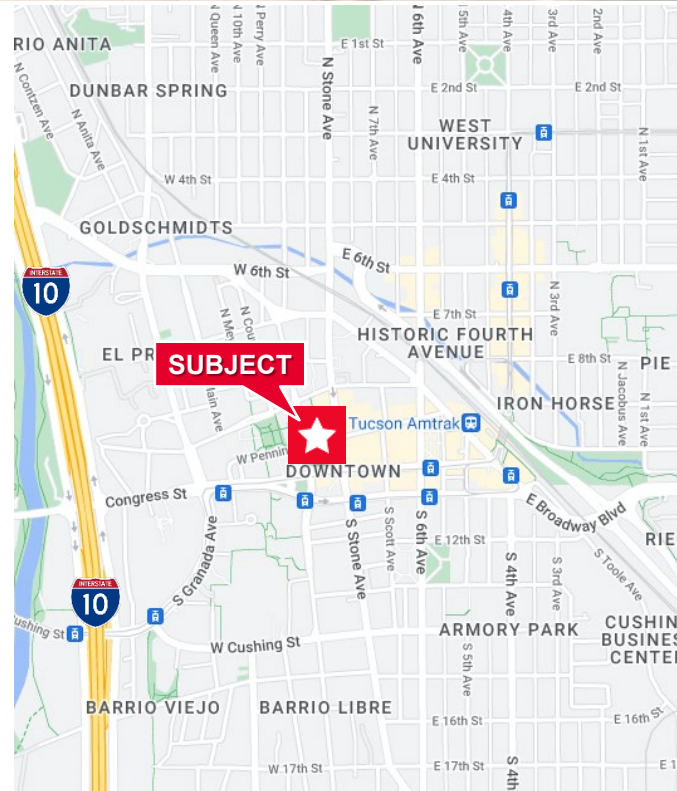




±2,500 SF – ±6,052 SF 2nd Story Office
Plus ±5,500 SF Basement
Lease Rate: From \$20.25 / SF, Modified Gross

Property Highlights

- Landlord to fund significant improvement allowance
- Outstanding location in the heart of Downtown
- Unique open floor plan with lots of exterior light
- Elevator and stairwell access to units
- Restaurants, entertainment & hotels just steps away
- Across the street from Pima County Courthouse
- Abundant parking in immediate proximity
- Modern streetcar stops across the street
- Basement can be used for retail, restaurant, or storage area

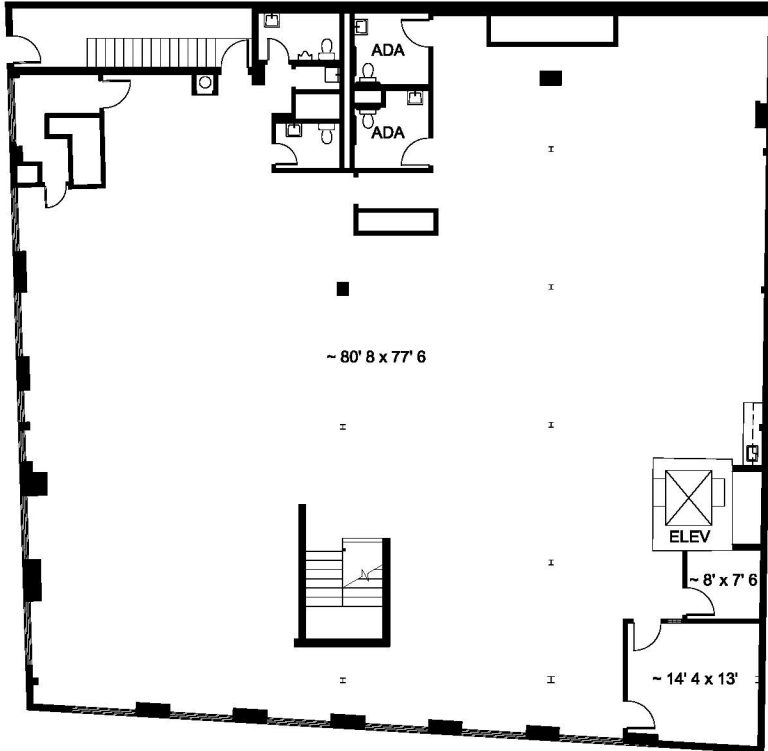


Jason Abraham Shaltiel
Commercial Properties
+1 520 546 2791
jshaltiel@picor.com

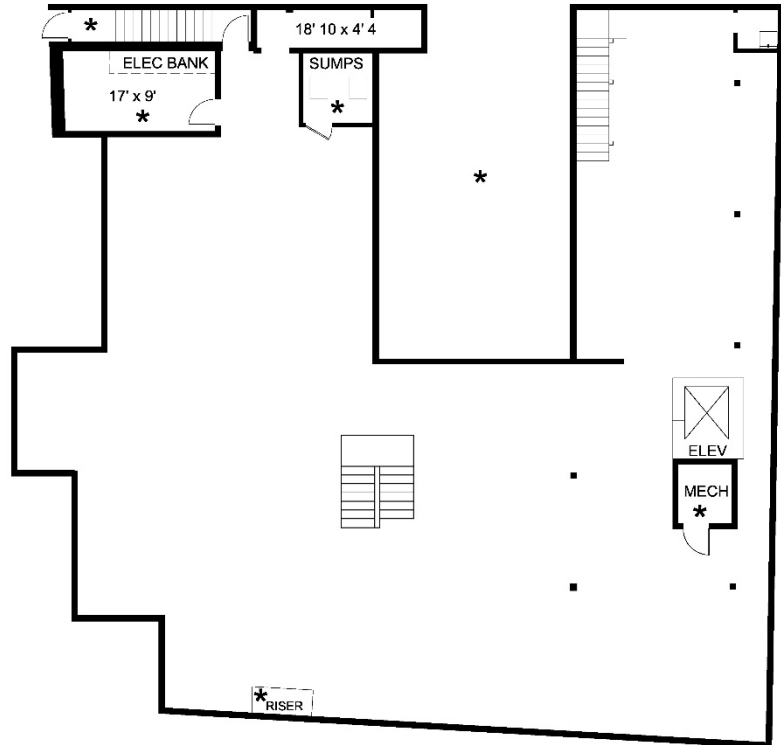
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Current Floor Plan

2nd Story - ±6,052 RSF (Demisable down to ±2,500 SF)
(office use)



Basement – ±5,500 RSF
(retail, restaurant, or storage use)



For more information, please contact:

Jason Abraham Shaltiel
Commercial Properties
+1 520 546 2791
jshaltiel@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 5/14/2024





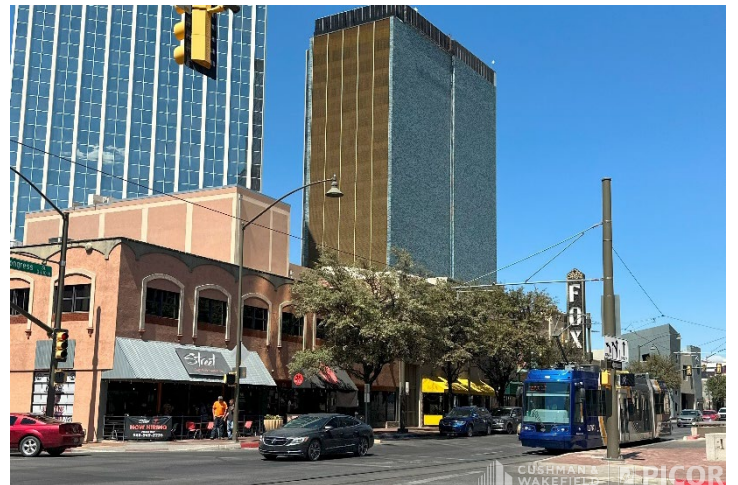
Concrete floor & exposed ventilation give a graceful industrial aesthetic



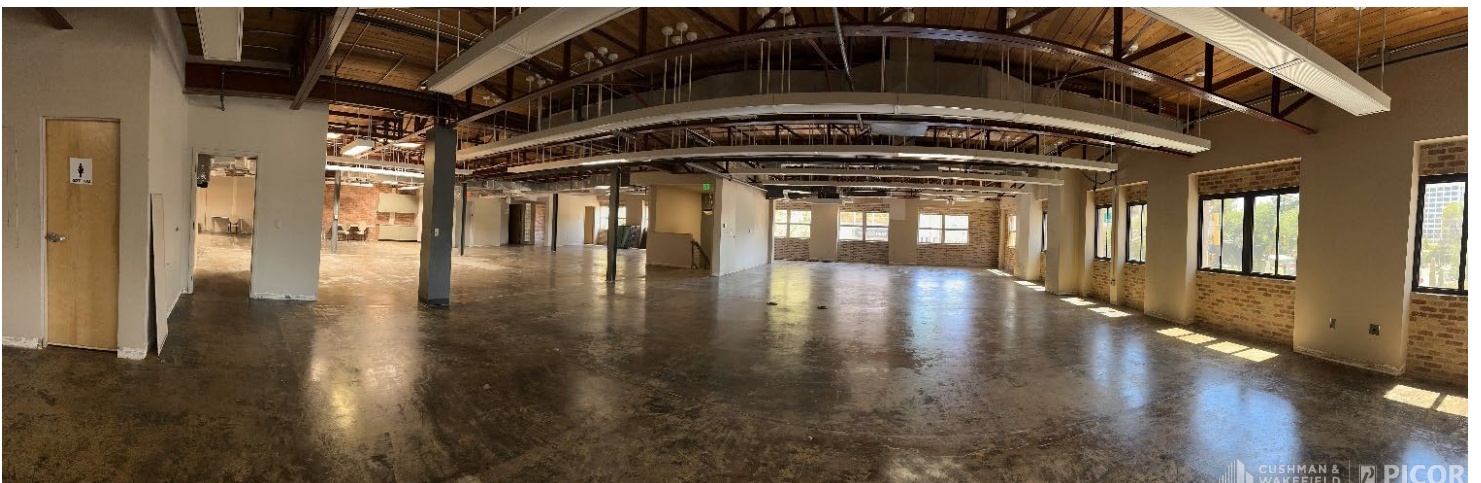
Exposed brick walls surround the space



ADA compliant restrooms



Abundance of restaurants nearby and trolley access



Open space with potential for many different concepts

Trade Map



Jason Abraham Shaltiel
Commercial Properties
 +1 520 546 2791
jshaltiel@picor.com

PICOR Commercial Real Estate Services
 5151 E. Broadway Blvd, Suite 115
 Tucson, Arizona 85711
 phone: +1 520 748 7100
picor.com