



## OFFICE/FLEX SPACE FOR LEASE (ASSEMBLY/MANUFACTURING)



**LARSEN  
BAKER**

6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
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Owner/Agent

 **CUSHMAN &  
WAKEFIELD**  
 **PICOR**

# AVAILABILITY

**Office Flex and Call Center Space Available, Can Accommodate Assembly and Manufacturing**

Suite	Size (SF)	Space Type
149 C	8,877*	Office w/ Roll up
149 D	9,936*	Office (100%)
200	25,444	Office (100%) Call Center

**Lease Rate: \$10/sf MG for Call center space**

**\*\$0.60/SF per month, NNN for Flex**

(NNN charges currently estimated at \$3.62/SF per year)



## PROPERTY FEATURES

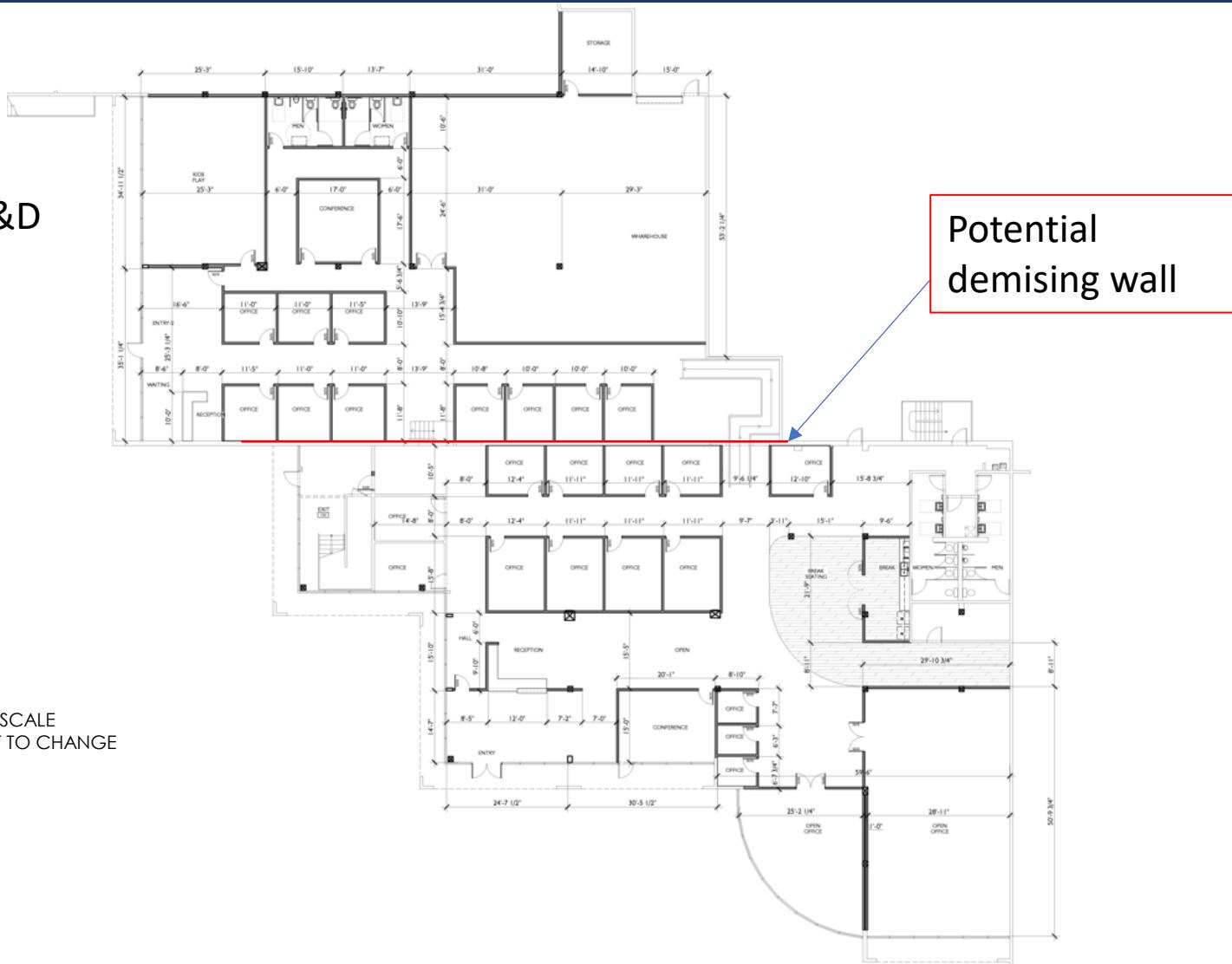
<b>Power:</b>	200 amps to 400 amps at 277/480V
<b>Ceiling Height:</b>	24' clear in warehouse
<b>Parking:</b>	6.12/1,000 SF
<b>Zoning:</b>	CI-1

## PROPERTY HIGHLIGHTS

- Located in the prestigious Butterfield Business Park, one of Tucson's class "A" business parks
- Located next to Interstate 10
- Located 10 minutes from the University of Arizona
- 10 minutes from Tucson International Airport
- Ideal for office, research and development or industrial use
- Functional for assembly and warehousing

# FLOOR PLAN (currently combined)

Suite 149 C&D



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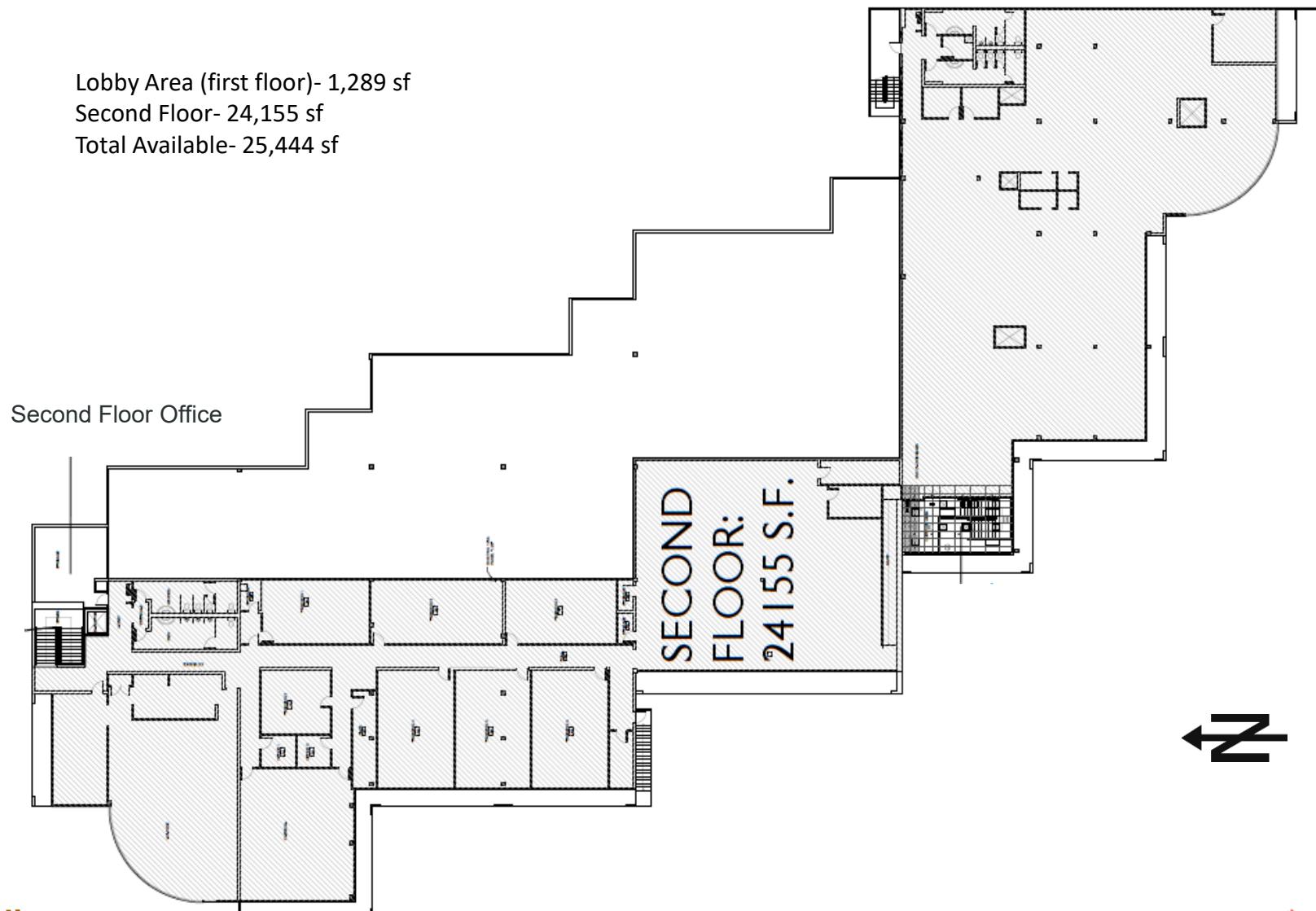
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# FLOOR PLANS- Second Floor Call Center Space (and first floor lobby)

Lobby Area (first floor)- 1,289 sf  
Second Floor- 24,155 sf  
Total Available- 25,444 sf



  
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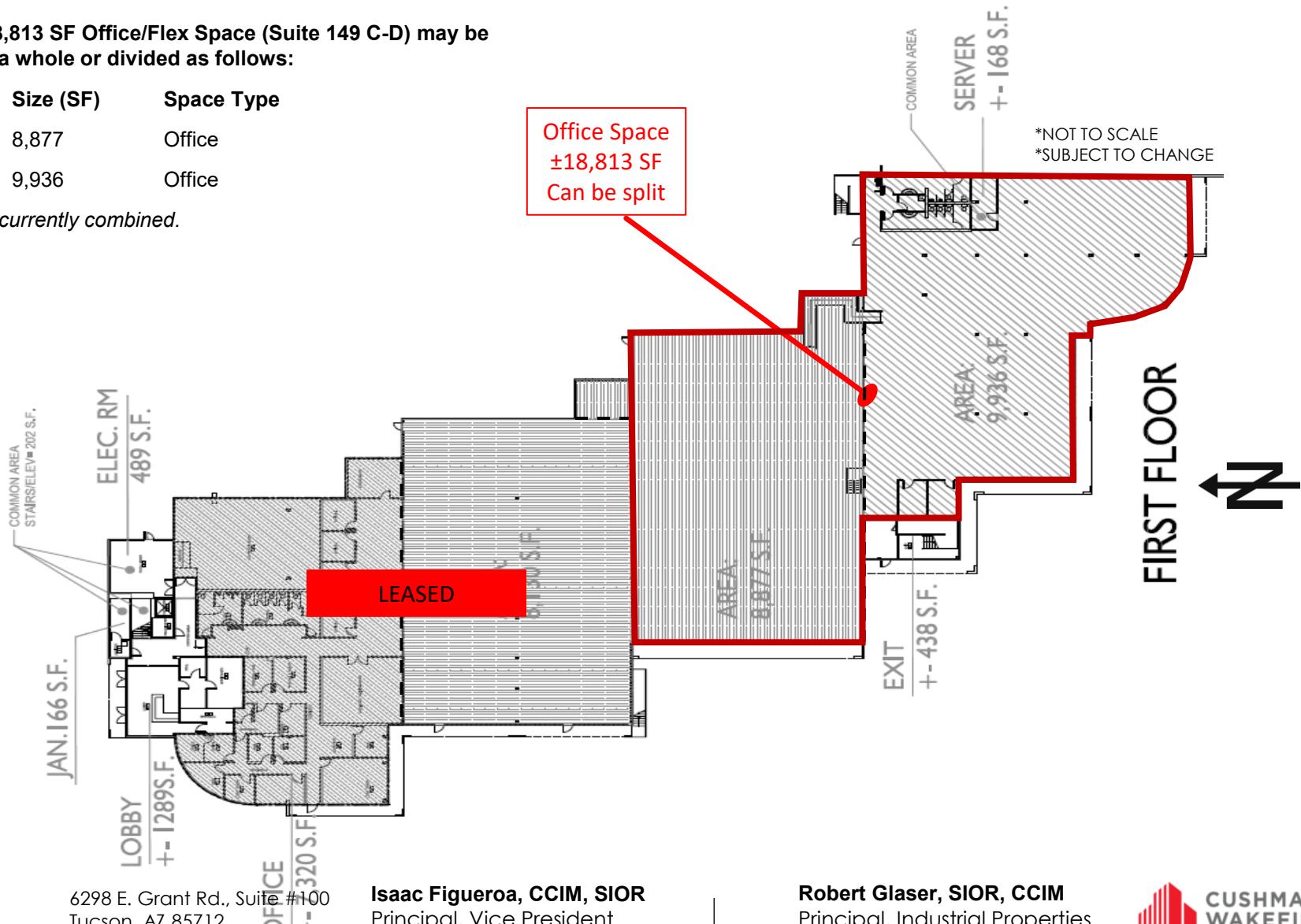
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# FLOOR PLANS

Current 18,813 SF Office/Flex Space (Suite 149 C-D) may be leased as a whole or divided as follows:

Suite	Size (SF)	Space Type
149C	8,877	Office
149D	9,936	Office

Suites are currently combined.



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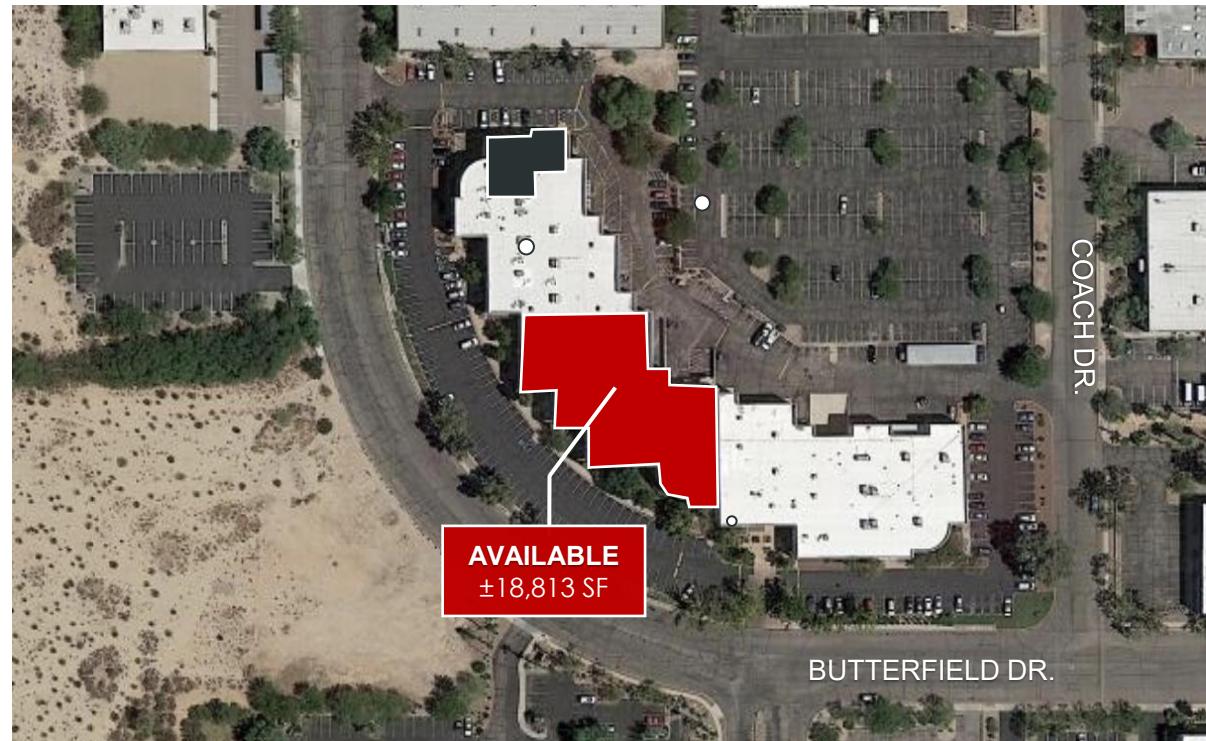
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# CURRENT TENANT LIST

Tenant	Suite #	Size (SF)
Sears Call Center	249	33,000
Strongbuilt Mechanical	149 A & B	15,450
<b>AVAILABLE</b>	<b>149 C &amp; D</b>	<b>18,813</b>
<b>AVAILABLE</b>	<b>149 C</b>	<b>8,877</b>
<b>AVAILABLE</b>	<b>149 D</b>	<b>9,936</b>
Automation Specialists	151	4,024
Kasa Trading	155	3,747
Kasa Trading	160	3,900
CSL Plasma	195	16,451



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# AERIAL MAP



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