

BUTTERFIELD TECHNOLOGY CENTER | 4775 S. BUTTERFIELD DR. TUCSON, AZ 85714



OFFICE/FLEX SPACE FOR LEASE (ASSEMBLY/MANUFACTURING)



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com
Owner/Agent

Robert Glaser, SIOR, CCIM
Principal, Industrial Properties
520.546.2707
rglaser@picor.com
Owner/Agent



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

Power: 200 amps to 400 amps at 277/480V

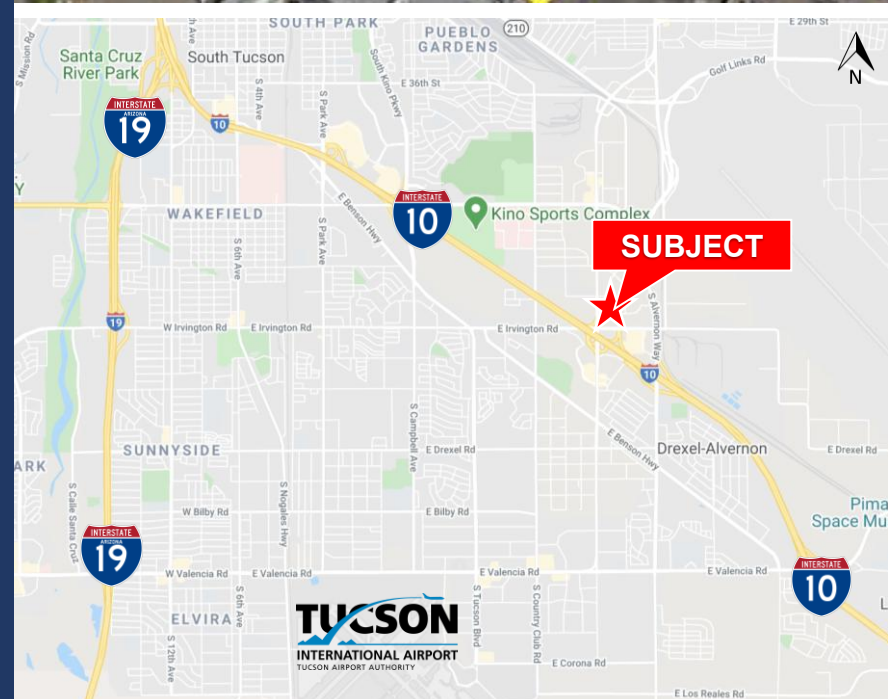
Ceiling Height: 24' clear in warehouse

Parking: 6.12/1,000 SF

Zoning: 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

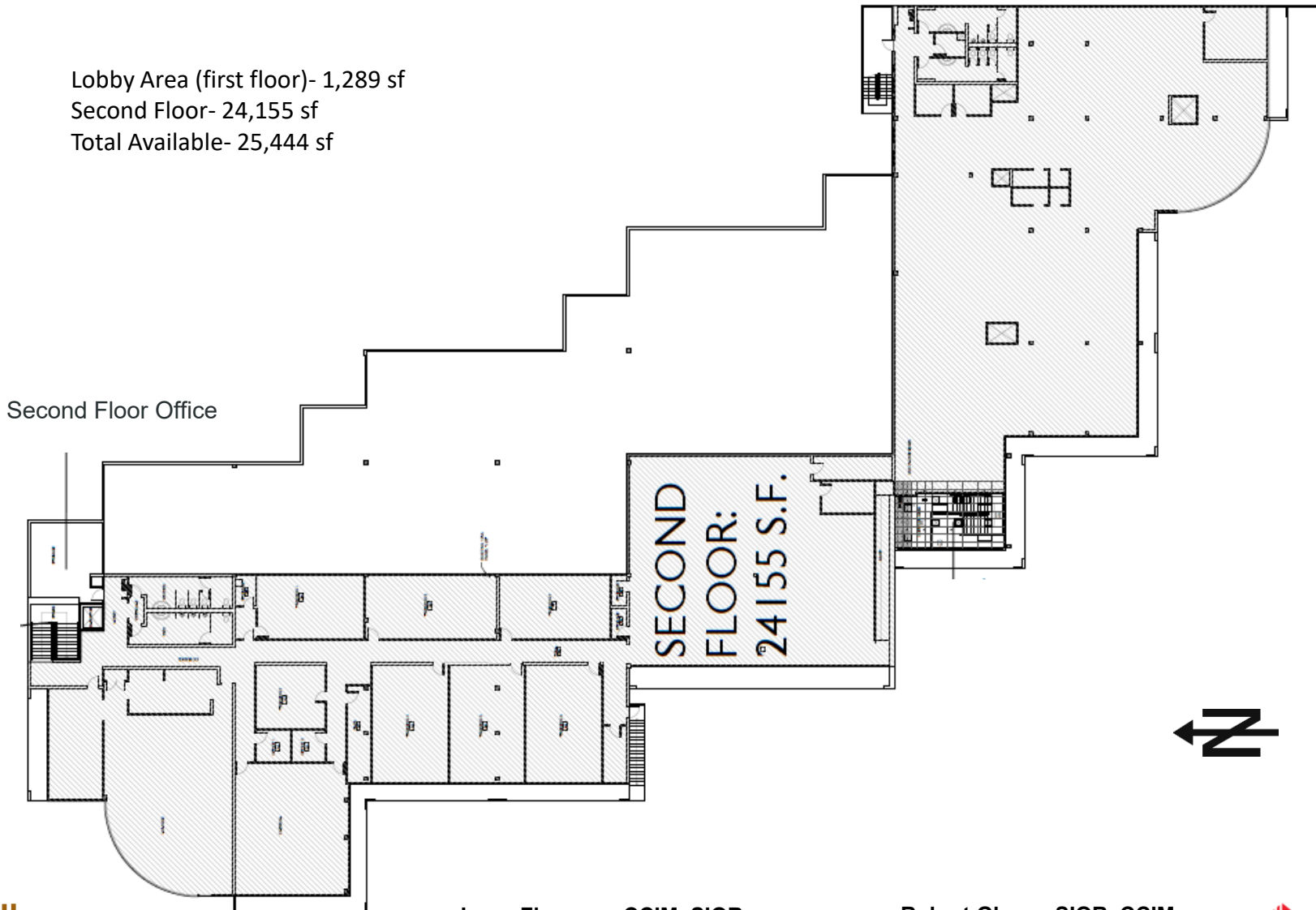


Suite 149 C&D



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

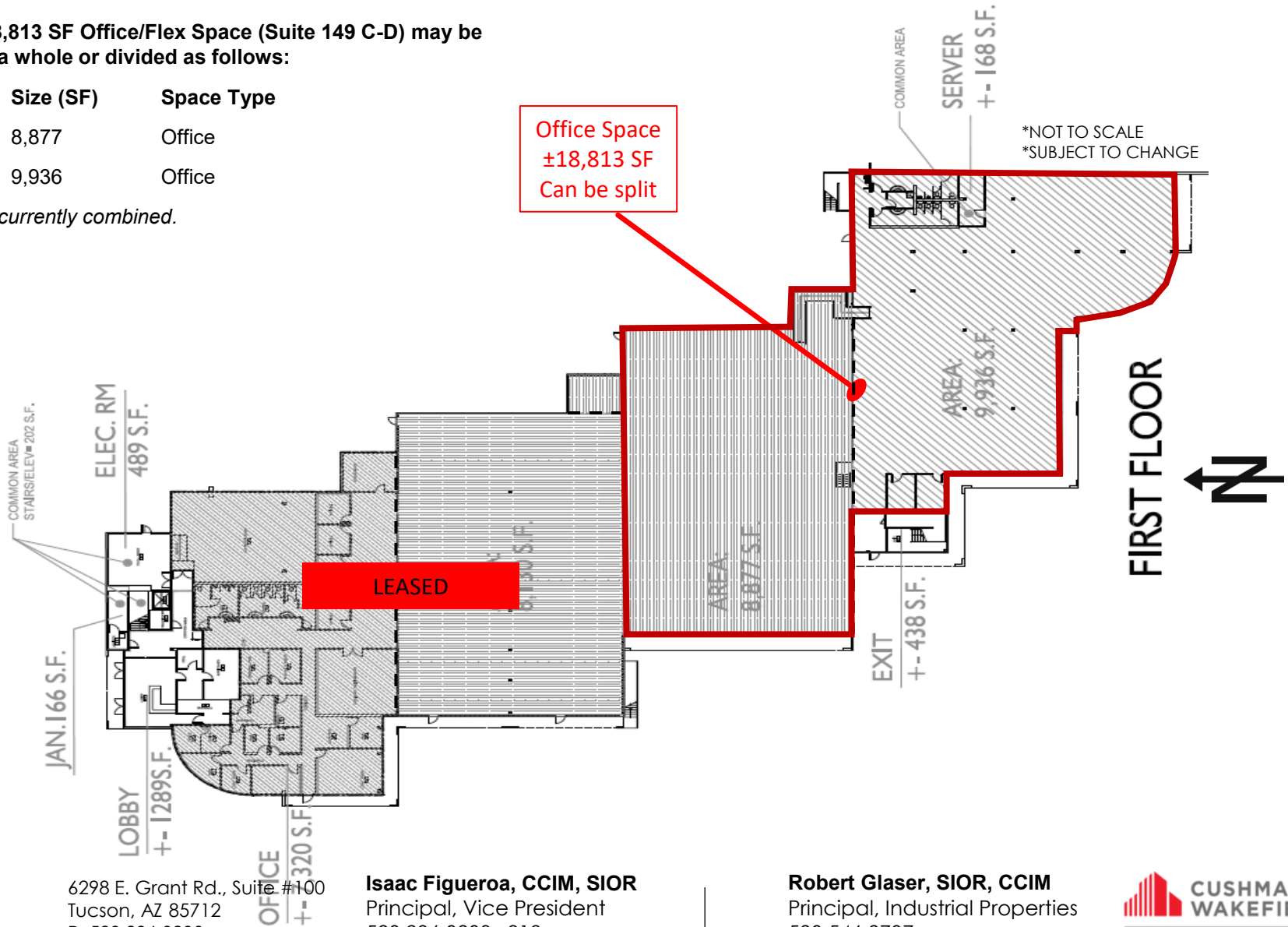


FLOOR PLANS

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

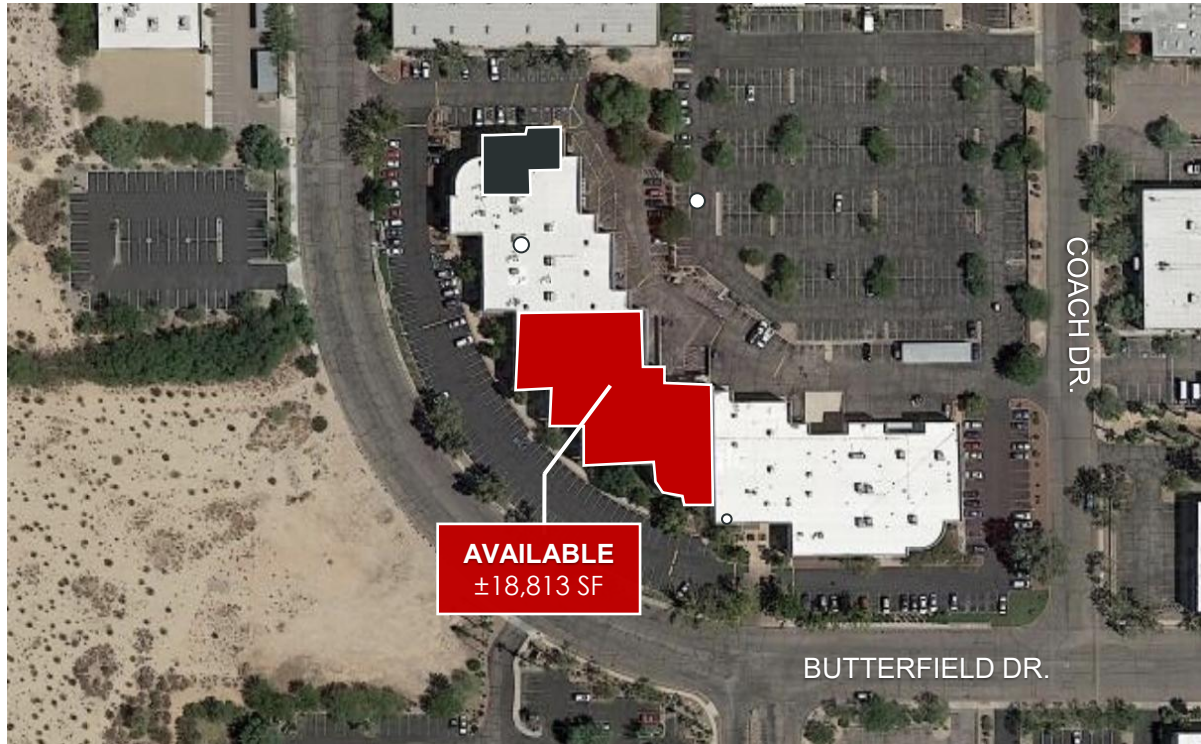
Suite	Size (SF)	Space Type
149C	8,877	Office
149D	9,936	Office

Suites are currently combined.

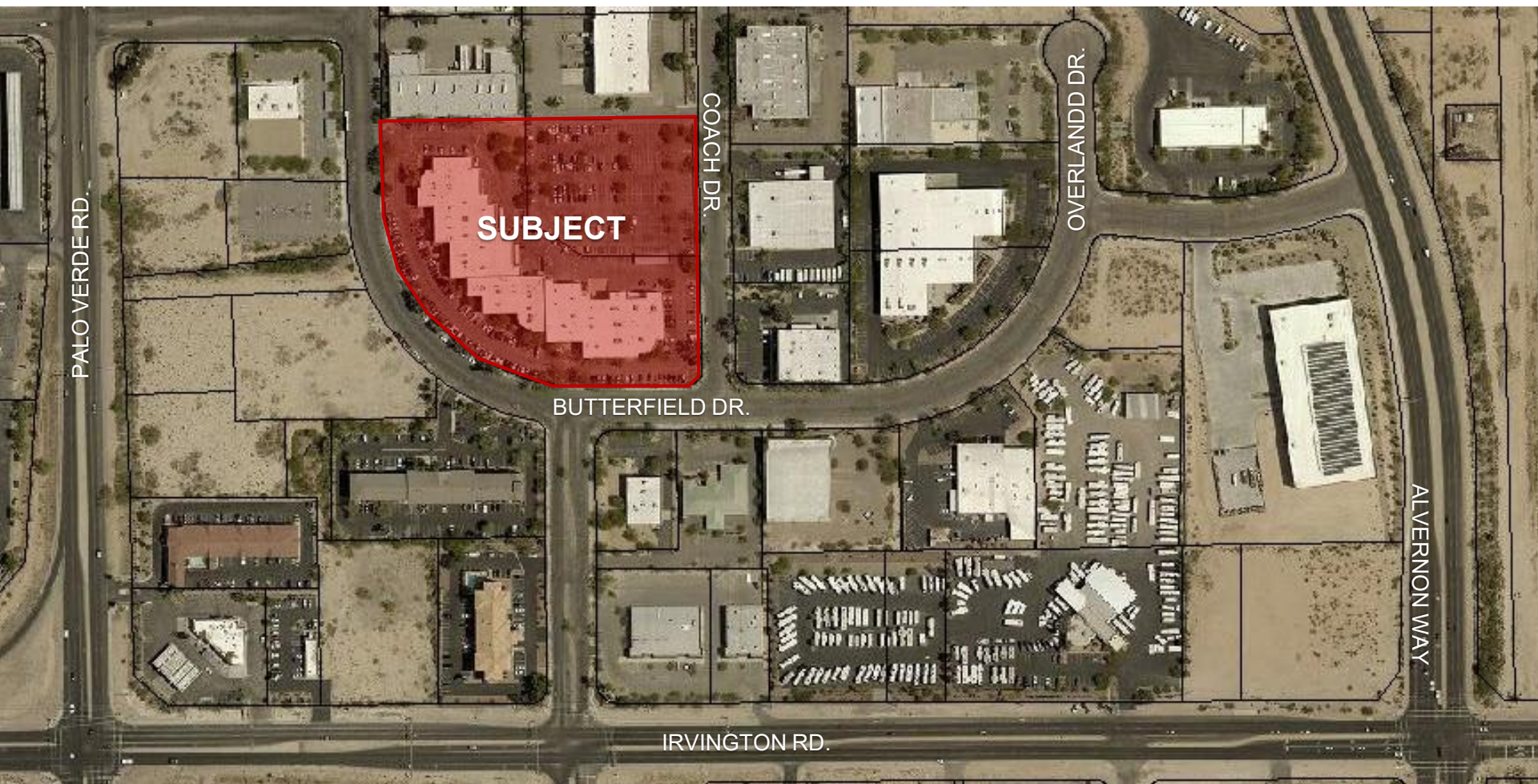


CURRENT TENANT LIST

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



AERIAL MAP



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200
F: 520.296.1571
www.larsenbaker.com

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com
Owner/Agent

Robert Glaser, SIOR, CCIM
Principal, Industrial Properties
520.546.2707
rglaser@picor.com
Owner/Agent

