

CLASS "A" OFFICE SPACE | 333 E. WETMORE RD. TUCSON, AZ 85705



OFFICE SPACE FOR SUB-LEASE



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

Frank Arrotta
Associate Broker
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Suite	Size (SF):	Floor:
325/335	±4,045 SF	3rd

Lease Rate: \$12.45 PSF/YR Full Service

PROPERTY FEATURES

Parking: 5.27/1,000 SF

Zoning: C-3

PROPERTY HIGHLIGHTS

- Landmark Class A building
- Great Visibility
- Premier Center
- Ample Parking
- New Buildout – Never Occupied
- Onsite Lobby Security Desk
- Stunning View of City and Mountains
- High Traffic Volume
- Full-Service Lease
- Locker Room and Shower on First Floor
- Furniture Available



TRADE AREA



**Wetmore
Shops**



**Wetmore
Plaza**



TUCSON MALL
Your shopping destination



Stone Ave.

FLOOR PLAN

Drawn/Sign Envelope ID: 8CFB9F85-7D8A-4181-8728-8C83A627078C

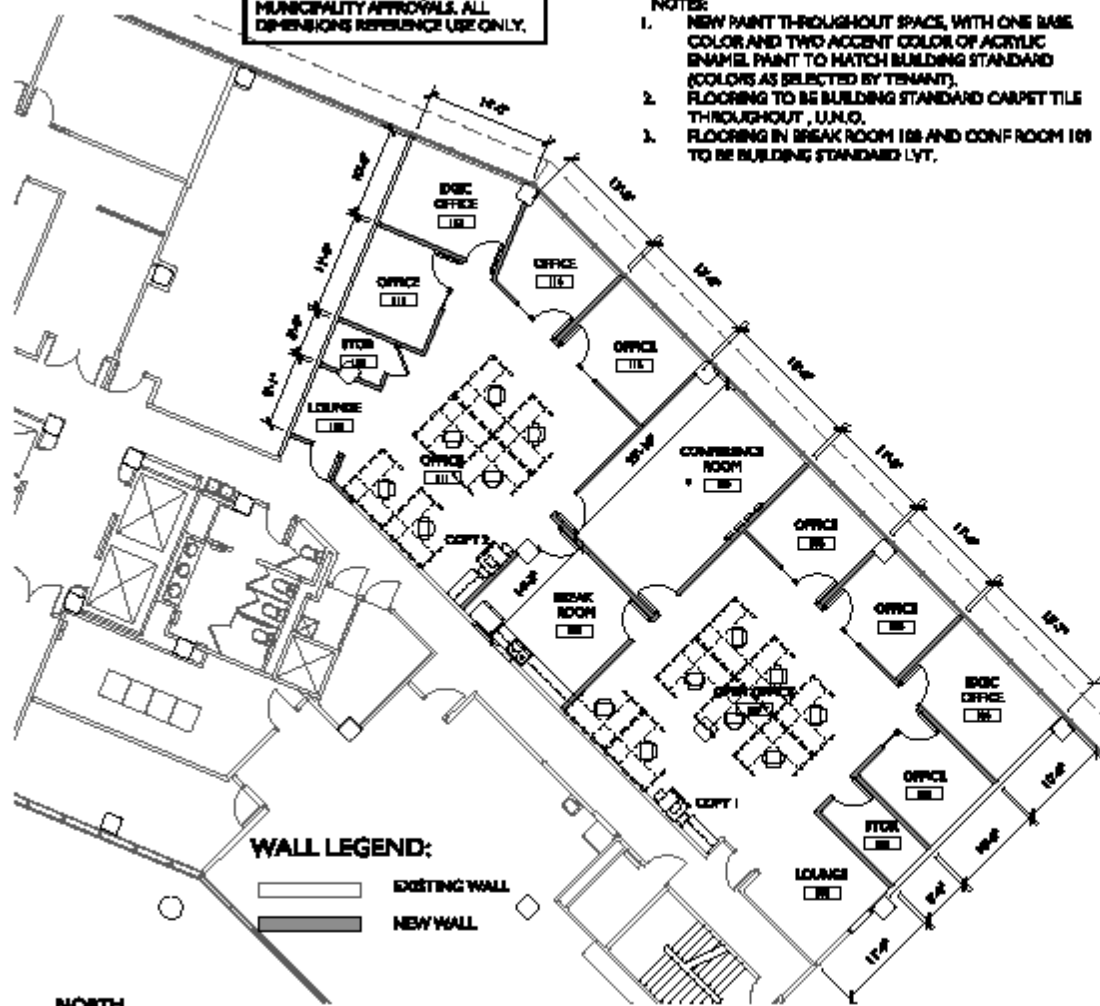
NOTE: THIS IS A SCHEMATIC ONLY FLOOR PLAN AND SUBJECT TO MUNICIPALITY APPROVALS. ALL DIMENSIONS REFERENCE USE ONLY.

EXHIBIT C-1

NOTES:

1. NEW PAINT THROUGHOUT SPACE, WITH ONE BASE COLOR AND TWO ACCENT COLOR OF ACRYLIC ENAMEL PAINT TO MATCH BUILDING STANDARD (COLORS AS SELECTED BY TENANT).
2. FLOORING TO BE BUILDING STANDARD CARPET TILE THROUGHOUT, U.N.O.
3. FLOORING IN BREAK ROOM 108 AND CONF ROOM 109 TO BE BUILDING STANDARD LVT.

4. NEW DOORS TO BE BUILDING STANDARD, SOLID CORE PREFINISHED ROTARY WHITE BIRCH (BUILDING STANDARD COLOR) WITH NEW BUILDING STANDARD FRAMES AND HARDWARE. HARDWARE TO BE ALL PASSAGE. ALL HARDWARE TO BE ANSI A117.1 & ADA APPROVED.
5. NEW 34" SIDELIGHT AT OFFICE 103, 105, 106, 113, 114 AND 115 TO BE FRAMELESS GLASS SIDELIGHT WITH ALUMINUM TOP AND BOTTOM U-CHANNELS FROM FINISH FLOOR TO MATCH HEIGHT OF ADJACENT DOORS. NO MINIBLIND/WINDOW COVERINGS ADDED TO SIDELIGHTS.
6. ALL ROOMS TO RECEIVE 2 DUPLEX POWER OUTLETS.
7. ALL OFFICE TO RECEIVE 1 DATA RING WITH FULL STRING.
8. ALL EXISTING CEILING TILE AND GRID TO REMAIN. RECONFIGURE AS REQ'D BY NEW PARTITION LAYOUT.
9. ALL EXISTING LIGHTING FIXTURES TO REMAIN. RECONFIGURE AS REQ'D BY NEW PARTITION LAYOUT.
10. PROVIDE DEDICATED CIRCUIT FOR TENANT PROVIDED COPER IN COPY AREA 1 & 2.
11. COPY AREA 1 & 2: 48" LONG 12" UPPER CABINETS AND 34" DEEP LOWER CABINETS AT 34-1/2" A.F.F. TO MEET ADA REQUIREMENTS. THE COUNTER TOP WILL BE PLASTIC LAMINATE. CABINETS AND COUNTERTOP COLOR AS SELECTED BY TENANT.
12. BREAK ROOM 108: 12" UPPER CABINETS AND 34" DEEP LOWER CABINETS AT 34-1/2" A.F.F. TO MEET ADA REQUIREMENTS. 1/2" DROP-IN S.S. SINK. PROVIDE PLUMBING AS REQ'D. THE COUNTER TOP WILL BE PLASTIC LAMINATE. CABINETS AND COUNTERTOP COLOR AS SELECTED BY TENANT.
13. ALL IT / PHONE AND DATA CABLES FURNISHED BY TENANT AND AT TENANT'S SOLE EXPENSE AND COST.
14. ALL FURNITURE / MODULE WORK STATIONS BY TENANT.
15. OPEN OFFICE CURSICLE AREA WORKSTATIONS POWER AND DATA WILL BE FED BY POWER POLE OR ELECTRICAL WHIP.
16. PROVIDE SINGLE FLOOR CORE OUTLET WITH ONE CIRCUIT AND DATA CONDUIT AT CONF. ROOM 109.
17. TENANT PROVIDED WALL MOUNTED TV IN CONF. ROOM 109. PROVIDE POWER AND DATA CONDUIT CONNECTION AND BACKING IN WALL.



WALL LEGEND:

- EXISTING WALL
NEW WALL



FLOOR PLAN - 333 EAST WETMORE - Suite 3xx

NOT TO SCALE

JOB#21031

a23studios

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