

**FOR SUBLEASE:
OFFICE SPACE**

VAST COMMERCIAL

REAL ESTATE SOLUTIONS

NOW SUBLEASING:

**180 WEST
MAGEE #134**

**BUILT-OUT, MOVE-IN READY
OFFICE SPACE**



PROPERTY OVERVIEW

Vast Commercial is pleased to offer a functionally built-out office space for sublease at 180 West Magee Road. 180 W Magee is located in a prime NW Tucson location on the NEC of Oracle Rd and Magee Rd. Covered parking is included, and all suites include access to a gated central courtyard and a private outdoor area. The office features an open bullpen, conference rooms, break room, private men's and women's restrooms with showers and plenty of natural light.

The current term of the sublease expires in February 2029, however the property owner is willing to negotiate a longer term.

PROPERTY HIGHLIGHTS



5,390 SF



Move-in Ready Office



Oracle Rd and Magee Rd
Great NW Location



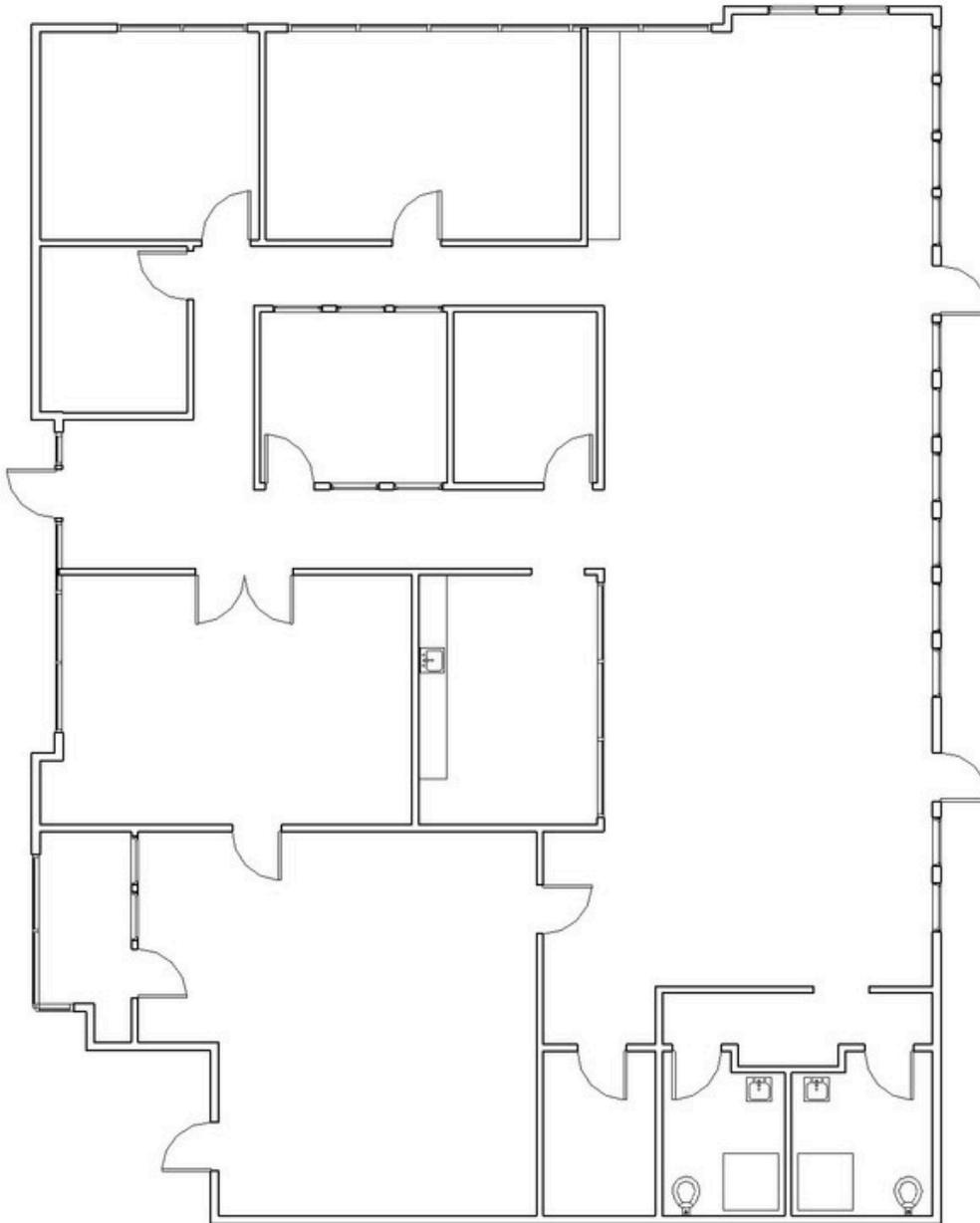
Below Market Rent

ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520.624.9400
www.vasttucson.com/lease/loop

SUITE 134



- 5,390 SF
- \$6,737/mo
(\$15/SF)
- Modified Gross
- Move-in Ready