

FOR LEASE:
HIGH TECH OFFICE /
LIGHT MANUFACTURING SPACE

VAST COMMERCIAL

REAL ESTATE SOLUTIONS

NOW LEASING:

**4003 EAST
SPEEDWAY**

\$11.50/SF NNN



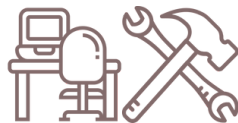
PROPERTY OVERVIEW

Vast Commercial is pleased to offer 1,000 to 3,400 square feet of high-tech office / light manufacturing space, purpose-built for technology-forward users who require reliable operations. The space features a professional office buildout with flex functionality (roll-up door access), plus multiple-carrier, redundant fiber for uptime-critical business operations. Situated on Speedway Boulevard just east of Alvernon, the property is a short 10-minute drive from the University of Arizona and benefits from immediate access to a variety of nearby dining and service options. The site also features covered parking and a wrought-iron secured rear yard. NNN expenses for 2026 estimated at \$5.35/SF.

PROPERTY HIGHLIGHTS



Redundant Fiber Optic
+ Upgraded Power



High Tech Office /
Light Manufacturing



Prime Midtown
Location



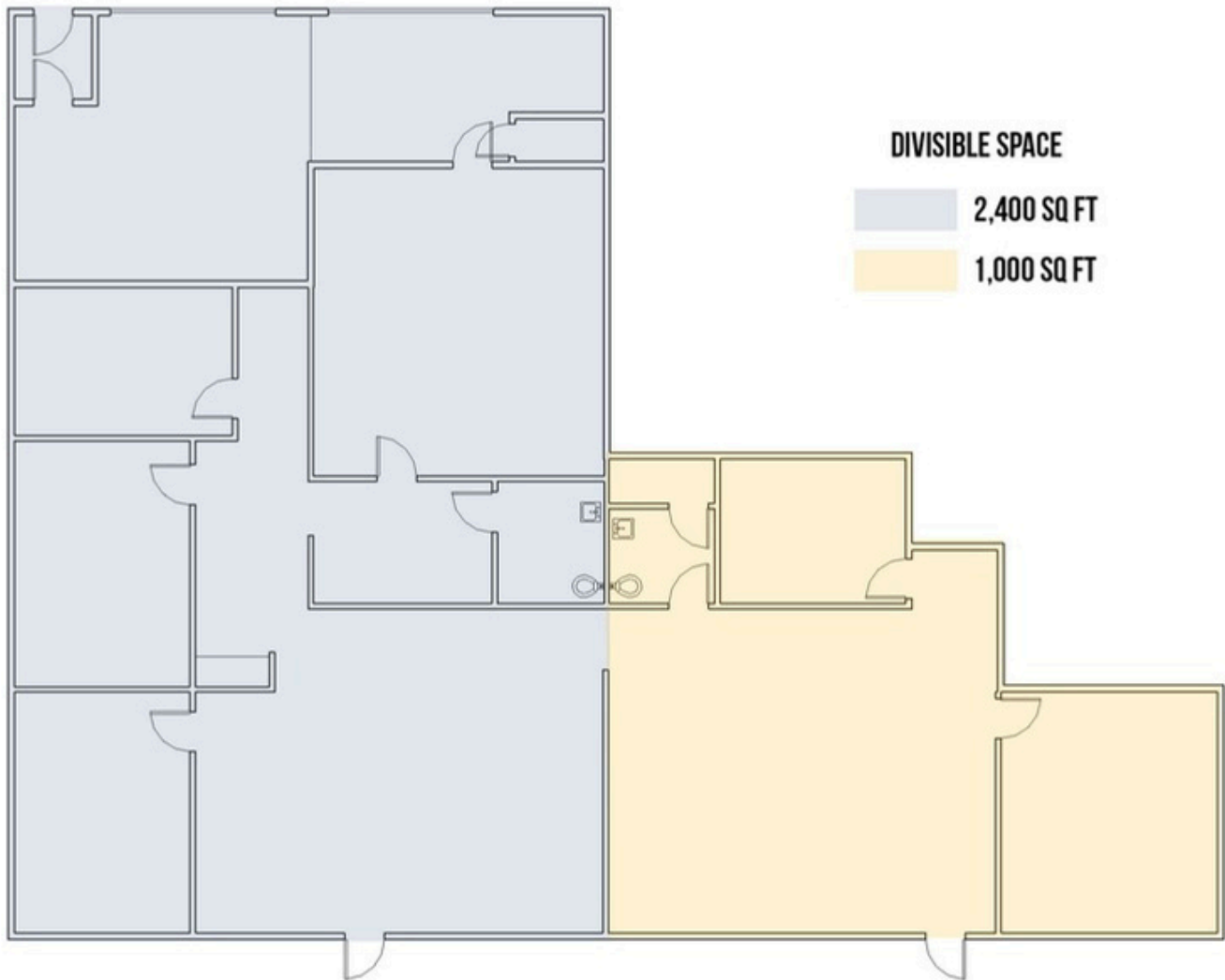
1,000 - 3,400 SF

ROB FISCHRUP
rob@vasttucson.com

ERIC LAMB
eric@vasttucson.com

520.624.9400
www.vasttucson.com/lease/4003

FLOOR PLAN



MAP

