

For Lease

Riverfront Professional Offices

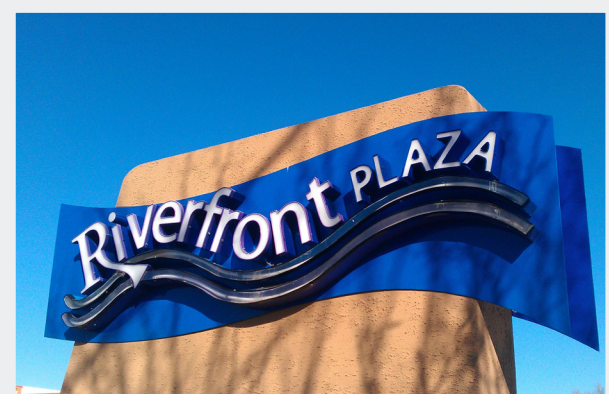
1360 W Irvington Rd
Tucson, Arizona

NAI Horizon



Property Features

- Newer construction presented with a \$45.00/SF build out allowance
- Dramatic views of Downtown and the Tucson Catalina Mountains
- Energy efficient construction
- Elevator service
- Great signage and building branding opportunities
- Close proximity to Downtown Tucson, Tucson International Airport
- Located along the Santa Cruz River Park
- Close to retail, restaurants and amenities
- Premier location in SW Metropolitan Tucson



For more information contact:

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Owner/Agent

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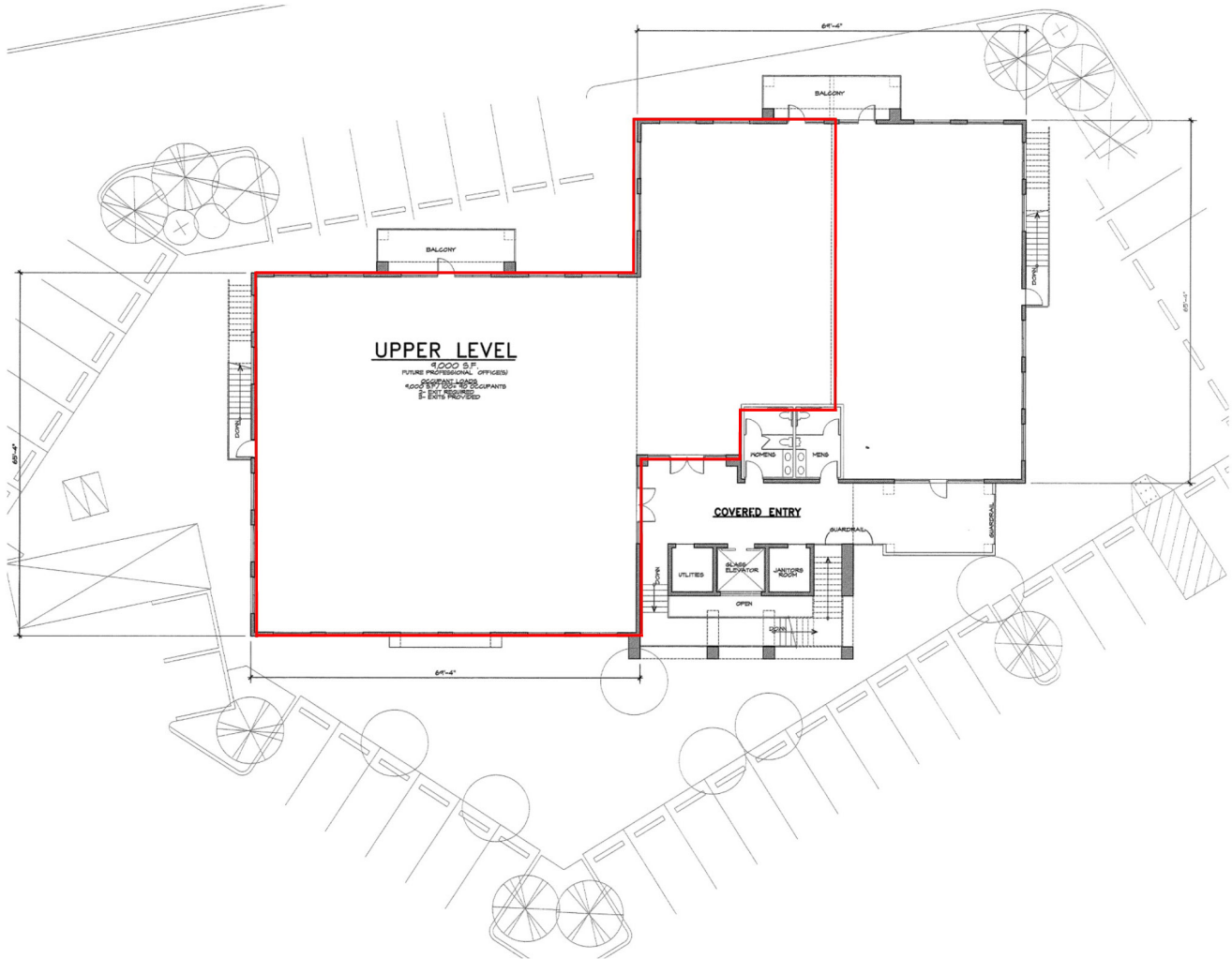
2900 N Swan Rd, Suite 200

Tucson, Arizona

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FLOOR PLAN



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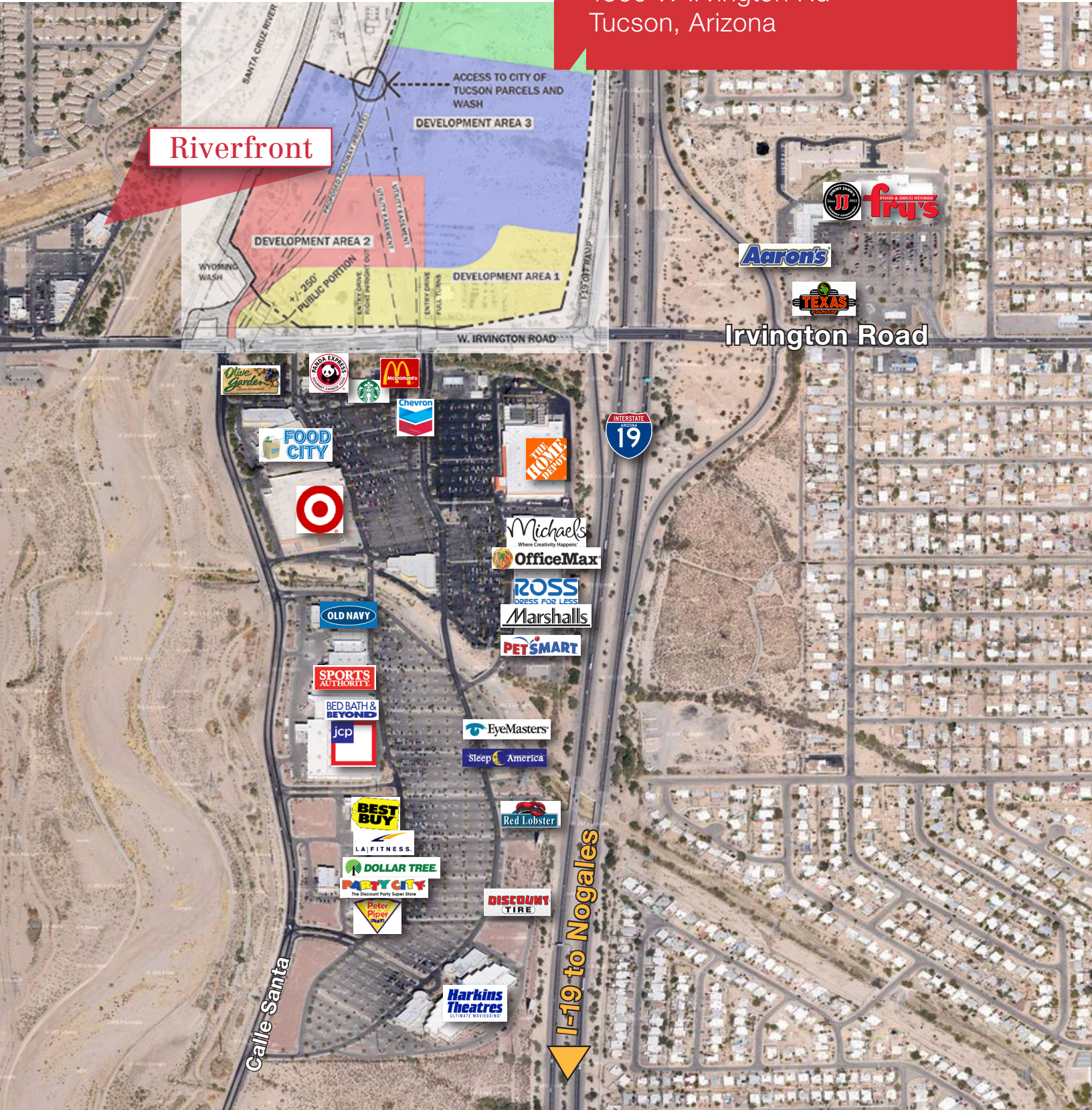
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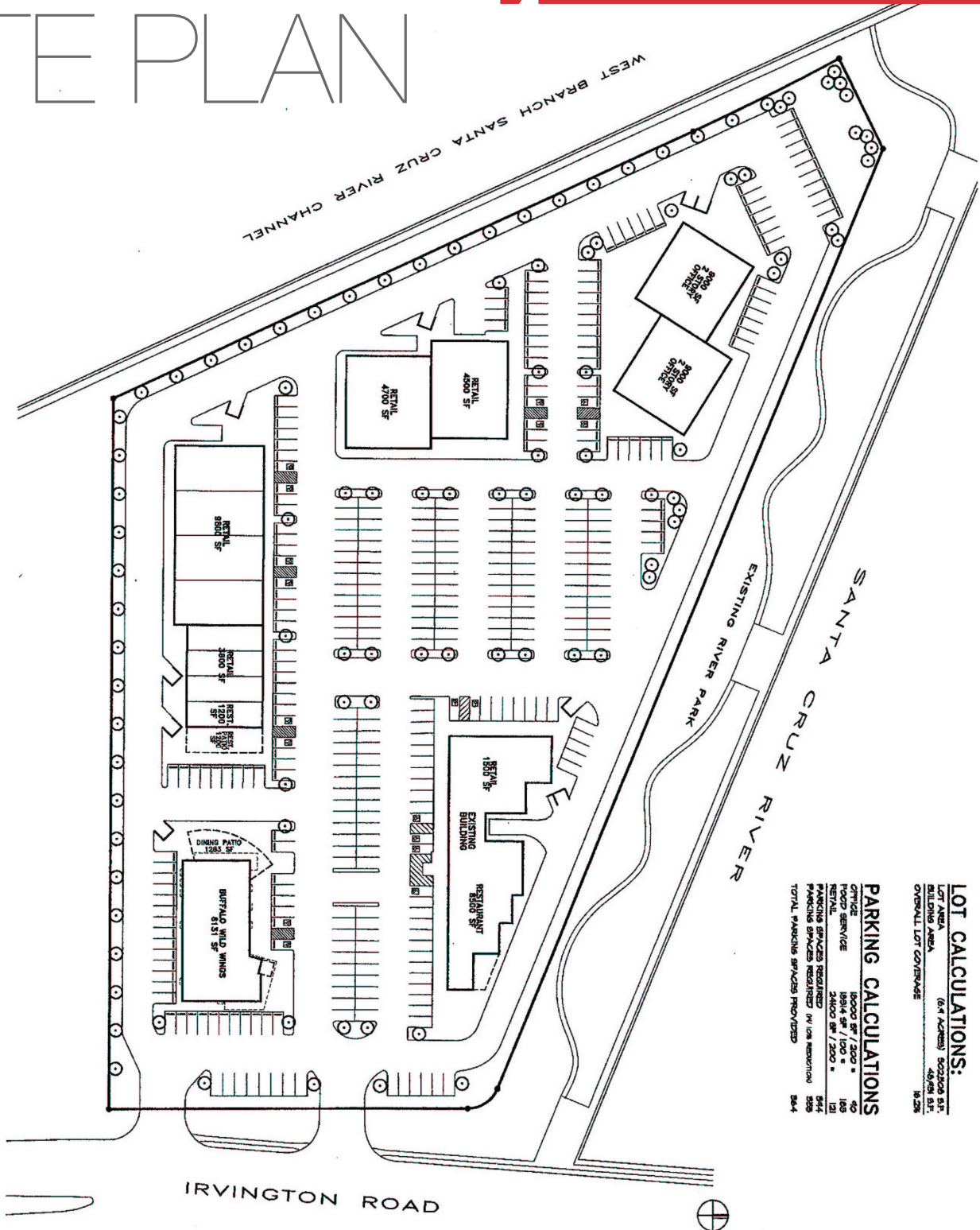
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SITE PLAN



LOT CALCULATIONS:

LOT AREA	6.4 ACRES	802,000 SF.
BUILDING AREA		46,000 SF.
OVERALL LOT COVERAGE		18.2%

PARKING CALCULATIONS

OFFICE	10,000 SF / 200 *	100
RETAIL	10,000 SF / 100 *	100
RESTAURANT	2,000 SF / 200 *	10
PARKING SPACES REQUIRED		210
PARKING SPACES PROVIDED	IN USE REMOVAL	255
TOTAL PARKING SPACES PROVIDED		254