

# BUTTERFIELD TECHNOLOGY BUILDING

4775 S. BUTTERFIELD DR.  
TUCSON, AZ 85714



OFFICE/FLEX BUILDING W/ PAVED PARKING LOT FOR SALE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

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# AVAILABILITY

## Flex Office Building- Owner/User Investment Opportunity

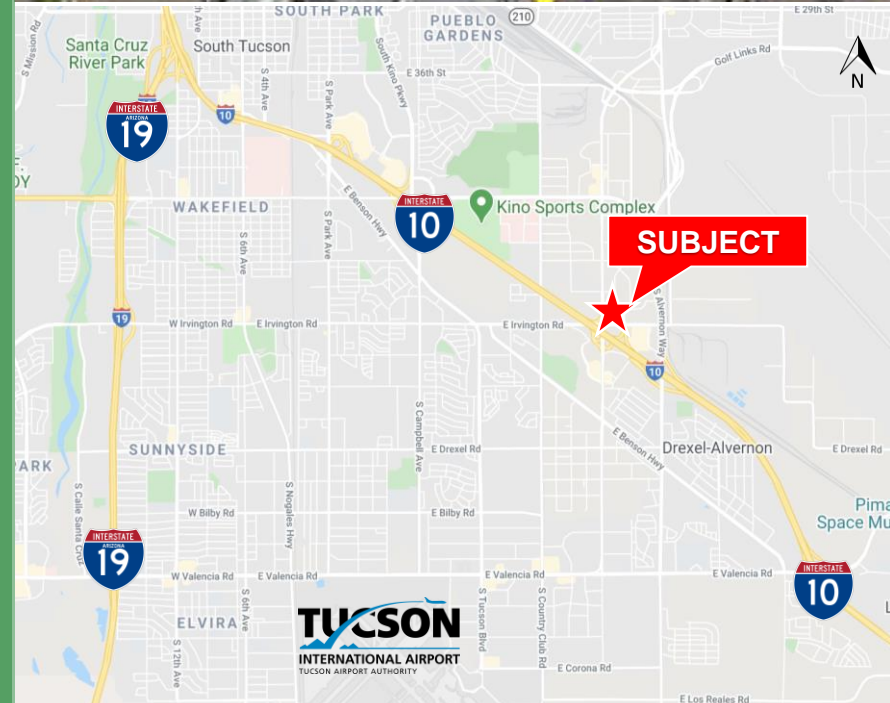
Building SF:	59,691 sf
Secured Fenced Lot SF:	33,772 sf (4686 S Butterfield Dr)
Sale Price:	\$4,200,000.00 (\$70.36/sf)
Occupancy:	25%

# PROPERTY FEATURES

Ceiling Height:	24' clear in warehouse
Parking:	3.73/1,000 sf
Zoning:	CI-1
Tax Parcel No.	132-200-29A (to be split)
2025 Est. Operating Expenses:	\$193,000 (\$3.25)
Est. Gross Income <sub>2025</sub> :	\$158,896

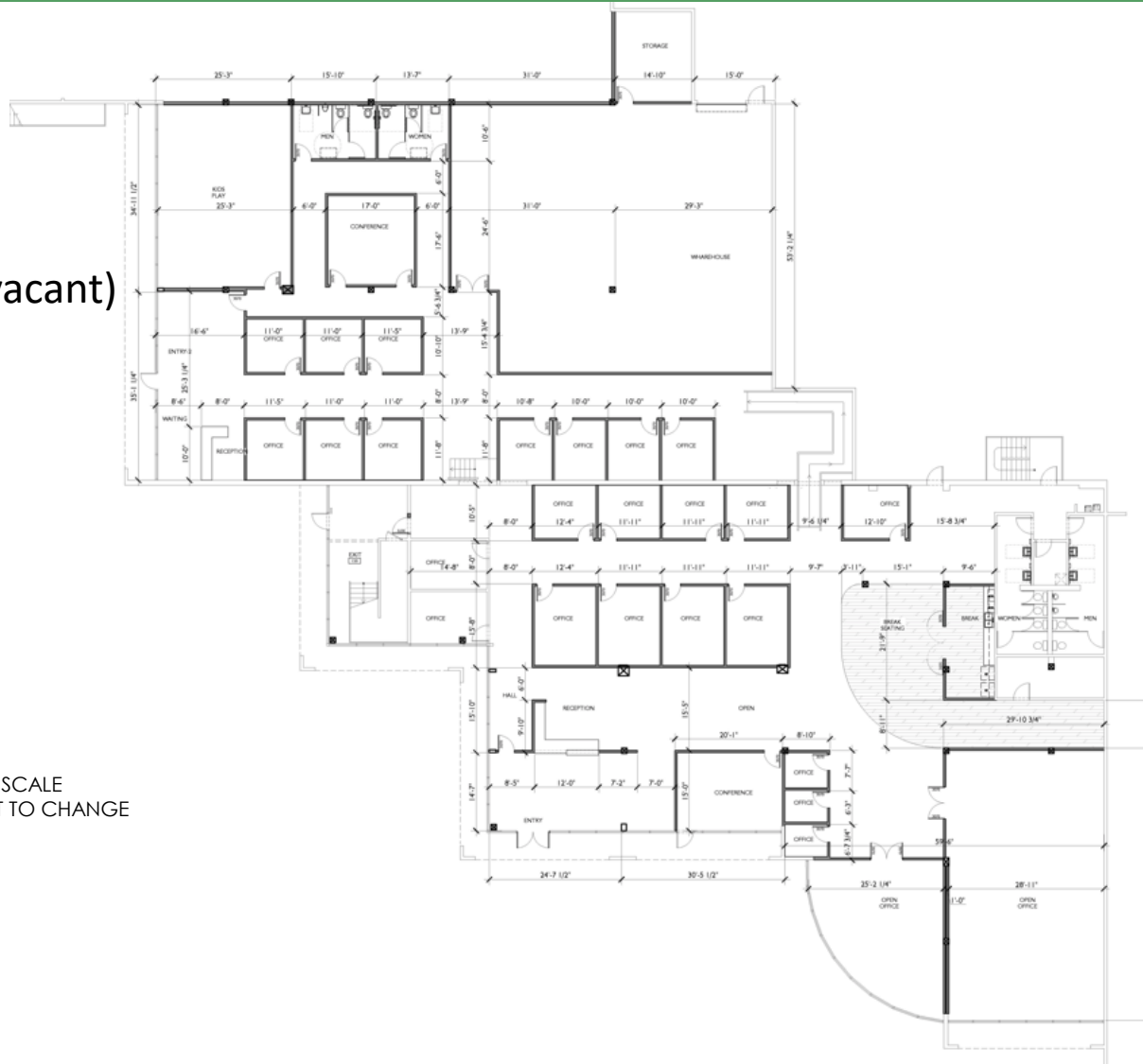
# PROPERTY HIGHLIGHTS

- 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



# FLOOR PLAN

Suite 149  
(currently vacant)



\*NOT TO SCALE  
\*SUBJECT TO CHANGE



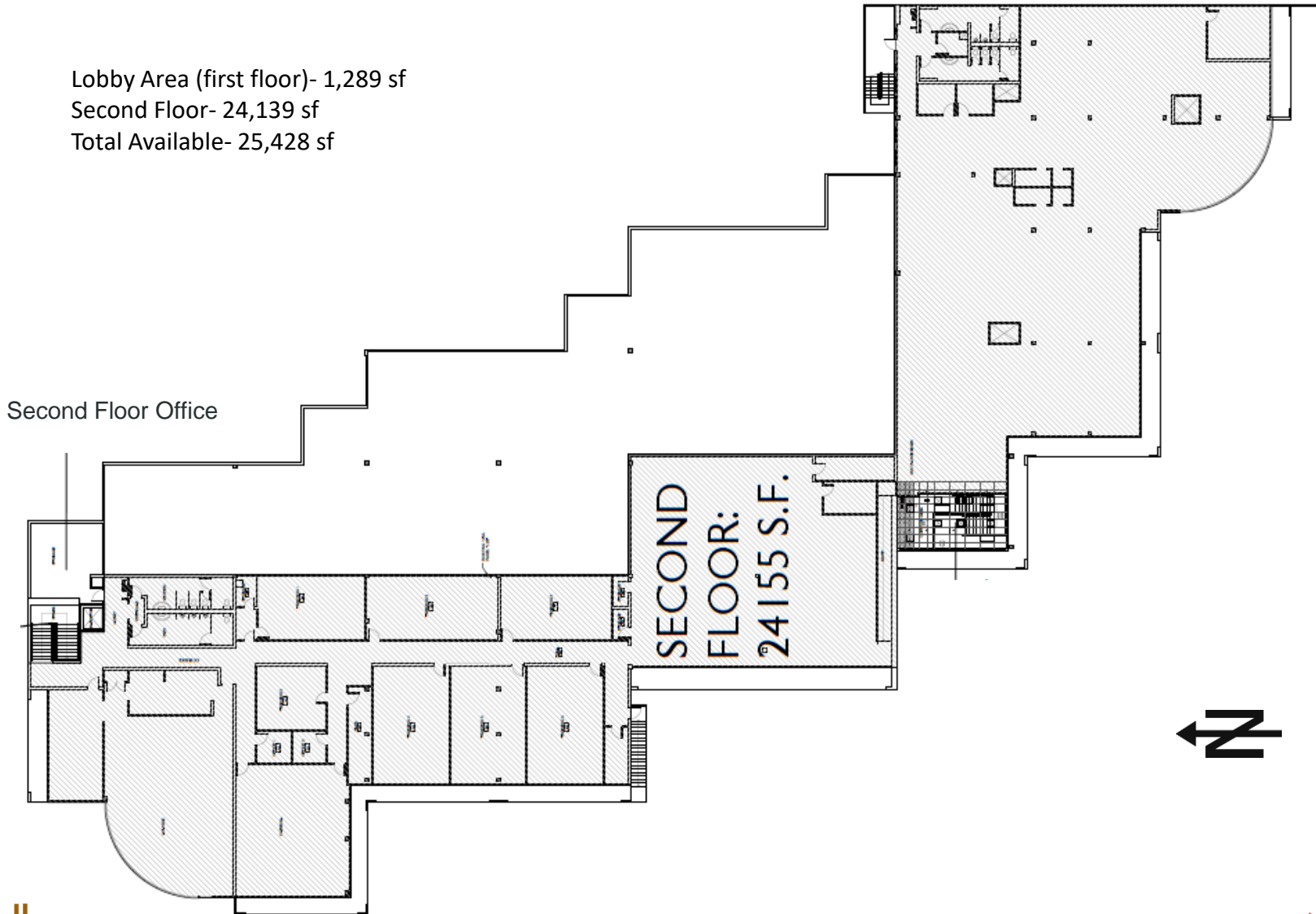
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# FLOOR PLANS- Second Floor Call Center Space (and first floor lobby)

Lobby Area (first floor)- 1,289 sf  
Second Floor- 24,139 sf  
Total Available- 25,428 sf



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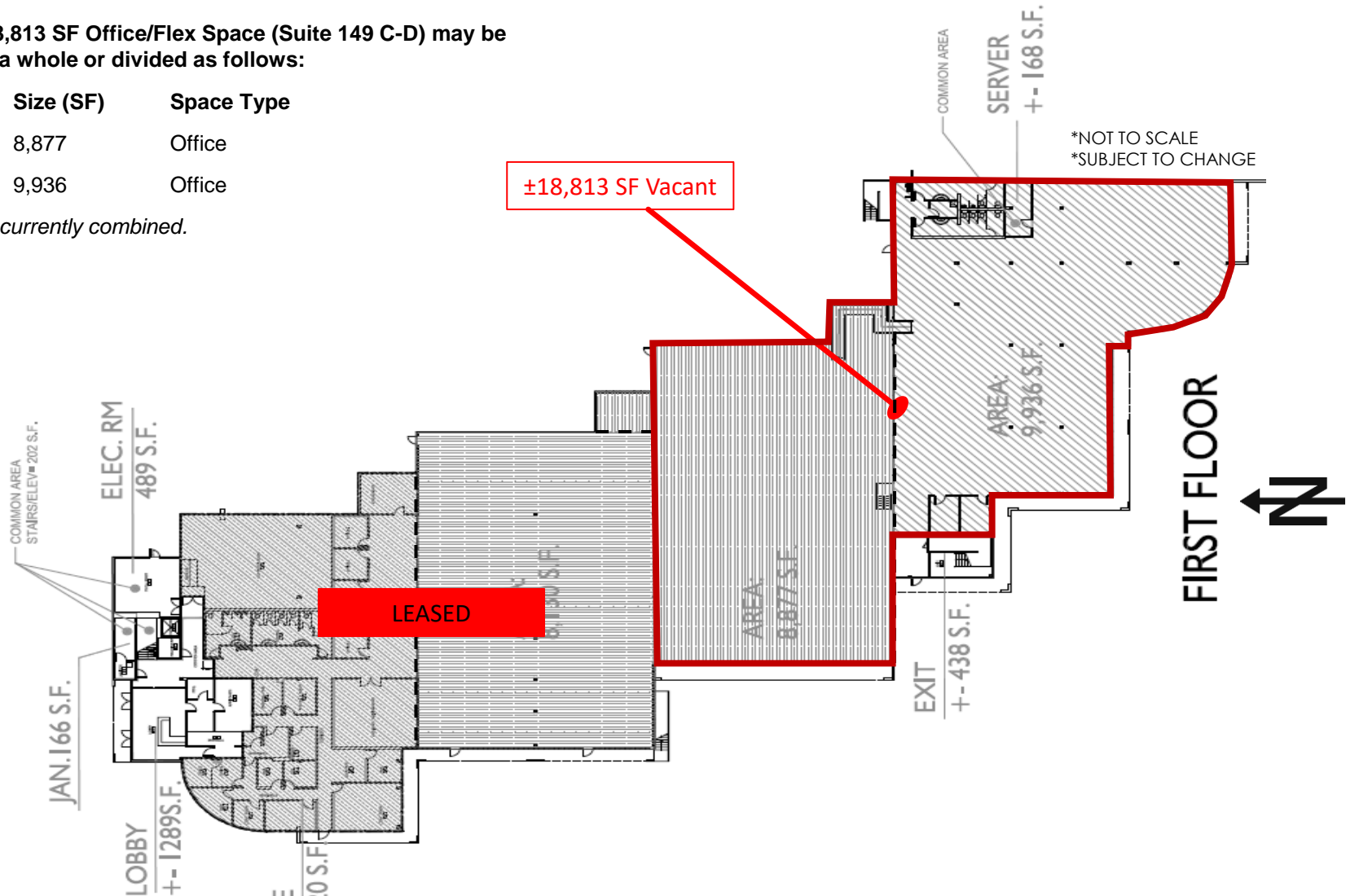


# FLOOR PLANS

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.



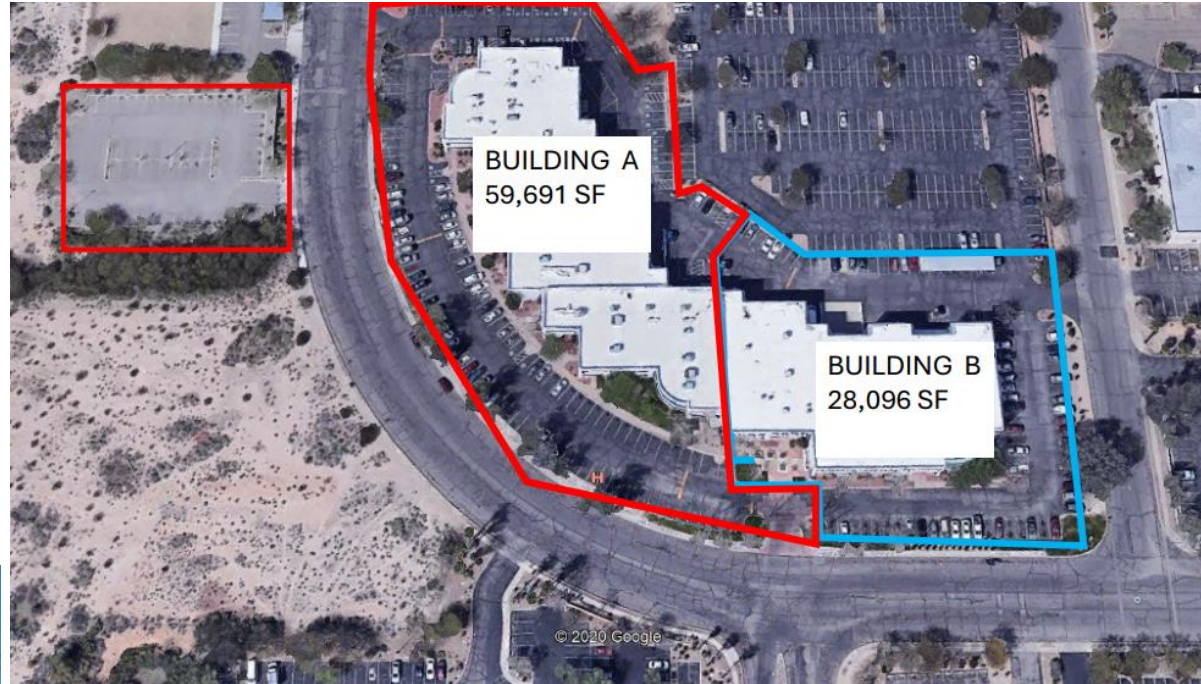
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# CURRENT TENANT LIST

Tenant	Suite #	Size (SF)
<b>AVAILABLE</b>	<b>249</b>	<b>25,428</b>
Strongbuilt Mechanical	149 A & B	15,450
<b>AVAILABLE</b>	<b>149</b>	<b>18,813</b>

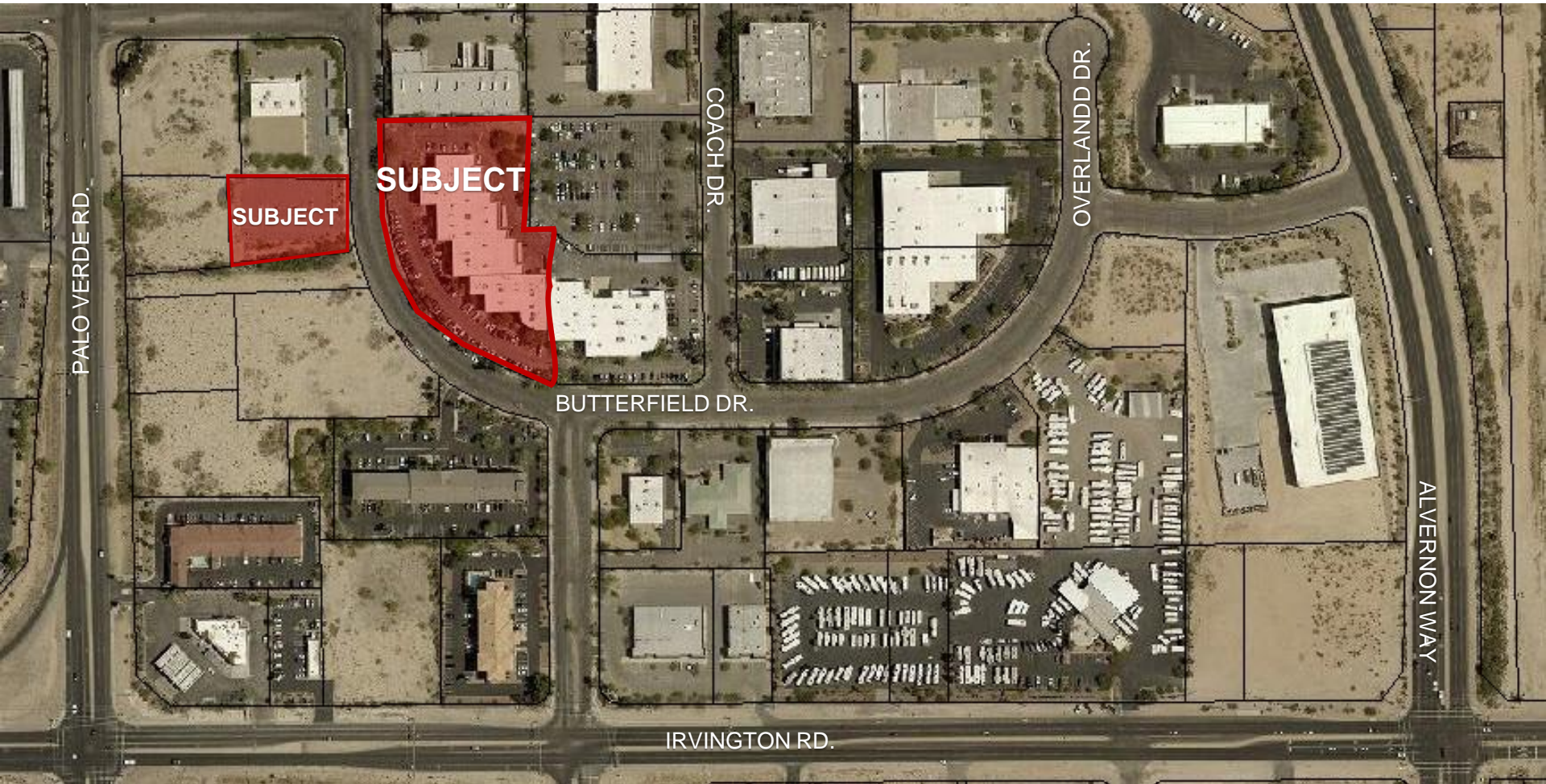


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# AERIAL MAP



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