

FOOTHILLS OFFICE FOR LEASE/SALE

Freestanding 14,000 S.F. Bldg. at First and River
 675 E River Road, Tucson



| FEATURES | |
|--|---------------------------------|
| AVAILABLE | ±14,000 SF |
| LEASE RATE | ±\$24.00 SF (Modified Gross) |
| SALE PRICE | \$2,730,000 (\$195.00/SF) |
| PARKING | 6 per - 1,000 SF |
| Courtyards, landscaping, exterior and parking lot have all recently been upgraded. | |

Exclusively represented by

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|---|--|
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River Road

1st Avenue

Owner/Agent: Arizona licensed real estate agents or brokers at Volk Company have an ownership interest in this property.
 The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord.
 Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.



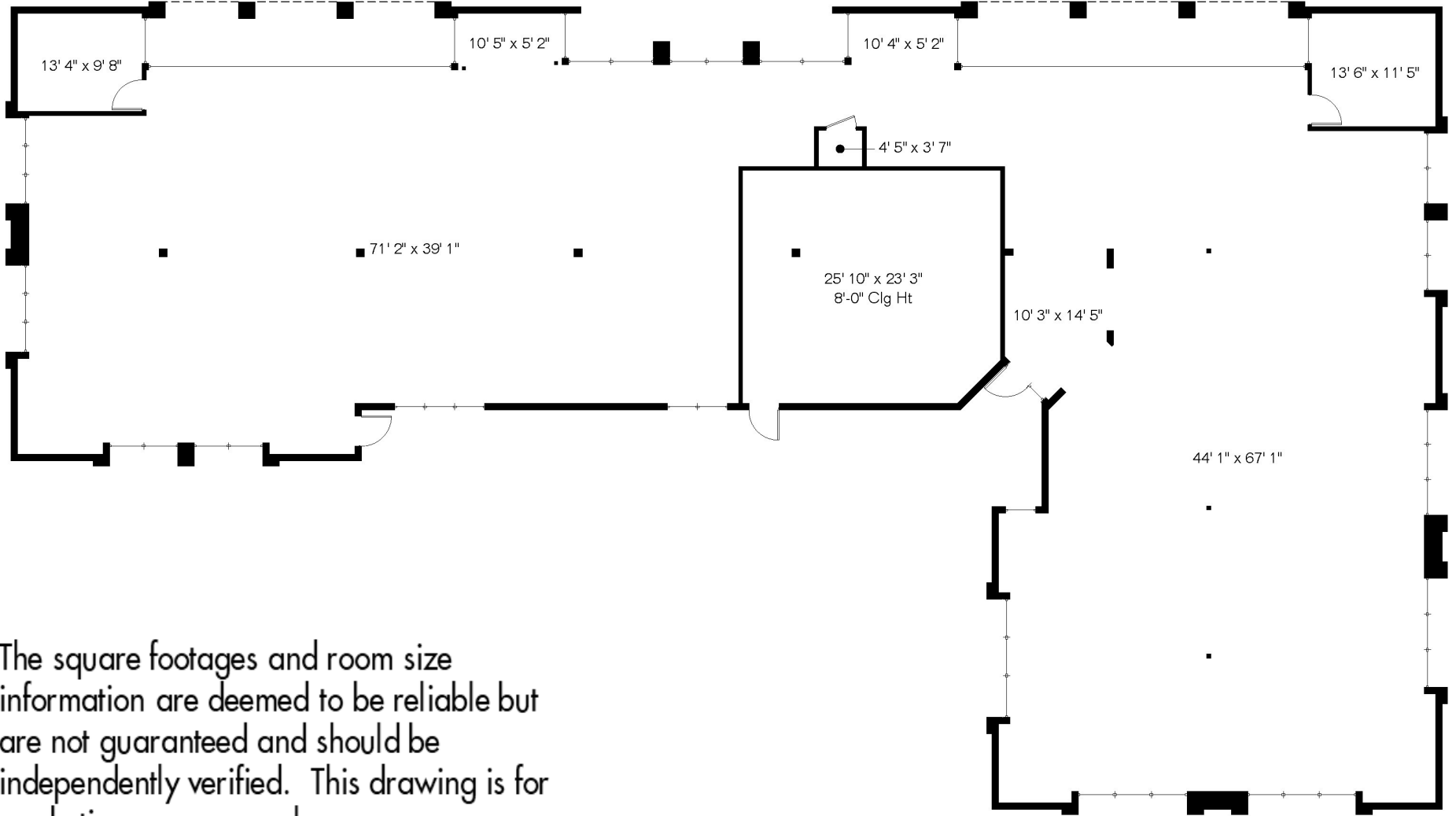
HIGHLIGHTS

- Open floorplates ready for immediate occupancy
- Highly visible signage
- Over 60 restaurants nearby
- The 675 Building contains 17 offices, a large IT room, and open bullpen space. It features windows on all four sides, and mountain views.
- The buildings surround two private, landscaped courtyards, and are elevator-served, with fiber-optic service and common restrooms.



FLOOR PLAN

675 E. River Road – Ground Floor

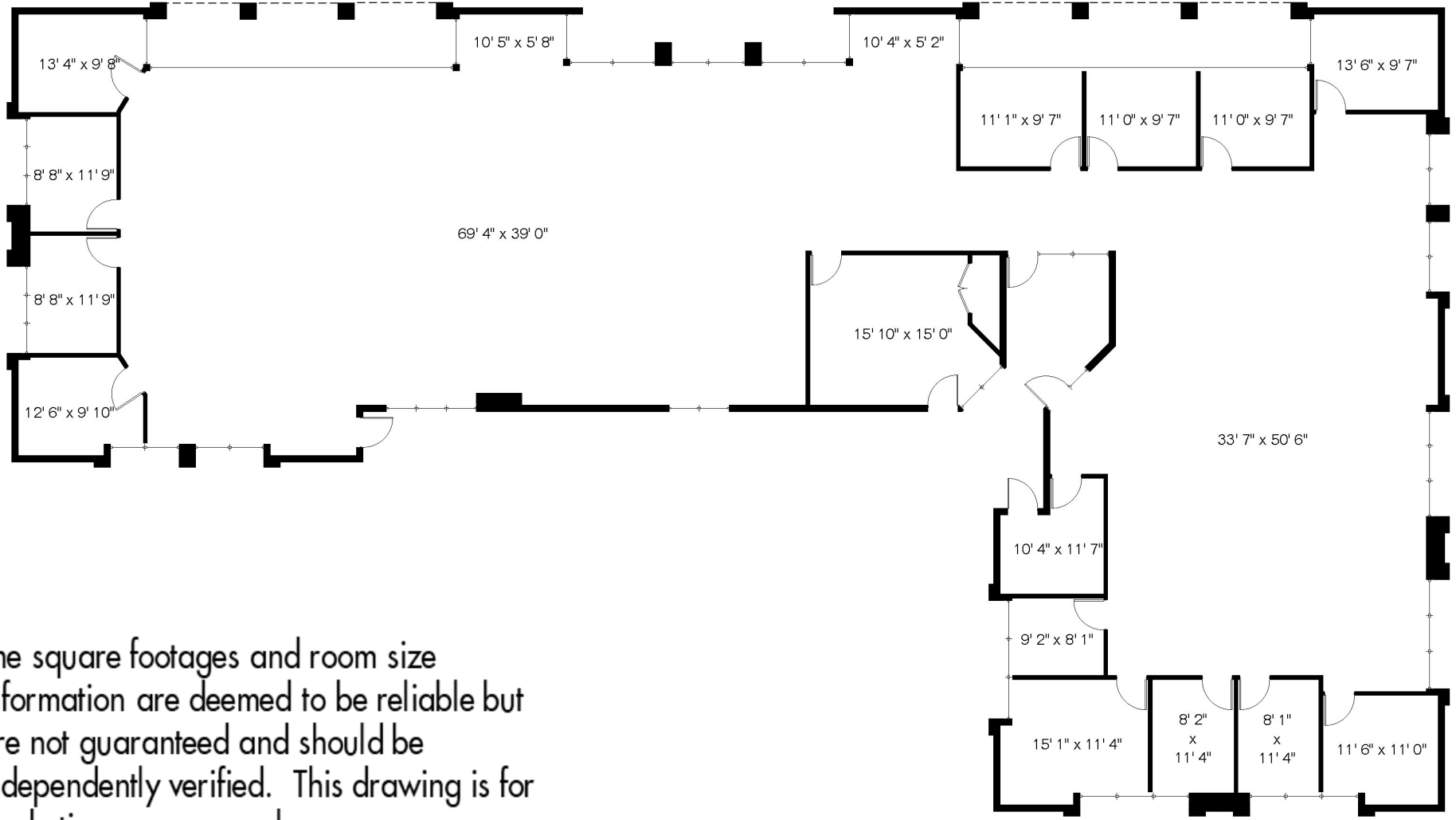


The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

*All ceilings heights are 8'-2" unless noted otherwise

FLOOR PLAN

675 E. River Road – Second Floor



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