

CBRE

workspace
property trust

±100,273 SF Office
For Lease



FOR LEASE

3535 E Valencia Rd

Tucson, AZ 85706

Overview

\$19.00/SF NNN

LEASE RATE

±100,273 SF

OFFICE BUILDING

72

PERSON BREAKROOM

6.1/1,000

PARKING

2001

YEAR BUILT

BUILDING INCLUDES LARGE OPEN AREAS, FACILITIES, OFFICES & TRAINING ROOMS THAT COULD ACCOMMODATE AN ENGINEERING OR CALL CENTER USE.



**3535 E Valencia Rd
Tucson, AZ 85706**

3535 E Valencia Rd offers both efficient and flexible opportunities with high ceilings and an open floor plan, great for a backend office or call center. Nestled within the dynamic Tucson Airport submarket, enjoy serene views from quiet exterior porches while being strategically positioned near excellent restaurant and retail amenities, catering to the needs of employees and clients. With easy access to I-10 and proximity to downtown Tucson, seize the opportunity to establish your business in the vibrant heart of Arizona's second-largest metropolitan area, serving as a pivotal anchor in the Southern Arizona corridor.

With over one million residents and a reputation for fostering cutting-edge industries such as biotech, aerospace, healthcare, and more, Tucson offers an ideal environment for growth and prosperity. Experience the low cost of doing business in a city known for its pioneering manufacturing landscape across diverse sectors including defense, optics, solar, and information technology.



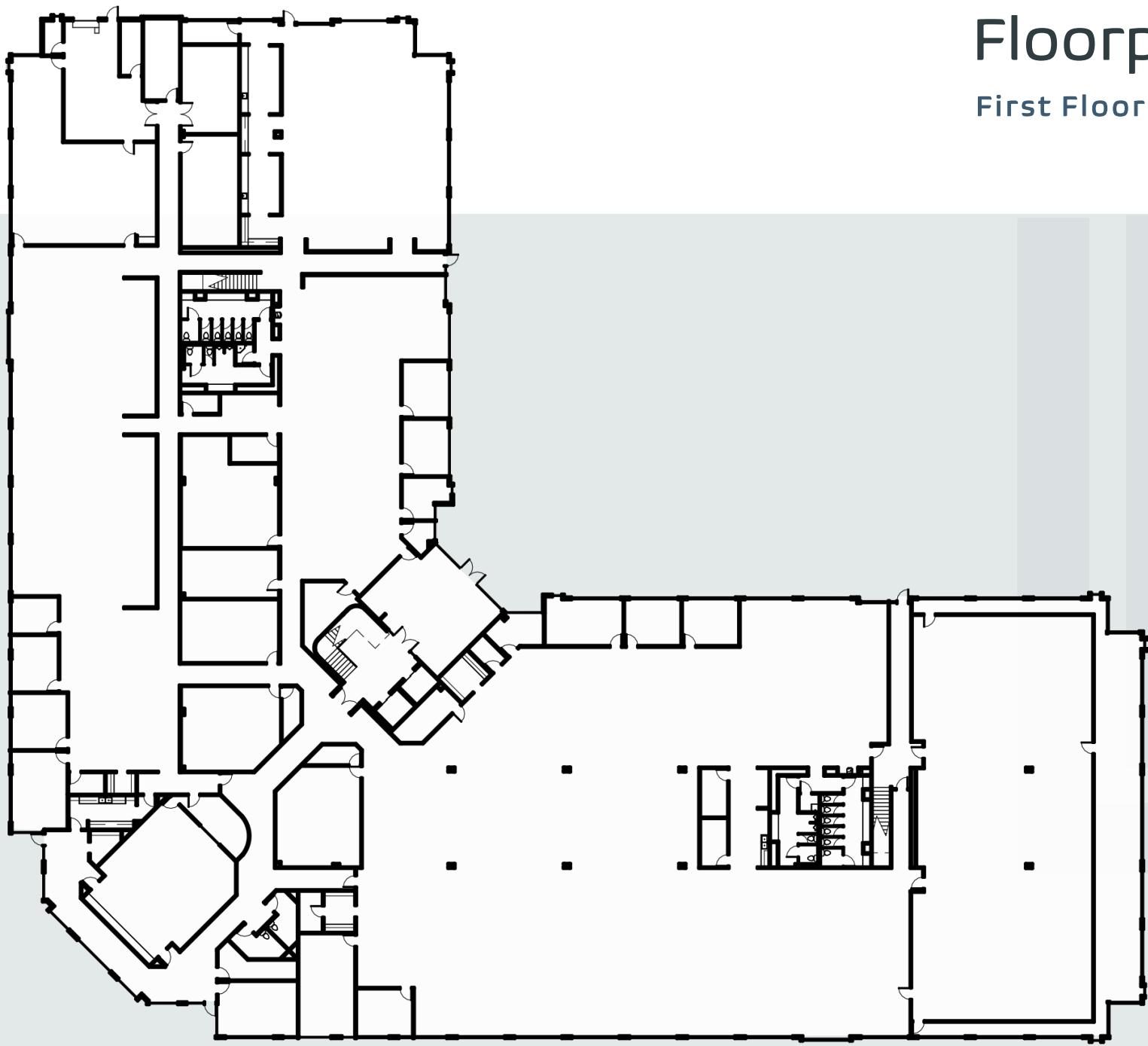
3535 E
Valencia Rd

PALO VERDE RD

VALENCIA RD



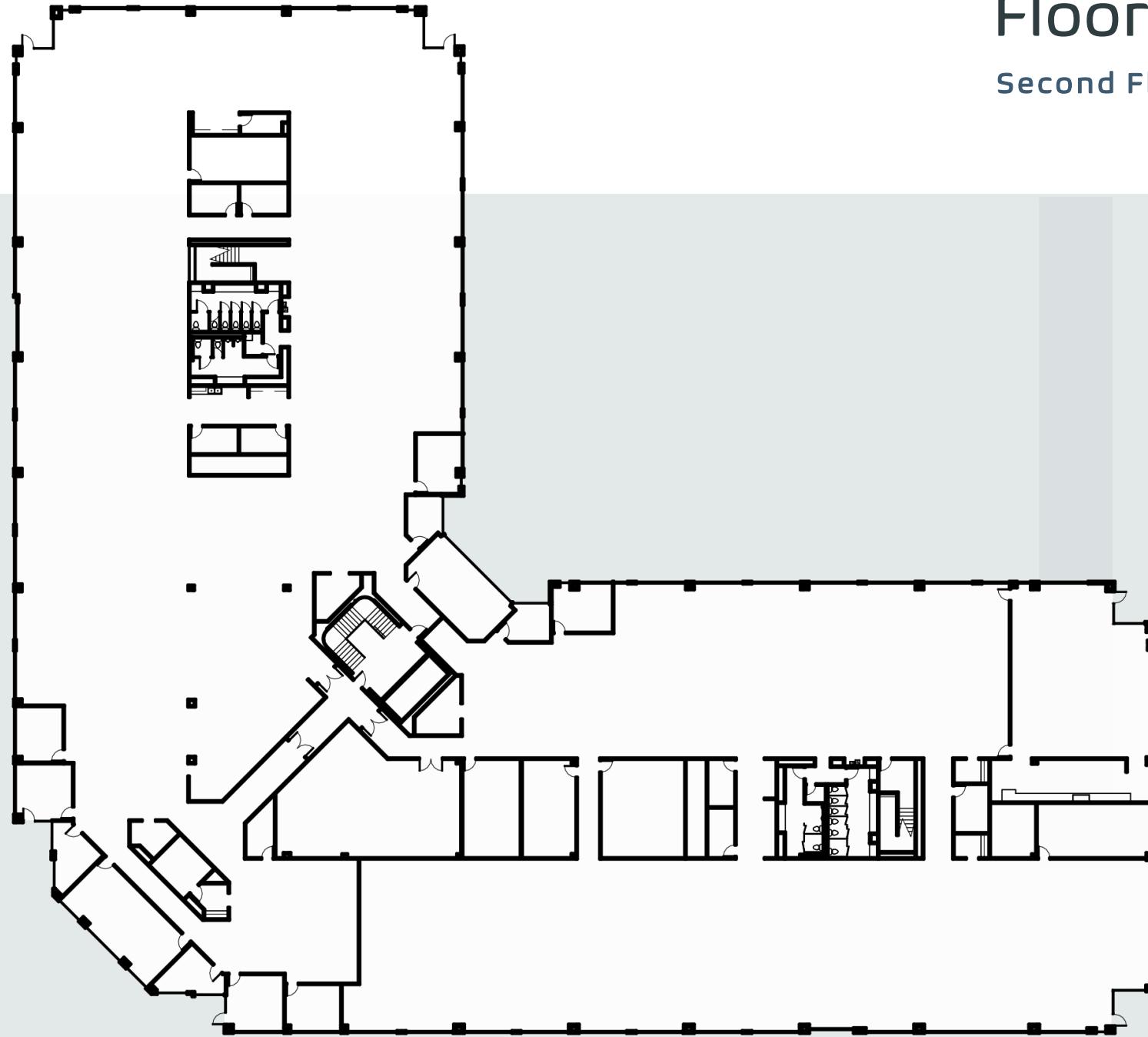
Not to scale



Floorplan
First Floor

Floorplan

Second Floor





3535 E
Valencia Rd

VALENCIA RD

PALO VERDE RD



Not to scale



INTERIOR PHOTOS





Locations

workspace property trust

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Where You Are + Where You Want to Be





+100,273 SF OFFICE FOR LEASE

3535 E Valencia Rd

Tucson, AZ 85706

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CBRE

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