

# BUTTERFIELD TECHNOLOGY CENTER

4775 S. BUTTERFIELD DR.  
TUCSON, AZ 85714



## OFFICE/FLEX SPACE FOR LEASE



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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OR

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520.546.2707  
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Owner/Agent



# AVAILABILITY

## Office Flex and Call Center Space Available

Suite	Size (SF)	Space Type
149 C	8,877*	Office w/ Roll up
149 D	9,936*	Office (100%)
200	25,444	Office (100%) Call Center

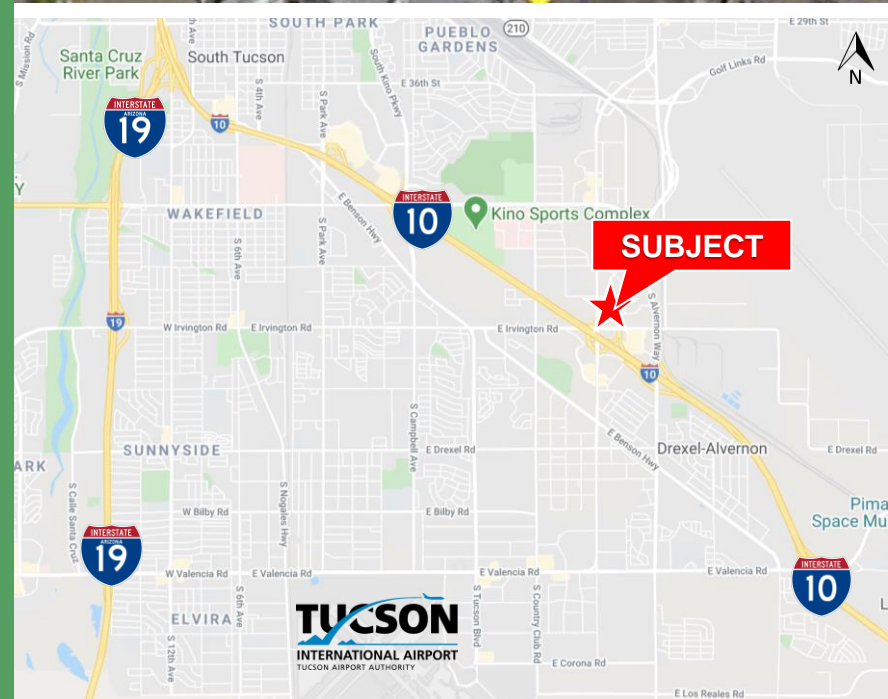
**Lease Rate: \$17/sf MG for Call center space**  
**\*\$0.60/SF per month, NNN for Flex**  
(NNN charges currently estimated at \$0.34/SF per month)

# PROPERTY FEATURES

<b>Power:</b>	200 amps to 400 amps at 277/480V
<b>Ceiling Height:</b>	24' clear in warehouse
<b>Parking:</b>	6.12/1,000 SF
<b>Zoning:</b>	CI-1

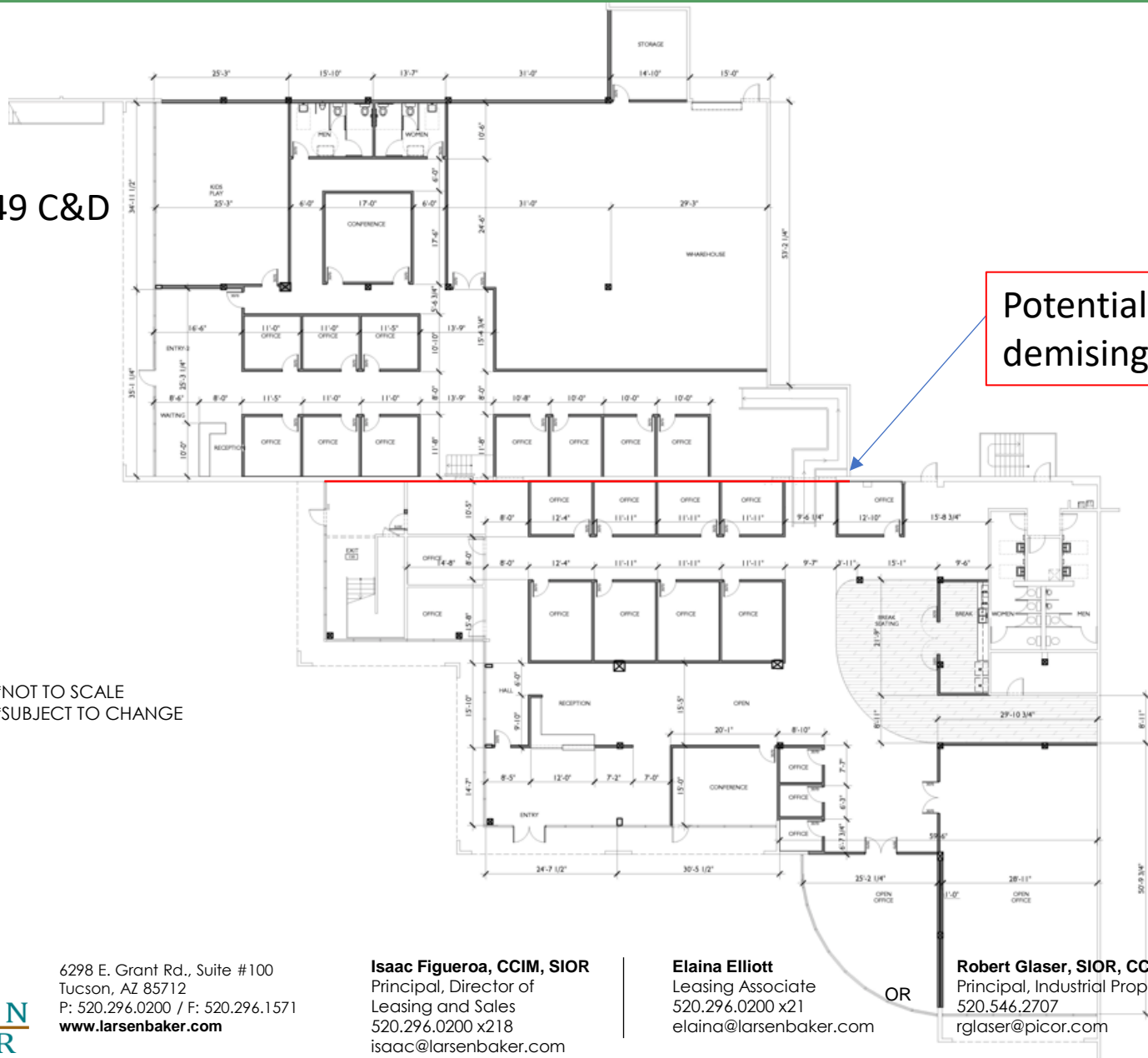
# PROPERTY HIGHLIGHTS

- 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 (currently combined)

Suite 149 C&D



Potential demising wall

\*NOT TO SCALE  
\*SUBJECT TO CHANGE



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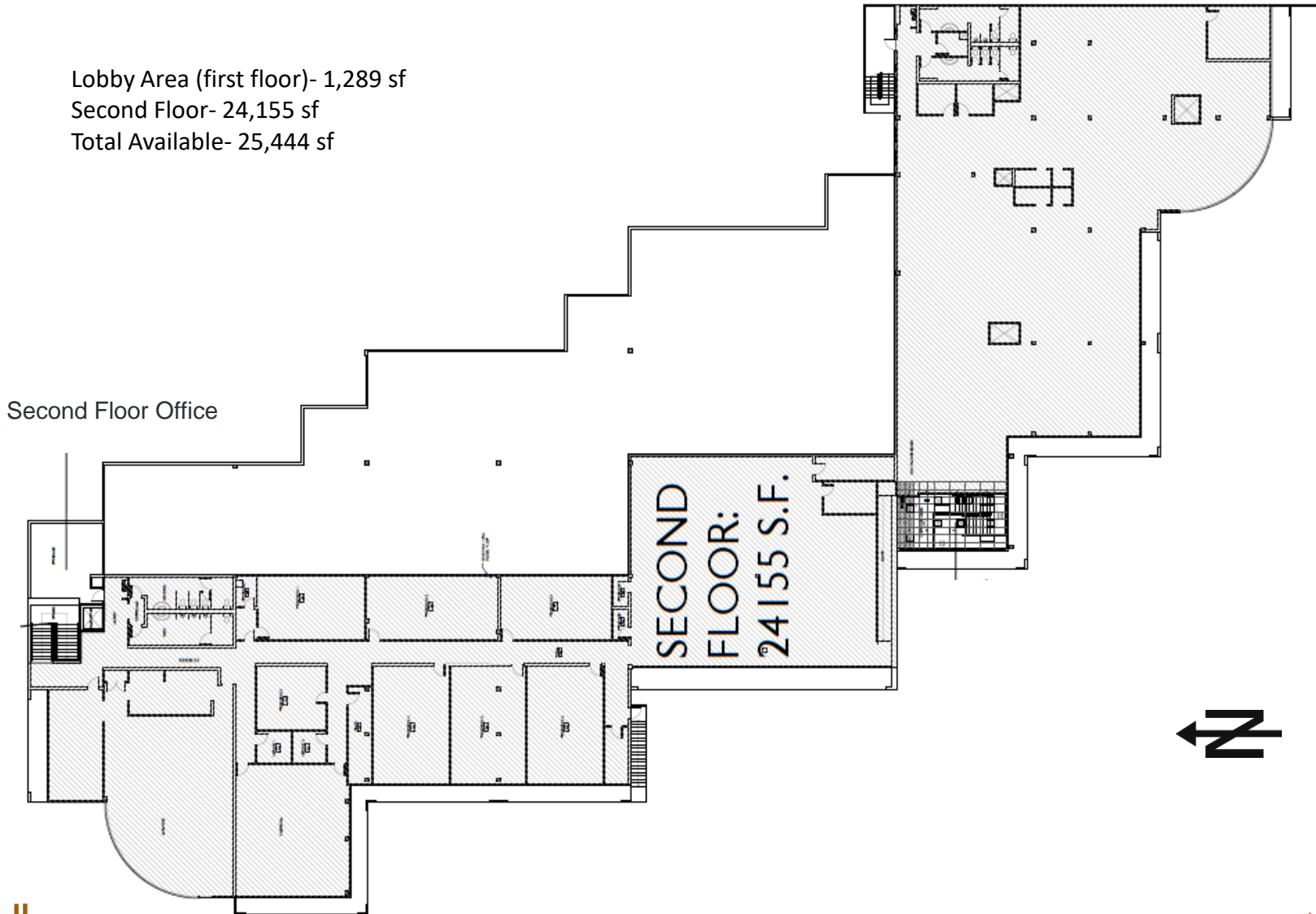
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*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

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

Lobby Area (first floor)- 1,289 sf  
Second Floor- 24,155 sf  
Total Available- 25,444 sf



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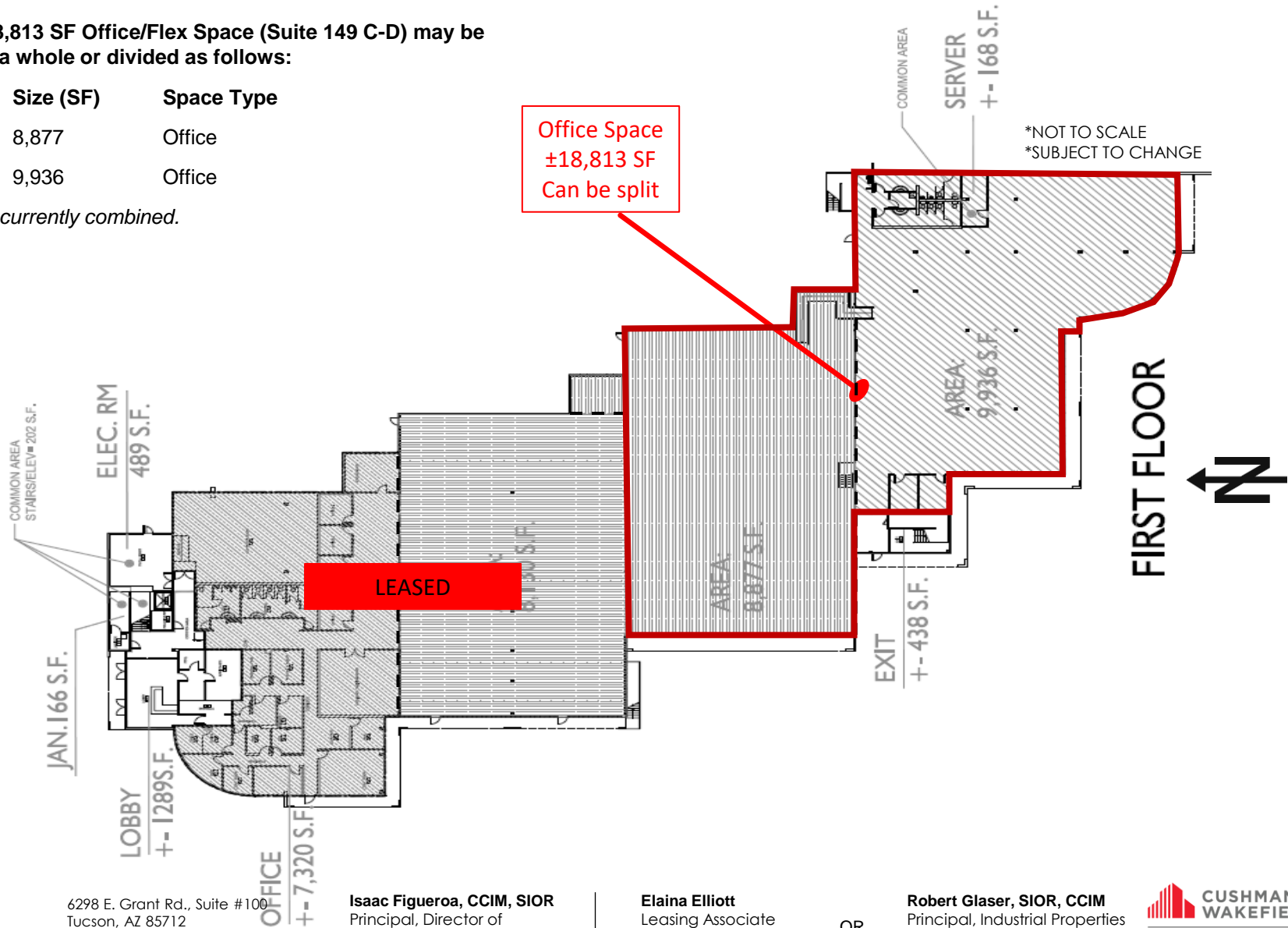


# FLOOR PLANS

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.

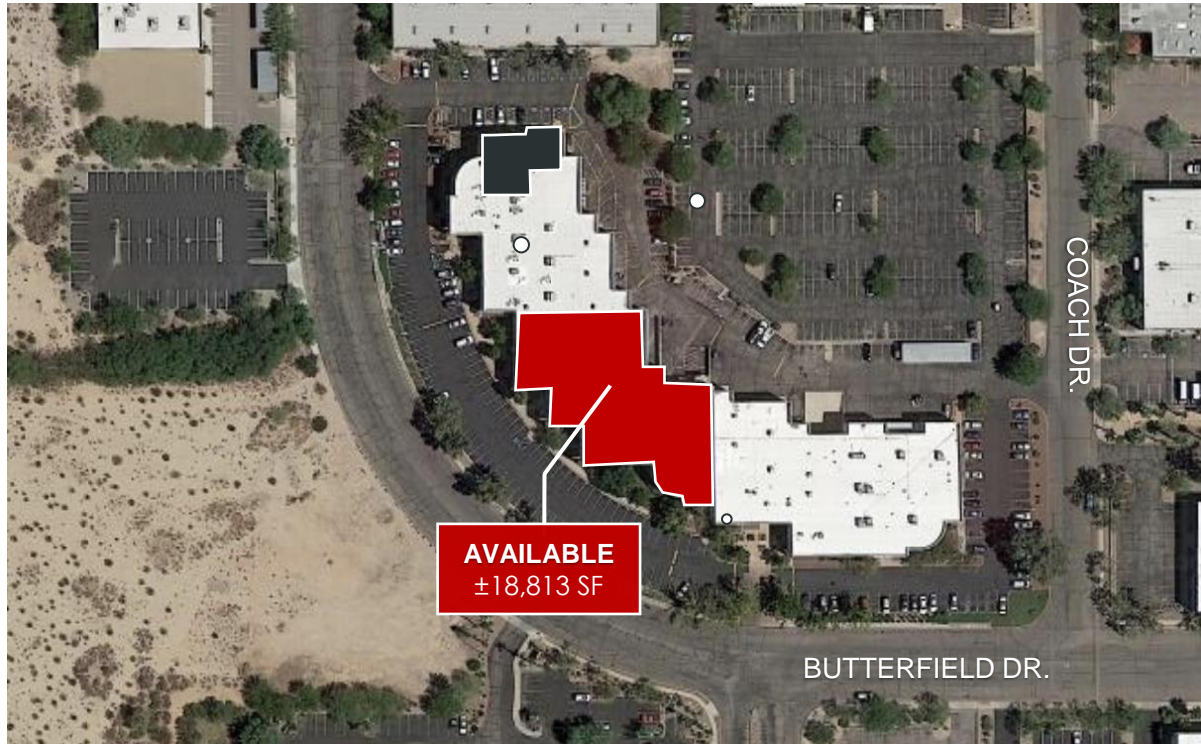


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OR

# CURRENT TENANT LIST

Tenant	Suite #	Size (SF)
Sears Call Center	249	33,000
Strongbuilt Mechanical	149 A & B	15,450
<b>AVAILABLE</b>	<b>149 C &amp; D</b>	<b>18,813</b>
<b>AVAILABLE</b>	<b>149 C</b>	<b>8,877</b>
<b>AVAILABLE</b>	<b>149 D</b>	<b>9,936</b>
Automation Specialists	151	4,024
Kasa Trading	155	3,747
Kasa Trading	160	3,900
CSL Plasma	195	16,451



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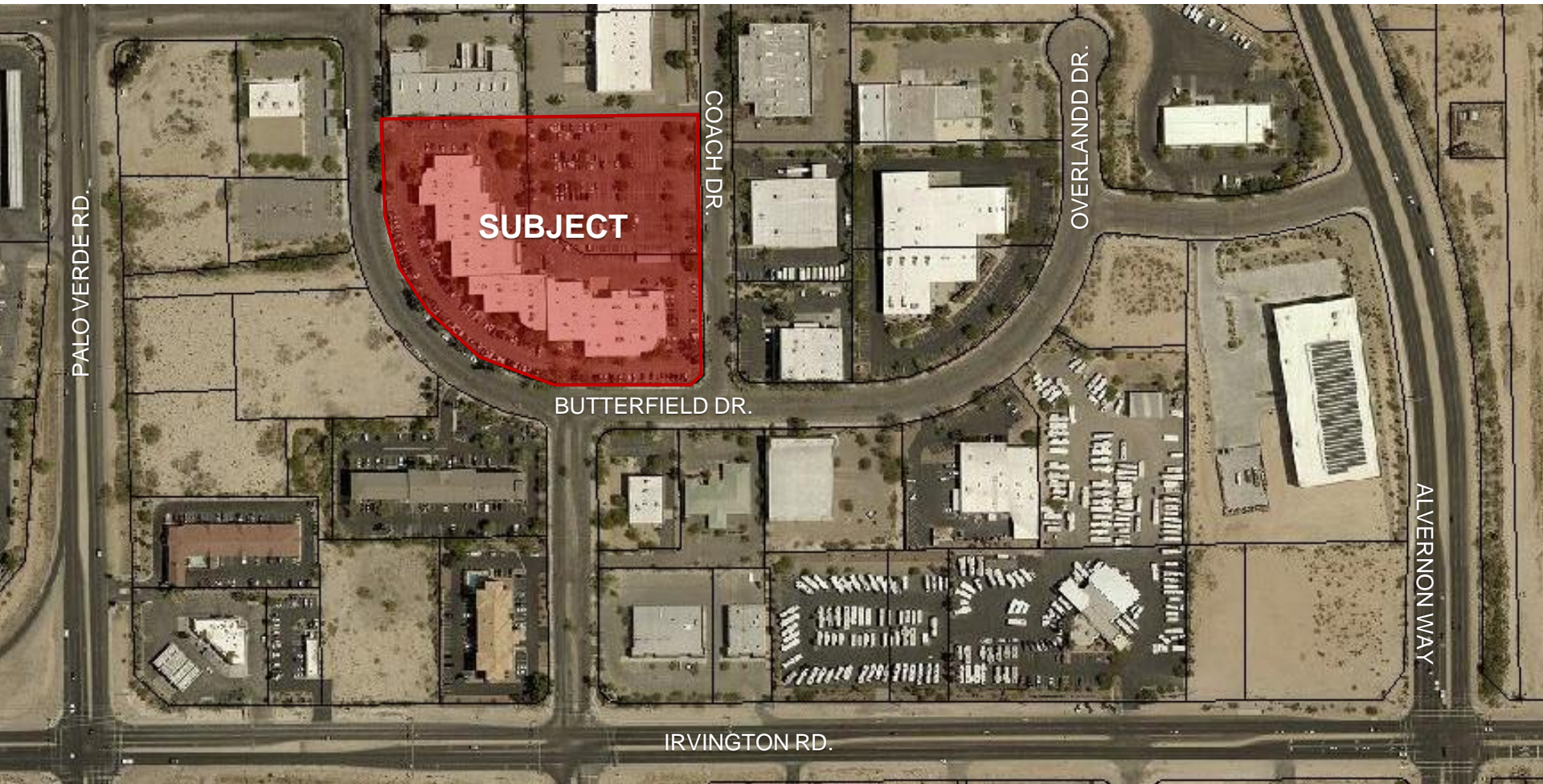
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# AERIAL MAP



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