

Office Space For Lease



**1951 N. Wilmot Rd, Suite 3D
Tucson, AZ 85712**

Lease Rate: \$18/SF Full Service

- Prime location on Wilmot between Grant & Pima
- Modern-style office space with exposed ductwork
- ±813 Rentable SF
- Fire Sprinkled
- Corner interior suite accessed by Elevator/Stairs

Lease Rate: \$18.00/SF/YR

Lease Type: Full Service (excluding interior janitorial service).

Lease Term: \$5k TI Allowance OR 2 Months Free Rent with 5 Year Lease Commitment



Additional Property Notes:

- Suite-specific restroom
- Tenant signage options
- 4.38 parking spaces/1,000 SF



Nicholas J. Travassos
Chapman Management Group, LLC
33 W. Congress, Suite 205, Tucson, AZ 85701
Office: 520.867.8438 Fax: 520.628.1082
Email: nick@chapmanmanagementgroup.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.